

The Long 40
Se 150 St
Spivey, KS 67142

\$250,000
40± Acres
Kingman County



The Long 40
Spivey, KS / Kingman County

SUMMARY

Address

Se 150 St

City, State Zip

Spivey, KS 67142

County

Kingman County

Type

Hunting Land

Latitude / Longitude

37.429431 / -98.041031

Taxes (Annually)

555.44

Acreage

40

Price

\$250,000

Property Website

<https://www.saltplainsproperties.com/property/the-long-40-kingman-kansas/95644/>



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PROPERTY DESCRIPTION

Welcome to The Long Forty, a proven small-acreage hunting property.

Do not let the size fool you. This place hunts much bigger than 40 acres and sits right in the heart of big buck country.

The farm is located just 450 yards off the Chickaskia River, with a wet-weather creek cutting through the property and dumping straight into the river. That creek creates a natural funnel and loads this place with deer movement during the rut. New deer show up every year, and the property becomes a natural stopping point as bucks cruise the river system. This is a textbook setup for hunting pinch points and travel corridors.

Approximately 13 acres are in ag production and are typically planted to wheat, providing a built-in food source without any extra work. The seller has a long-standing gentleman's agreement with the farmer, trading farming rights for hunting access. The property also holds a strong population of turkeys, making it a solid spring hunting option as well.

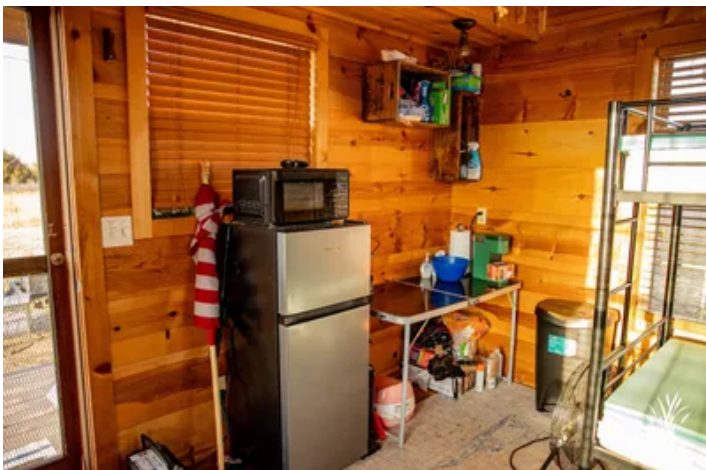
This place is already set up to hunt. Two box blinds are in place and will stay with the property. A brand-new 40-foot shipping container will convey, offering secure storage for equipment, feed, and gear.

The cabin is what separates this property from most small tracts. It has electricity and will comfortably sleep up to five people. This is a true hunt camp where you can show up, hunt hard, stay the night, and be back in the stand the next morning.

If you are looking for a low-maintenance, high-impact hunting property with proven rut activity, food, cover, and a legit cabin, The Long Forty delivers.



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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MORE INFO ONLINE:
www.saltplainsproperties.com

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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