

LAND AUCTION

560 AC± | 3 TRACTS | COMANCHE & BARBER CO, KS



ONLINE ONLY AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/20/26 BIDDING ENDS AT: 3 PM CT

AUCTION HELD AT: ONLINE ONLY

Bid on three exceptional Kansas hunting properties at auction, including 560± acres of premier recreational land in Comanche and Barber Counties, plus a turnkey hunting lodge in Wilmore, KS. Trophy whitetail, elk, turkey, quail, food plots, blinds, feeders, cropland, and proven hunting history in renowned Unit 16.

Opportunities to own proven trophy hunting properties in Kansas' legendary Unit 16 are extremely rare, and this premier auction presents one of the finest offerings to reach the market in years. Featuring approximately 560± acres of highly improved recreational land across Comanche and Barber Counties, along with a fully furnished hunting lodge in Wilmore, Kansas. This auction offers buyers the opportunity to purchase premier hunting acreage, comfortable lodging, or assemble the ultimate Kansas hunting package.

Located in one of the most sought-after big game destinations in the United States, these properties have been carefully developed to maximize wildlife habitat and hunting success. From mature cedar shelterbelts and thick native cover to established food plots, feeders, hunting blinds, productive cropland, and dependable year-round water, every detail has been designed to attract and hold trophy wildlife.

Tract 1 Description: 480± acres in Comanche County, KS

World-class whitetail deer hunting habitat in the heart of Unit 16! This farm has 200+” whitetail deer history and is completely turnkey with food plots, hunting blinds, feeders, and top-notch habitat and cover for whitetail deer, turkeys, and upland birds. This farm is located in one of the most heavily sought-after areas in the entire United States for hunting trophy whitetail deer. With thick habitat throughout, mature cedar windbreaks, 80± acres of cropland and alfalfa, tons of hunting improvements, and 3 solar water wells evenly spread throughout the property, providing fresh water year-round. This property has a history and the potential to become one of the top hunting farms in the entire area!

Deeded acres: 480±
FSA Farmland Acres: 82±
Soil Types: Farnum Loam, Abilene silt loam, Shellabarger sandy loam
Soil PI/NCCPI/CSR2: 55.1
CRP Acres/payment: N/A
Taxes: Prorated to date of close
Lease Status: Leased for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2026
Survey needed?: No survey needed
Brief Legal: SE ¼ S 32-31-17, SW ¼ S33-31-17, NE ¼ S 5-32-17 in Comanche Co, KS
PIDs: 0293200000003000, 0283300000003000, 0930500000001000
Lat/Lon: 37.3000, -99.184
Zip Code: 67155

Tract 2 Description: 80± acres in Barber County, KS

This 80± acre farm is about as rare an opportunity as you'll ever find in the Gyp Hills of Barber County, KS! This smaller property features 100% trophy hunting habitat, with blinds, feeders, and food plots, all in place for hunting success in year 1. The farm is located in a highly reputable trophy whitetail deer area with very low pressure hunting surrounding it. This area has an incredible history of Boone and Crockett caliber deer, and it's also one of the few areas in Kansas that features trophy elk hunting! A local elk herd has commonly been present on the property in recent years. This farm also features top-notch quail hunting, with the local populations at an all-time high, as well as excellent turkey hunting! It is very rare to find a smaller farm in Unit 16 that offers world-class big game hunting as well as upland bird opportunities.

