

2 Mile Chikaskia River Ranch

629.50 Acres

Sumner County, KS

\$6,500,000



HAYDEN  OUTDOORS

2 Mile Chikaskia River Ranch

TOTAL ACRES:

629.50

PRICE:

\$6,500,000

COUNTY:

Sumner County

CLOSEST TOWN:

Milan, KS

Presented by



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REAL ESTATE





Property Summary

OVER. TWO. MILES. OF. CHIKASKIA. RIVER. BANK. For the first time in a generation, this +/-630 acre riverside property is for sale. With nearly unparalleled live water access, almost 300 acres of highly productive tillable farmland, 330+ acres of river bottom pasture, dense timber and the high quality recreation you expect in South Central Kansas, this property has it all.



Activities & Amenities

ATV/Off Road
Boating/Sailing/Rafting
Campground
Cattle/Ranch
Cycling/Mountain Biking
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds & Waterfowl
Income Producing
Mineral Rights
Outbuilding/Barn/Shed/Shop
Pond/Lake
Stream/River
Water Access
Water Rights
Water View
Waterfront
Wooded
State Hunting Unit: KS Whitetail
Hunting Unit #15

Land Details

Address: 1078 W. 45th St. South,
Milan, Kansas 67105, USA
Closest Town: Milan, Kansas
Total Acres: 629.50
Zoning: Agricultural
Tillable/Crop/Orchard Acres: 297
Riverbottom Acres: 332
Water Rights: Yes
Water Rights Pass to Buyer
Mineral Rights: Yes
Any/All Mineral Rights owned by
Seller shall pass to the Buyer
Include Business?: Yes
Income Type: Farm, Ranch, Hunting
Estimated Taxes: \$3,583.58 - 2022
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Bedrooms: 3 | Full Bathrooms: 1
Basement: None
Outbuildings: 4
Types of Outbuildings: 50' x 120'
Round Top & 3 Storage Buildings
Other Improvements: Grain Bins & Cattle Pens



Land

An exciting mix of tillable farm ground with many of those acres featuring productive class 1 soils, well managed pasture grass, dense timber with massive cottonwoods, catalpa trees, willows and elm trees and anchored by the +/- 2.19 miles of Chikaskia River bank.

Residing in the river valley, whether growing crops or the grass that feeds a prized cattle herd, the soils have proven to be productive year after year. In addition to the river itself and a pond that was cut from the “old” river basin, there is also a creek that meanders through the property.

Improvements

Store all your equipment and toys in the one of the largest metal round top buildings in the area. At approximately 120'x50' and featuring large double-ended sliding doors, this building provides enough space for your imagination to run wild. You could easily park your RV inside and quickly have a covered, weatherproof camp, or the building could even be renovated into a wedding or party venue. There is a 3 bed, 1 bath home that is currently in service as an overnight camp house and is suitable for necessities and getting warm after a cold hunt.

There are multiple outbuildings and storage sheds on the property as well. Farmers will appreciate the grain storage bins, or they could be used to create one of the trendy outdoor kitchen/bar areas.

Cattle ranchers will appreciate the good fences, solidly built pipe chutes & pens, feeders and waterers. The infrastructure is there to help maintain your herd in any way needed. Finally, there are a number of RV electrical hookups in and around the home. These have been used to supply large numbers of friends and family's RVs on long weekend getaways, but could potentially be used as a business opportunity or pay for spot RV campground.





Recreation

Avid hunters and outdoor lovers know the recipe...if you own the water, food and shelter, you will have quality wildlife on site. The 2 Mile Chikaskia River Ranch has all that and more. And, it is big enough to provide privacy and elbow room. No more wondering about neighboring hunters and how they may affect your hunt.

