

LAND AUCTION



3,068.6 AC± | 5 TRACTS | COMANCHE CO, KS

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 4/2/25 | **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: VETERANS BUILDING
239 E MAIN ST, COLDWATER, KS 67029

Offered for auction are five diverse tracts of land tailored for premium hunting and ranching experiences. Strategically located in a region renowned for producing trophy-class whitetail deer, these properties offer a variety of landscapes, from rolling grasslands and deep draws to cedar thickets and meandering creeks.

Thoughtfully positioned blinds, high-capacity feeders, and food plots are in place across the tracts, providing ideal setups for hunting not only whitetail deer but also Rio Grande turkey, quail, and predators. Recent harvests in the immediate area in 2024 alone include mature bucks scoring 180", 181", and 194". The properties' diverse ecosystems and natural features, including seasonal creeks, natural springs, and sand plum thickets, create exceptional habitats for wildlife.

Beyond its recreational appeal, the portfolio includes properties well-suited for ranching operations. Portions of the land are fenced, providing opportunities for livestock grazing to generate income. Several tracts feature reliable water sources, including water tanks, natural springs, and seasonal creeks, ensuring adequate water for both livestock and wildlife. Expansive road frontages provide convenient access for land management and multiple hunting setups, ensuring undisturbed access to prime locations.

These five tracts represent an unparalleled investment for outdoor enthusiasts, hunters, and ranchers. The properties provide recreational opportunities, diverse landscapes, and income-generating potential, for those seeking a versatile and productive land portfolio.

Whether you're pursuing trophy-class game or expanding your ranching operations, this offering delivers exceptional value and opportunity.

TRACT 1 DESCRIPTION: This 475.6+/- acres offers an excellent opportunity for hunters and ranchers. With one strategically placed blind and high-capacity feeder, it's set up for optimal hunting. One water tank is also on-site, ensuring a steady water supply for both wildlife and livestock throughout the year.

Don't be misled by the open grasslands; while it may seem simple, this land is actually a prime travel route for deer, making it an exceptional hunting spot. The combination of grazing space and its location as a deer corridor positions this property as a top choice for those seeking both hunting success and grazing potential.

TRACT 2 DESCRIPTION: This 952.9+/- acres is a hidden gem for serious hunters and landowners alike. Two strategically placed blinds, each paired with high-capacity feeders, provide ideal setups for hunting trophy Whitetail deer. The property also features two water tanks, ensuring a reliable water source for wildlife and livestock year-round.

While the open grasslands may appear simple, don't be fooled—this land serves as a prime corridor for deer traveling through the area. Its combination of grazing opportunities and well-placed hunting infrastructure makes it a prime location for hunters seeking consistent results. Whether you're looking to enhance your hunting experience or run a productive grazing operation, this property offers the best of both worlds.

TRACT 3 DESCRIPTION: This 804.9 acre tract offers an ideal blend of hunting and ranching opportunities, featuring diverse terrain and abundant wildlife. With a strategically placed blind, large food plot, and a high-capacity feeder, this set provides prime hunting setup for trophy Whitetail deer including mature bucks scoring 180", 181", and 194" in 2024 harvested in the immediate area. The 5-acre food plot enhances deer attraction and ensures a consistent food source year-round on this parcel.

With the current setup being tucked into the northeast corner of the property, it allows for further opportunities to add additional food plots, blinds, and feeders to provide multiple options while deer hunting. There is road frontage on the south and west side of the property creating multiple access points providing undisturbed access to hunting locations.

Indian Creek meanders through an expansive bottom in the NE corner of the property, adding an additional layer of natural beauty and wildlife habitat. The property also boasts grazing opportunities across its wide-open grasslands, which are dotted with cottonwoods, cedars, and sand plum thickets, providing cover and forage for a variety of species.

The land is further complemented by natural springs, offering water sources for wildlife. Whether for hunting or ranching, this property offers a rare combination of features that create a true haven for outdoor enthusiasts and landowners alike.

TRACT 4 DESCRIPTION: Tract 4 spans an impressive 718.52± acres, offering a remarkable blend of habitat diversity and hunting potential. The northern section features gently rolling terrain, which gradually transitions into a deeper draw to the south, accented by scattered cedars and dense sand plum thickets.

