

# Jewell County Farm & Ranch

532.00 Acres

Jewell County, KS

\$1,893,920



HAYDEN  OUTDOORS<sup>®</sup>

# Jewell County Farm & Ranch

TOTAL ACRES:

532.00

PRICE:

\$1,893,920

COUNTY:

Jewell County

CLOSEST TOWN:

Burr Oak, KS

## Activities & Amenities:

ATV/Off Road  
Cattle/Ranch  
Farm/Crops/Ag  
Hunting - Big Game, Predator/Varmint, Small  
Game, Turkey, Upland Birds & Waterfowl  
Natural Spring  
Pond/Lake  
State Hunting Unit: Deer Unit 7, Turkey Unit 2

## Land Details

**Address:** TBD Bare Land, Burr  
Oak, Kansas 66936, USA

**Total Acres:** 532.00

**Zoning:** Agricultural

**Tillable/Crop/Orchard Acres:** 263

**Pasture Acres:** 258

**Water Rights:** Yes, All owned water  
rights will convey with the property

**Mineral Rights:** Yes, All owned mineral  
rights will convey with the property

**Source of lot size:** Assessor/Tax Data

## Property Summary

A 532 +/- acre combination farm and ranch, this property has a lot to offer to a diversified operation. The owners meticulous work done over the years through the addition of terraces, improvement of once waste areas, and careful range management have transformed this property into the productive land that it is today.

## Land

This 263 acres of dryland farm ground consists of mainly Harney Silt Loam soils at 0-3% and Geary Silt Loam at 3-7% slope. No - till farming and the addition of terraces and waterways have improved soil conditions and worked to control erosion to improve the overall productivity of this farm.

The 258 acres of pasture has been managed by the owner to maximize grazing capacity through the eradication of inaccessible and low grass production areas. Dead fall and other debris have been piled up, while thistles and invasive trees have been cut to promote the growth of desirable grasses. The 4 ponds and wet-weather Long Branch Creek have been the water sources for the owner rated 7 acres per cow-calf pair, even through recent dry years.

There is gravel access to the NE corner of the property with dirt roads surrounding the rest of it. The addition of several gates allows an individual to travel through the entire pasture portion of the property from their initial access point if desired.

## Recreation

Traversing the property from North to South, the wet-weather Long Branch Creek holds many mature trees that provide cover for the deer to use as a bedding area and a travel route. During dry spells, you will find the occasional spring pocket that may offer water for wildlife and livestock. The owner has taken great care not to over graze the pasture, and in doing so this has left great native grass habitat that holds coveys of quail and the occasional pheasant.

## Water/Mineral Rights & Natural Resources

All water and mineral rights owned by the seller will convey with the property.





## Region & Climate

Jewell, KS County has a climate that is characterized as humid continental. Summers in the county tend to be hot and humid with average temperatures between 70-80°F. Winters in the area are generally cold and dry, with temperatures averaging between 20-30°F. Precipitation in the area is relatively balanced year-round, with about 3-4 inches of average rainfall each month. Jewell County experiences all four distinct seasons, making it an ideal place to live in for those who enjoy experiencing changing weather patterns throughout the year.

- Summer High: the July high is around 90 degrees | Winter Low: the January low is 15
- Rain: averages 28 inches of rain a year | Snow: averages 21 inches of snow a year

\*\*\*Information according to bestplaces.net

## Location

Directions to the NE corner of the property via HWY & gravel road:

