



This unique and elite hunting property is located in the northern flint hills area of Kansas, adjacent to Tuttle Creek Reservoir on the upper end of the lake near Olsburg, Kansas. Manhattan, Kansas, the home of Kansas State University, is located just 17 miles from the property by paved highway. Manhattan is served by 2 commercial airlines with connections to Dallas, Denver and Chicago.

It is a 430 acre, all contiguous parcel that includes approximately 330 acres of grassland, 50 of which has been farmed to corn and soybeans before being returned to grass a few years ago. The remaining acreage is mostly timber in the draws and on the hills and ridges, plus the improvements on the property.

The improvements include a two bedroom home, which was constructed in the 1920s. The current owners live there and have maintained the home. Other buildings on the property include a garage, feed storage building, shop building and machinery storage shed. There are also pens for livestock handling adjacent to the other improvements. Additional details will be provided during showing of the property.



Any serious hunter of Kansas Whitetails and Turkey will immediately recognize this property as one of the best in the state. It is surrounded by farmland and other habitat for deer and turkey. Water is provided for livestock and wildlife by a water well, pumped by a windmill, and by a flowing spring around which a concrete tank or cistern has been built. Booth Creek flows through the center of the property and empties into the Carnahan Cove of Tuttle Creek Reservoir on the bottom end of the property. At that location, the U.S. Army Corps of Engineers holds a permanent easement for backup water when the lake is above normal stage.

According to one area bow hunter who has hunted the property for several years, the hunting is “fantastic!” That said, he advises that the hunting experience could be improved by strategically placed food plots and by farming the 50+ acres that have previously been farmed. The hunter will be available to discuss the hunting experience with you when the licensed brokers and agents show the property to you.

But, the key to the hunting value of the property is, of course, the genetics of the whitetails found in the area. According to our bow hunter, two of the adjacent properties are managed for deer; and, in the two mile area around the property, the genetics have produced several deer in the 200+ non-typical class. Enough said for a real hunter to realize how special this property really is! You’ll just have to see it to believe it!

Don’t hesitate. The price on the property is \$800,000.00, so if you will qualify to purchase the property, make an appointment to see it.

Please do not contact the owners directly nor attempt to drive on or enter upon the property yourself. Appointments to see the property must be arranged with Darrel Johnson, Kansas Broker, 620-629-3328 (cell) or 785-565-0104; Derek Richards, Kansas Broker, 785-236-9430 (cell); or, Brice Ebert, Kansas Sales Agent, 785-539-2300.