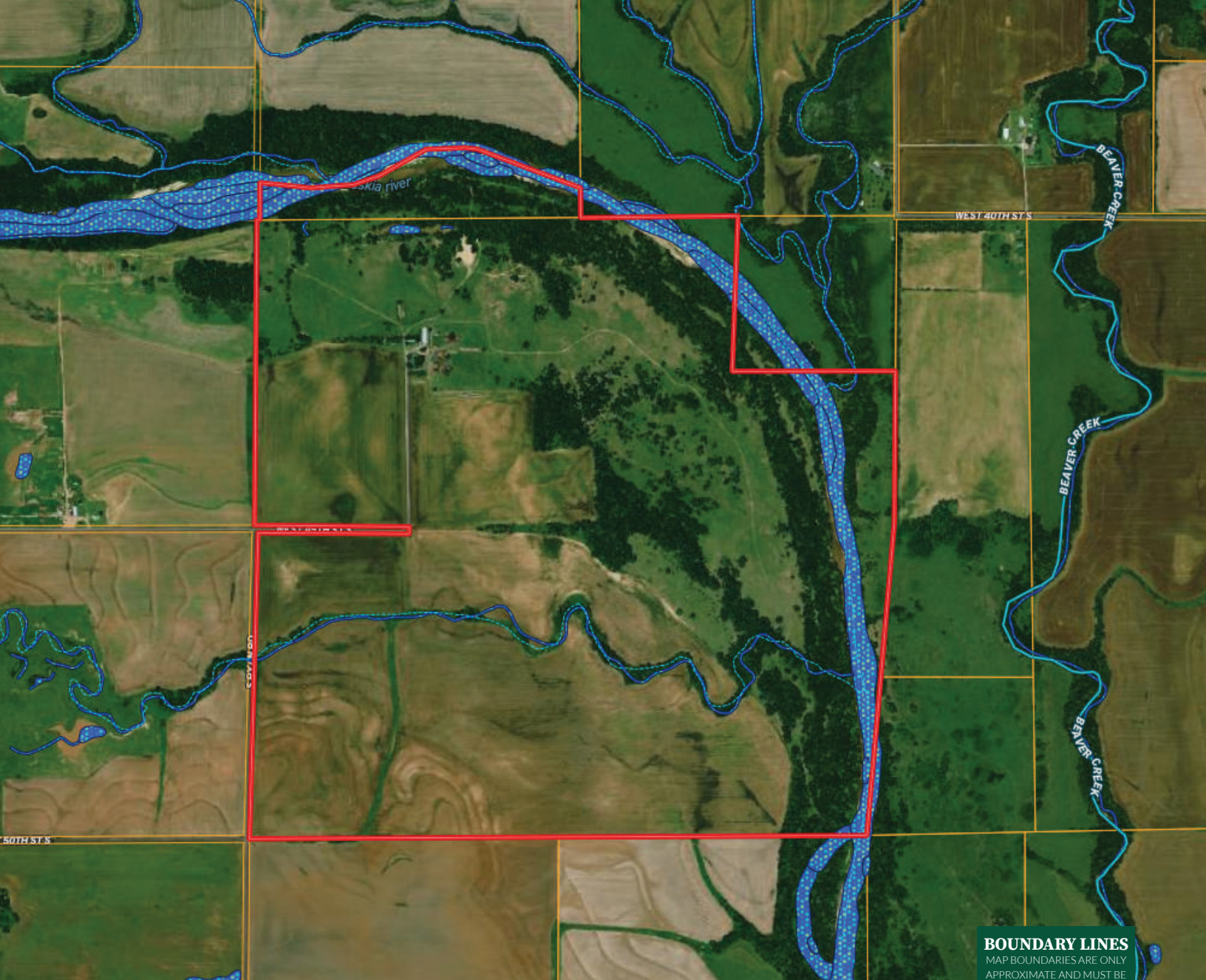
Whitetail deer, waterfowl, turkey and upland birds seem to be everywhere on this property. With very little hunting pressure over the last decade, it has become a bit of a sanctuary. Following the well-maintained pathways and trails throughout the property, it is head-shaking to see the game all around you. On one recent trip out to the property, all while looking at a turkey track on a sandbar in the riverbed, a doe and fawn could be seen peeking out from a far off line of timber, bobwhite quail whistles could be heard on the breeze and a flock of geese flying overhead. Moments prior, a dozen dabbling ducks had been spooked off of the 1+ acre pond that sits adjacent and just south of the river.

The landscape up and down the river corridor has just enough change in elevation to help to create ambush spots and the ability to get in and out of a stand without undue disturbance. Famed Kansas whitetail deer abound on this property. They have everything they need without leaving the borders. Spend just a little time on the property and even if you don't immediately spy the deer themselves, you will see where their travel corridors reside and how they are well worn into the loamy soils.

