

An aerial photograph of a large, irregularly shaped pond with a light blue-green surface. The pond is surrounded by a mix of green fields, brownish soil, and dense trees with autumn foliage in shades of yellow, orange, and brown. In the background, a small cluster of buildings and more fields are visible under a hazy sky. A dark green horizontal band is overlaid on the top half of the image, containing white text.

Sedgwick County Hunt & Fish

148.05 Acres

Sedgwick County, KS

\$3,000,000

HAYDEN  OUTDOORS.

Sedgwick County Hunt & Fish

TOTAL ACRES:

148.05

PRICE:

\$3,000,000

COUNTY:

Sedgwick County

CLOSEST TOWN:

Valley Center, KS

Presented by



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HAYDEN OUTDOORS[®]
REAL ESTATE





Property Summary:

Welcome to a truly extraordinary property nestled in the heart of Sedgwick County, Kansas, where nature's beauty and recreational opportunities converge on the banks of the Arkansas River. This one-of-a-kind estate offers an unparalleled combination of diverse landscapes, abundant wildlife, and strategic location.





Activities & Amenities

ATV/Off Road
Development Potential
Fishing
Hunting - Predator/Varmint
Hunting - Turkey
Mineral Rights
Pond/Lake
Stream/River
Water Rights
Boat Slip
Farm/Crops/Ag
Hunting - Big Game
Hunting - Small Game
Hunting - Waterfowl
Outfitting/Guide Service
Recreational Business
Water Access
Waterfront

Land Details

Address: 00000 W 73rd St, Valley Center,
Kansas 67147, USA
Closest Town: Valley Center
Total Acres: 148.05
Zoning: Agricultural
Tillable/Crop/Orchard Acres: 75.69
Water Rights: Yes
Mineral Rights: Yes
Estimated Income: 5000.00
Estimated Taxes: \$822.5 - 2022
Source of lot size: Unknown



Land:

Situated along the picturesque Arkansas River, the crown jewel of this estate is a 33-acre lake, reaching depths of 24 feet. This aquatic sanctuary is teeming with crappie, bass, and catfish, providing an angler's dream right at your doorstep. Imagine lazy weekends spent fishing or kayaking on the pristine waters, surrounded by the beauty of nature.

With approximately 1/3 mile of coveted Arkansas River frontage, the property offers unparalleled access to one of the region's most iconic waterways. Whether you're a hunter or simply enjoy the calming presence of flowing water, this is an exceptional opportunity.

Wildlife abounds on this diverse landscape, attracting whitetail deer, turkeys, and waterfowl. Nature lovers will revel in the chance to witness the ebb and flow of migratory birds and the grace of local deer populations.

The property boasts 75 acres of tillable crop ground, providing both agricultural potential and additional habitat for local wildlife. Additionally, 30 acres of mature timber line the riverbank, creating a natural buffer and enhancing the scenic beauty of the surroundings.

Strategically located between Valley Center and Maize, and only half a mile from North Ridge Road, this property is positioned in a prime area with promising future development prospects. The convenience of being just 10 miles from Wichita Airport and downtown Wichita ensures that you're never far from urban amenities and major highways.

In summary, this one-of-a-kind property offers a harmonious blend of natural beauty, recreational opportunities, and strategic location—an idyllic canvas upon which to paint the lifestyle of your dreams. Welcome to a rare gem on the Arkansas River in the heart of Sedgwick County!