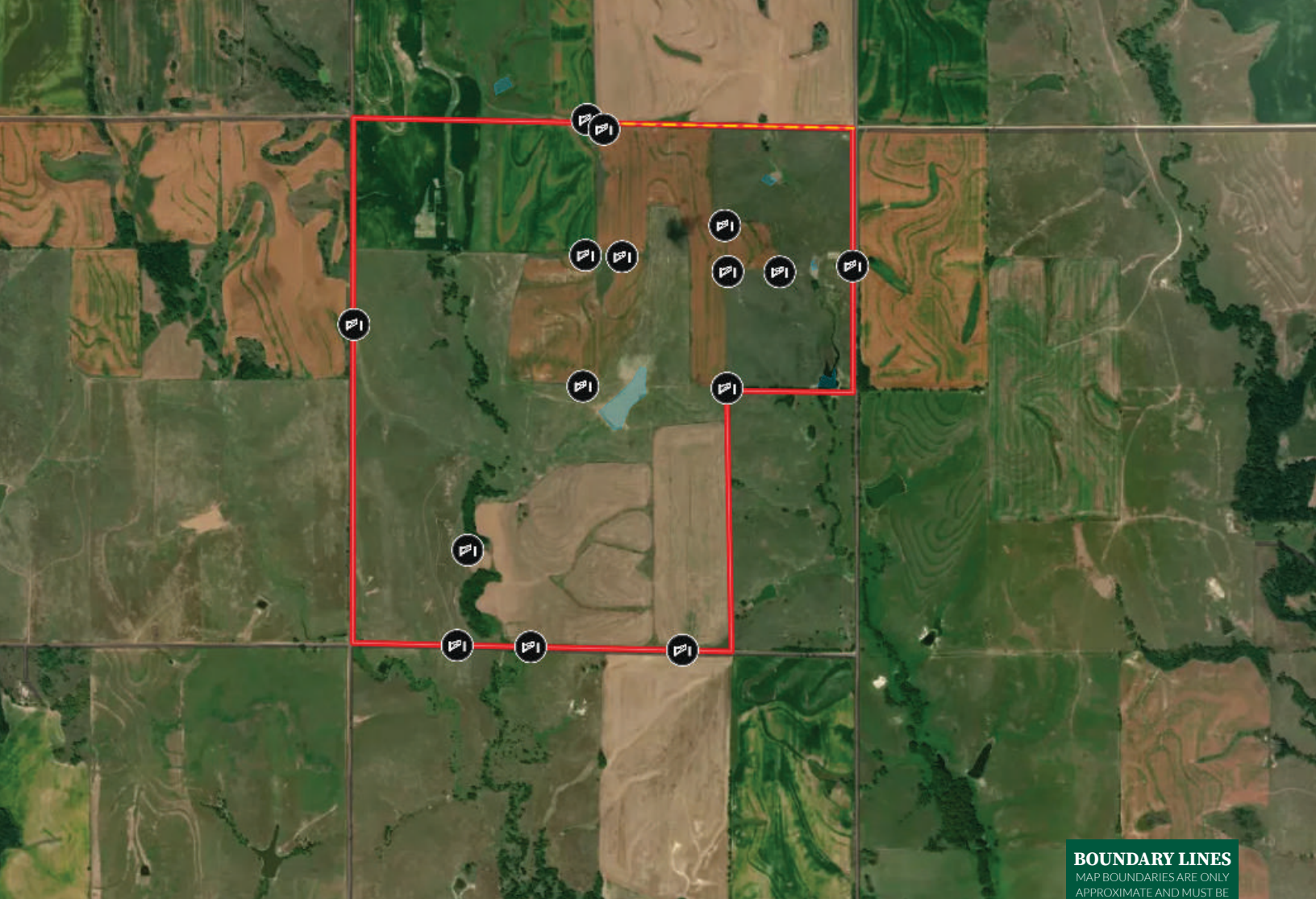
- From Burr Oak, KS – 7 miles N on HWY 128 to Cedar RD and 3 miles E to 140 RD, then 2 miles S
- From Guide Rock, NE – 6.8 miles S on HWY 78/128 to Cedar RD and 3 miles E to Cedar RD, then 2 miles S
- From Superior, NE – S on HWY 14 to Diamond RD, then W 5 miles to 160 RD, then S 1 mile to Cedar RD, then W 2 miles to 140 RD, and S 2 miles

Mankato, KS and Superior, NE are both roughly 10 – 15 minutes away via country roads for supplies and dining needs.

\*\*\*To view this property, please contact the listing agent to schedule your showing. Financial pre-qualification will be required.

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Boundary Gate

**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.



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