



Mill Creek Hunting Ranch

Haddam, Kansas

The Mill Creek Ranch is a diversified ranch/farm/hunting property located in north central Kansas near Haddam. Haddam is located just north of U.S. Highway 36 between Belleville and Washington, Kansas. The area is characterized by rolling hills mixed with pasture and farmland that drain into wooded draws and creek bottoms with a variety of hardwood trees and cedar trees. Farming and ranching is the primary industry in the region; however, hunting is a growing part of the economy. The farm consists of 1,520 acres of mixed-use land in six non-contiguous parcels in three general areas north, west and south from Haddam. The property is not improved with any functional buildings. There are generally boundary fences and a few interior fences that are in poor to fair condition. Water improvements consist of earthen

springs and windmills. The Mill Creek Hunting Ranch is a well cared for ranch and farm with excellent hunting and wildlife opportunity. Potential for improved wildlife management

exists on the habitat diverse properties allowing for excellent long-term multi-species hunting. The property has strong cash returns from CRP land and the outlook for increased income exists from the wildlife enhancement opportunities.

Offered for \$1,300,000

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