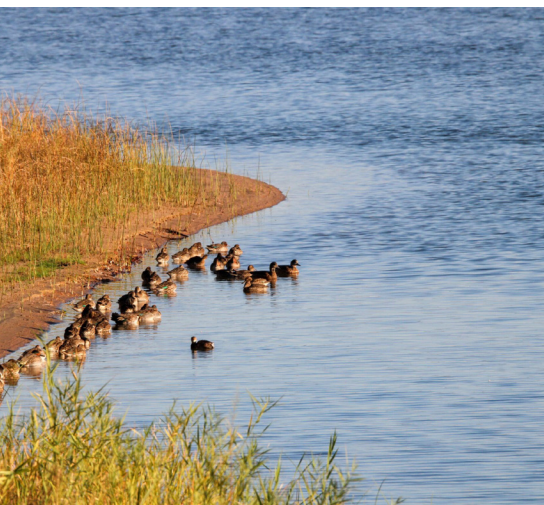
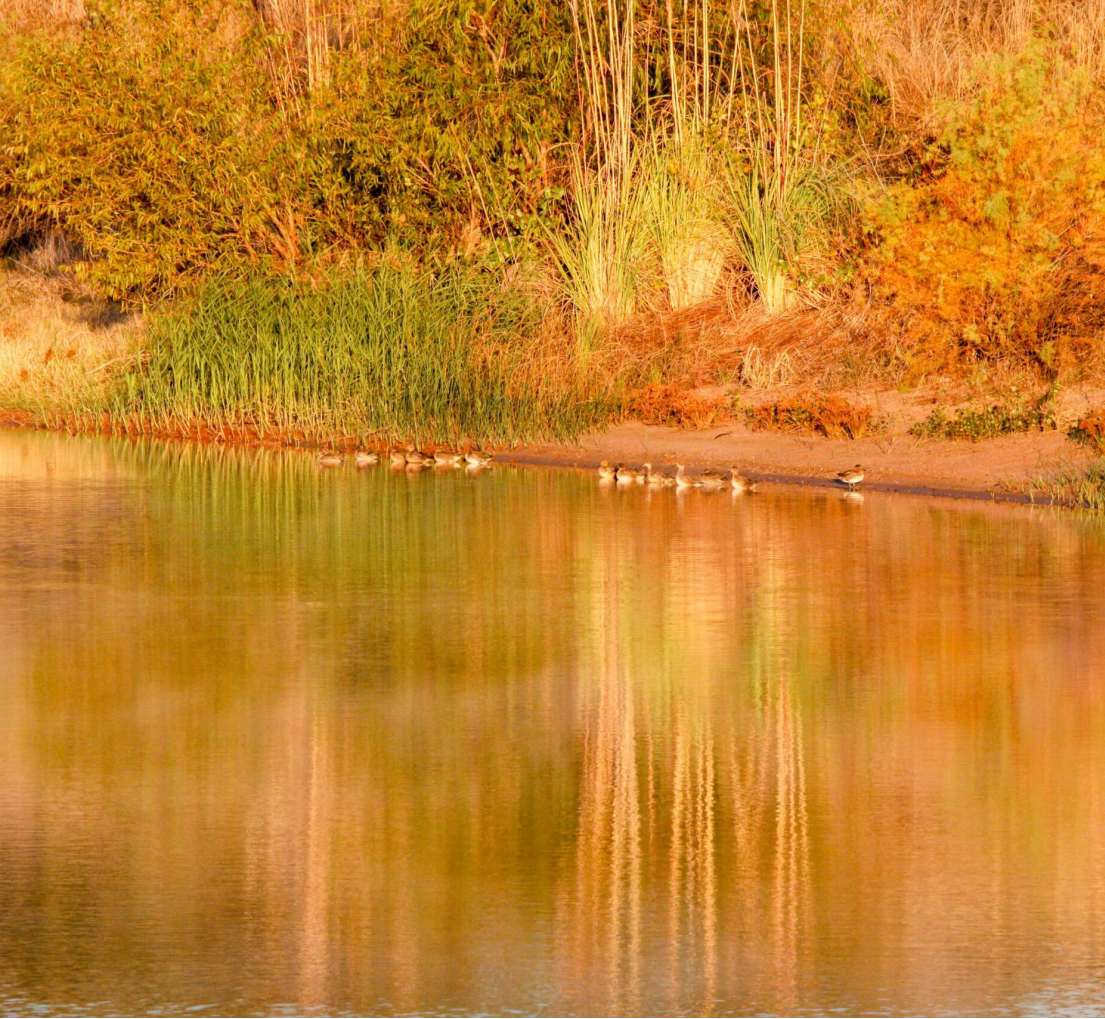