Two strategically positioned blinds, each equipped with high-capacity feeders, are thoughtfully located on both the northern and southern portions of the property to maximize hunting opportunities. The surrounding area is well-known for producing trophy-class whitetail deer, with several impressive harvests recorded in 2024. Beyond deer, the property provides excellent prospects for quail, Rio Grande turkey, and predator hunting, offering a dynamic outdoor experience.

A portion of the land is fenced, creating an ideal setup for cattle grazing, which presents an additional income opportunity for the landowner. Expansive road frontage along the eastern boundary ensures convenient access to all parts of the property, making land management and navigation a breeze.

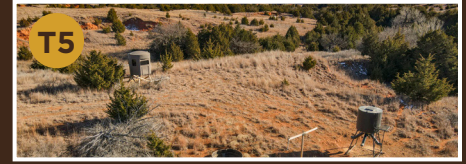
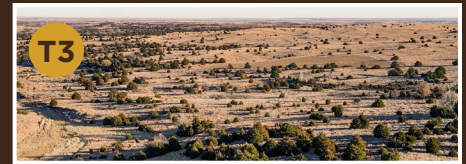
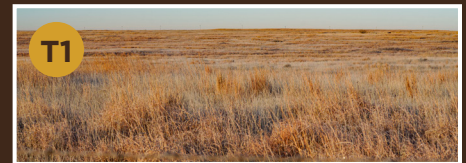
This tract offers a rare combination of recreation and income-generating potential, making it an attractive investment for those seeking a versatile property that delivers both exceptional hunting and agricultural value.

TRACT 5 DESCRIPTION: Securing smaller acreage of great hunting in this area is hard to come by, which makes this 116.75+/- acre property a remarkable find for the recreational buyer. Known for its history of producing trophy-class whitetails, the area is a proven hotspot for deer hunters.

The property's strategic location is key, bordered by thick cover and fertile tillable fields on neighboring tracts. A naturally occurring deep draw cuts through the land, serving as an ideal travel corridor for whitetails—providing hunters with a significant advantage during the season.

A well-placed blind overlooks the draw, paired with a high-capacity feeder, creating a versatile setup suited for both archery and rifle hunting. The layout offers room for expansion, with ample space to establish additional blinds and feeders. Convenient road frontage along the eastern boundary ensures easy access and supports wind-conscious hunting setups.

Beyond exceptional whitetail opportunities, the property boasts a thriving ecosystem supporting quail, Rio Grande turkey, and predator hunting. The diverse habitat and landscape make this tract a recreational haven, offering something for every outdoor enthusiast seeking a well-rounded hunting experience.



Tract #:	All 5 tracts
CRP Acres/payment:	NO CRP
Taxes:	TBD
Lease Status:	Open Tenancy for 2025 grazing
Possession:	Immediate possession
Survey needed?:	No survey needed
Brief Legal:	Part S21/S22/S25/S26 T32S R17W S1/S7 T33S R17W
Lat/Lon:	37.2164, -99.13083
Zip Code:	67155