Tract 3 Description: Wilmore, KS Hunting Lodge

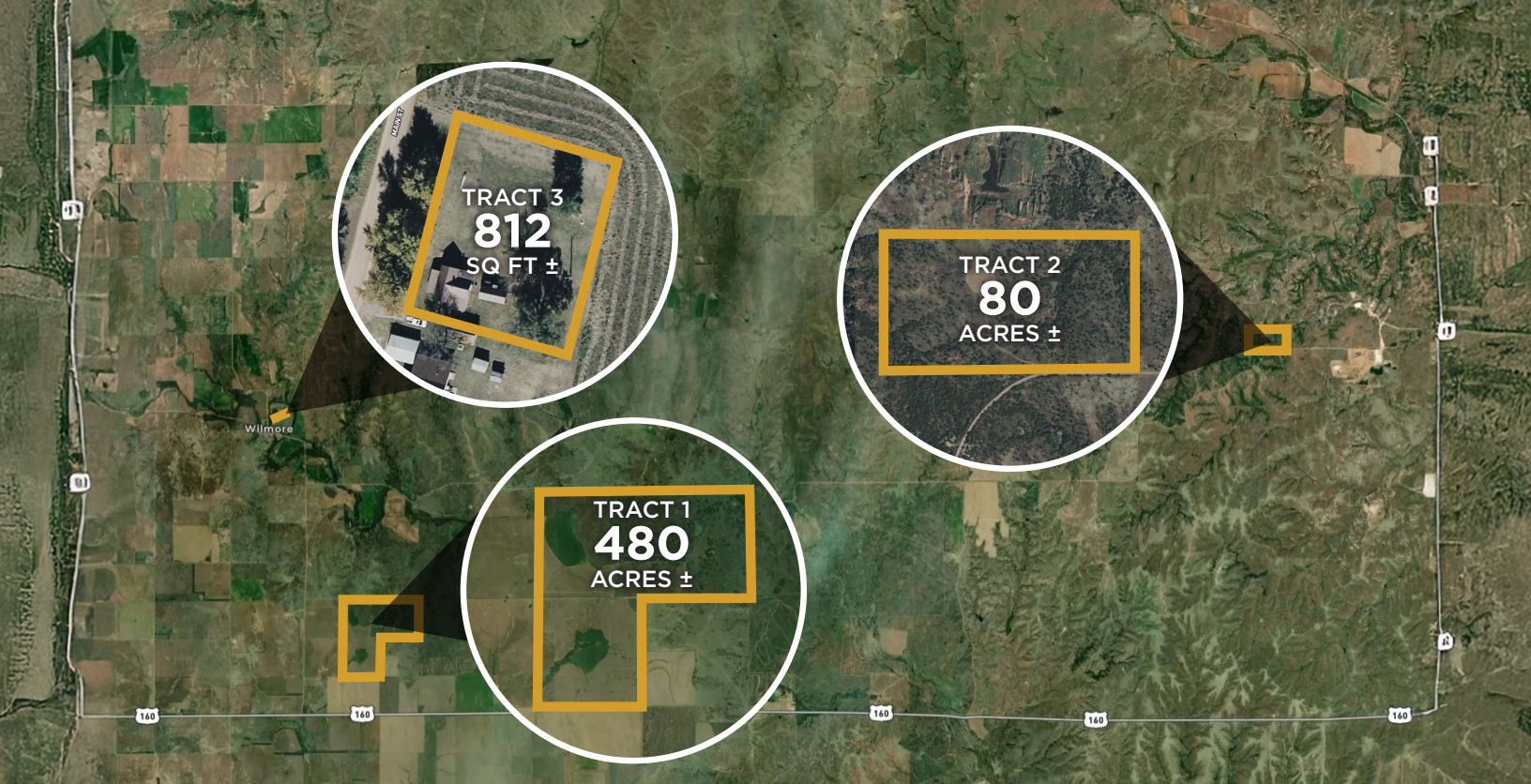
This quaint hunting lodge is located in the small town of Wilmore, KS and has been utilized as the perfect hunting lodge in recent years. With its peaceful small town location, in one of the top deer hunting areas in all of the Midwest, this lodge is perfect for the single hunter or small group looking for the perfect headquarters for their year-round hunting endeavors. With 810 sq feet of living area, this home features 2 bedrooms, 1 full bath, an updated kitchen and living space, a back porch/patio area and a detached garage. This property has all the essential features to make your trip to Kansas comfortable and convenient! This lodge is within very reasonable driving distance of Tracts 1 and 2 and would be a great purchase along with either or both of those tracts. With a combination of country views with small town amenities, this is a great place to spend your free time during the day and lay your head at night!

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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