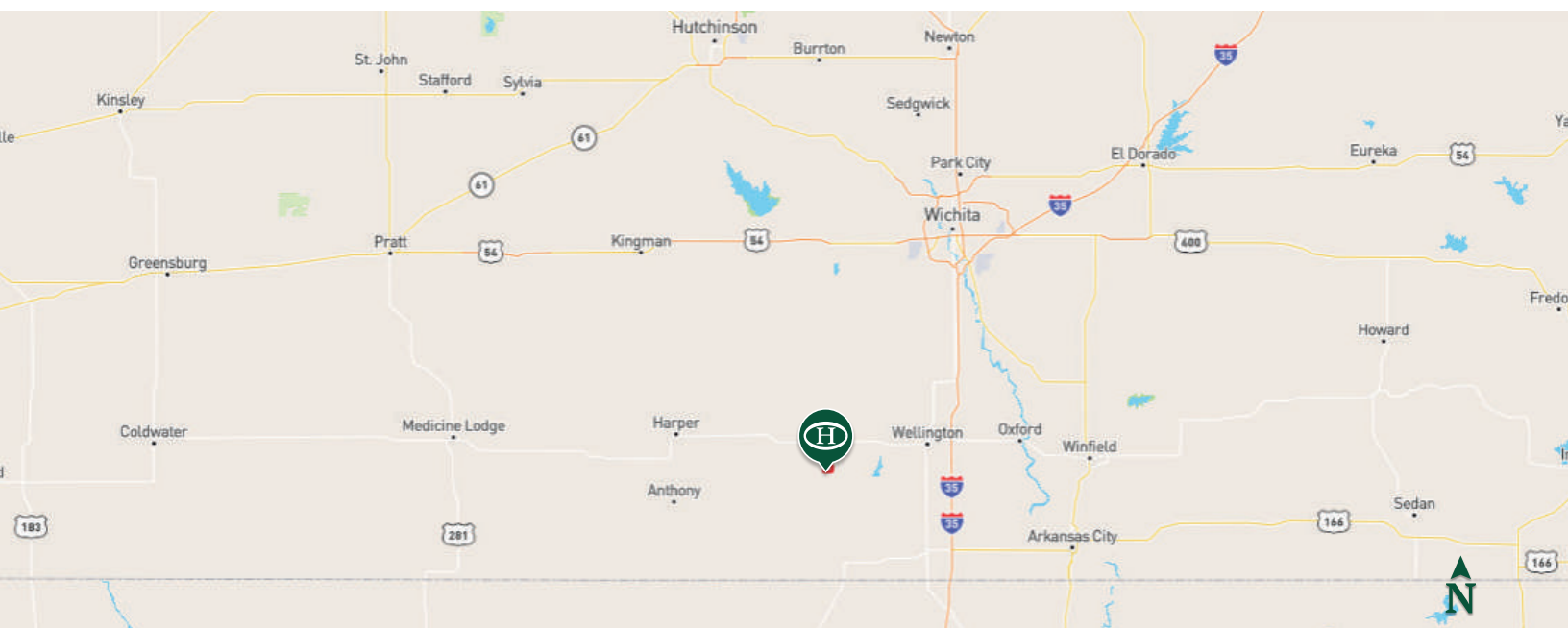
Don't be fooled into thinking the recreation and hunting ends right near the river bank. The farm fields provide excellent opportunities to hunt upland birds and to field hunt ducks and geese. The grass pasture areas are dotted with more timber and those sanctuaries make excellent bedding areas where the big bucks aren't disturbed. These same areas light up in the spring with gobblers calling out to potential mates and strutting in the open areas for all to see.

Need a summertime cool off while hanging stands and putting out feeders? Grab a fishing pole and cast a line into the river or the pond and you never know if you might latch onto a catfish, bass, sunfish, gar or any of the other varied fish that inhabit the waters.

Hunting predators and small game are also an option on this property. The sandy soils and extensive trail system also lend itself well to hikers, mountain bikers, dirt bikes or ATV riders and any number of other activities.



 Boundary





Agriculture

The nearly 300 acres of farm ground on this property has proven year after year to be reliable and productive. With only gentle 1 to 3 percent slopes and high class soils, it could be planted to just about any grain you choose to grow. This ground has also been able to provide supplemental hay for the on-site cattle operation. Access is easy and all of the tillable ground is contiguous. Sellers are willing to assist in helping to identify a farm tenant as needed.

There are +/-330 acres of productive pasture as well. Expertly managed for more than a generation, this grass has been the epicenter of a prized cow/calve operation. With the infrastructure in place, you could pick up with your own livestock, or lease it to a local rancher as well.

Water/Mineral Rights & Natural Resources

Water rights and mineral rights are both set to transfer to the new owner upon closing.





Region & Climate

South Central Kansas experiences all four seasons with an average of 74 days per year having some precipitation. The average annual rainfall is 35 inches and an additional 11 inches of snow each year. The summer high temperatures can reach well over 100 degrees and the winter lows can go into the negatives, with everything in between.

History

Look closely and you can still see where covered wagons left their mark and landscape crossing the river following the Chisholm Trail. The wagon wheel ruts continue to haunt breaks in the river bank and show where thousands of longhorn cattle were driven north through the property on their way to Abilene, KS.

Location

This property is conveniently located within 30 minutes of Eisenhower National Airport in Wichita, KS. Kansas City is a 3.5 hour drive and Oklahoma City is 2 hours and 15 minutes away. Wellington, KS is located 15 minutes away and is a full-service city with grocery store, restaurants, hospital/health care facilities and other modern amenities.





Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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REAL ESTATE**

THE BRAND THAT SELLS THE *Land*[®]

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors, LLC

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