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

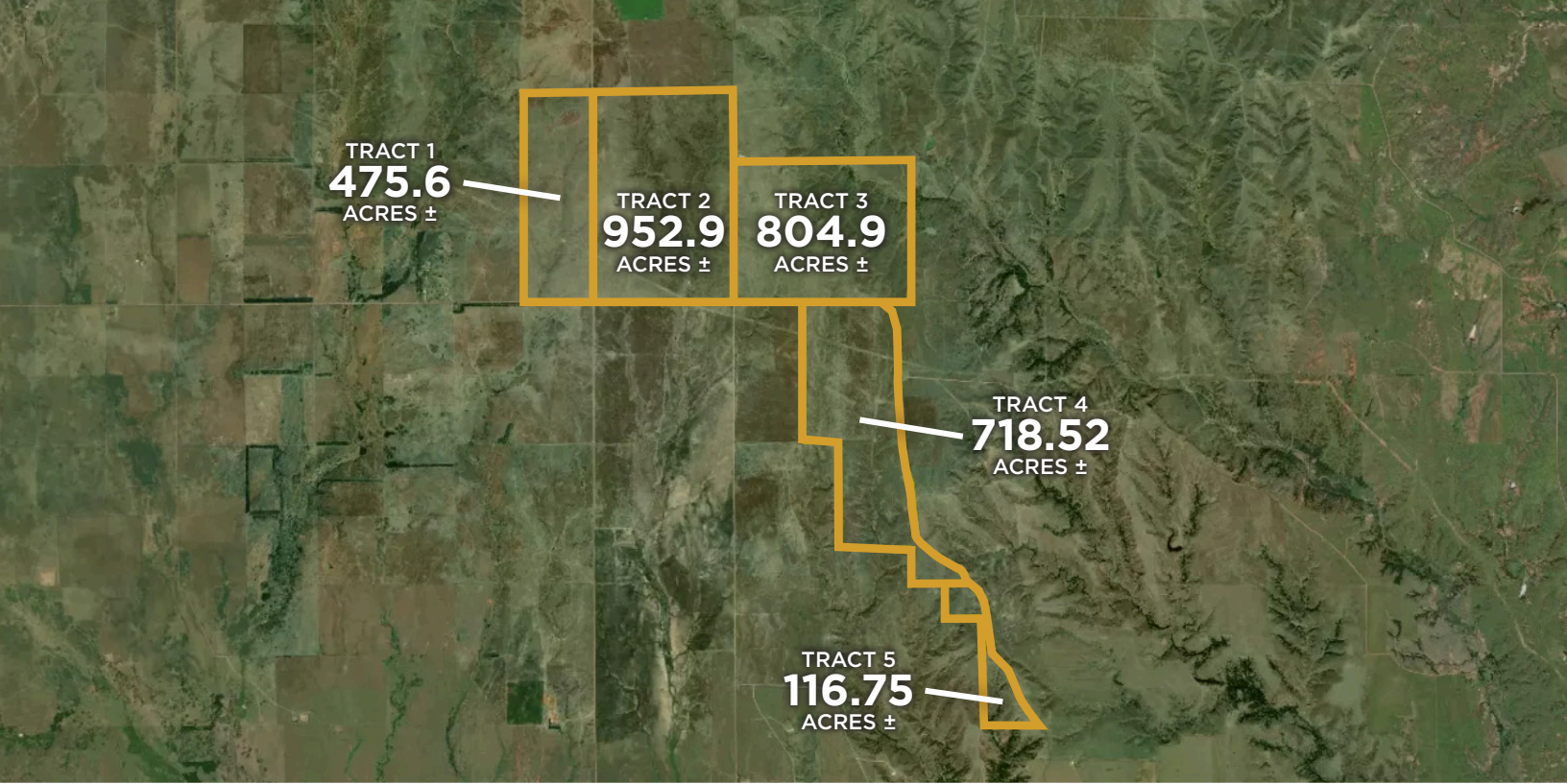
TODD BIGBEE, AGENT: 620.518.0806 | todd.bigbee@whitetailproperties.com

TOM MCFARLANE, AGENT: 316.755.6374 | tom.mcfarlane@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC | Jefferson Kirk Gilbert, Ranch & Farm Auctions (CO00002929), Kansas Broker License # 00237080 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Todd Bigbee, Kansas Land Specialist for Whitetail Properties Real Estate, LLC, 620.518.0806 | Tom McFarlane, Kansas Land Specialist for Whitetail Properties Real Estate, LLC, 316.755.6374 | Brandon Hamel, Auctioneer



TRACT 1
475.6
ACRES ±

TRACT 2
952.9
ACRES ±

TRACT 3
804.9
ACRES ±

TRACT 4
718.52
ACRES ±

TRACT 5
116.75
ACRES ±

3,068.6 AC± | 5 TRACTS | COMANCHE CO, KS

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 4/2/25 | **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: VETERANS BUILDING
239 E MAIN ST, COLDWATER, KS 67029



T1



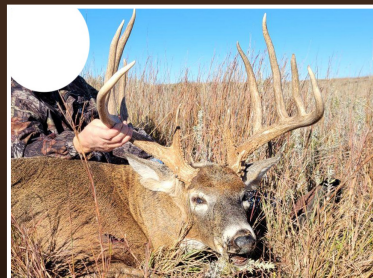
T5



T2



T3



T4

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

TODD BIGBEE, AGENT: 620.518.0806 | todd.bigbee@whitetailproperties.com

TOM MCFARLANE, AGENT: 316.755.6374 | tom.mcfarlane@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC | Jefferson Kirk Gilbert, Ranch & Farm Auctions (CO00002929), Kansas Broker License # 00237080 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Todd Bigbee, Kansas Land Specialist for Whitetail Properties Real Estate, LLC, 620.518.0806 | Tom McFarlane, Kansas Land Specialist for Whitetail Properties Real Estate, LLC, 316.755.6374 | Brandon Hamel, Auctioneer