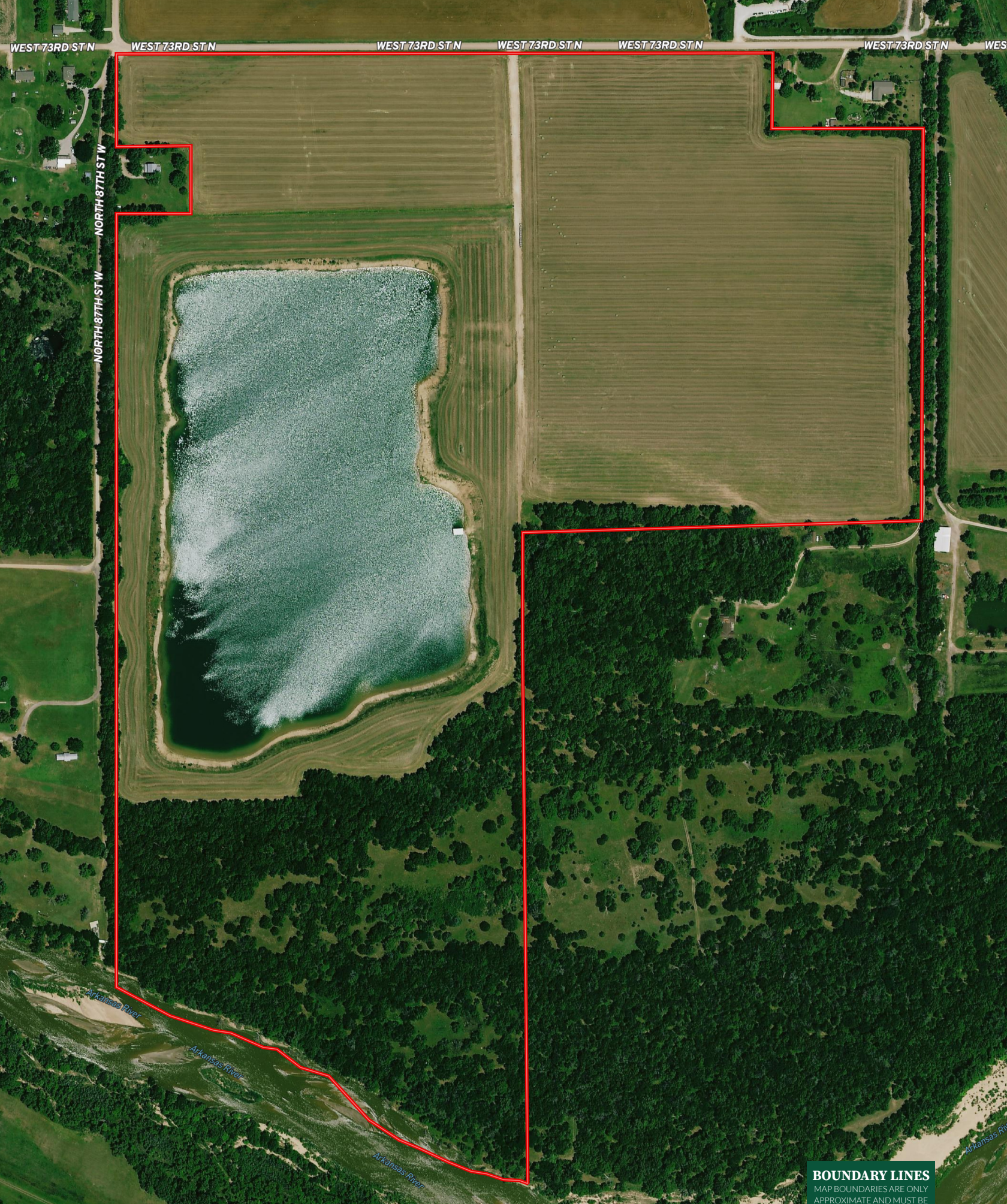
Recreation:

The property is a whitetail deer and turkey haven, boasting a rich ecosystem that supports flourishing populations of these animals. Whether you're a seasoned hunter or a novice seeking the thrill of the chase, the woods and open fields provide an ideal setting for the pursuit of whitetail deer and turkey. The landscape's natural contours and strategic vantage points create an immersive hunting experience, promising both challenge and reward.


For waterfowl enthusiasts, the property offers a picturesque haven for geese and ducks. The Arkansas River and 33 acre lake serve as a magnet for migratory birds, providing an unparalleled opportunity for waterfowl hunting. Imagine the crisp morning air, the sound of wings overhead, and the excitement of a successful waterfowl expedition.

A crown jewel of this property is the breathtaking 33-acre lake that adds a touch of serenity and adventure. The lake not only enhances the scenic beauty but also beckons anglers with promises of great fishing. The lake is teeming with aquatic life, including large crappie, bass, and catfish. Picture yourself casting your line, surrounded by the symphony of nature, as you await the thrill of a bite from the abundant and sizable fish that call the lake home.





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

 Boundary





Directions:

From Maize: Head north on N Ridge Road, turn left on West 73rd street. In half a mile the property will be on your left.

From Wichita Dwight D. Eisenhower National Airport: Head north on North Ridge Road for 12 miles, turn left onto West 73rd St. In half a mile the property will be on your left.









Statistics:

- Hunt Unit: 15
- Average Rainfall: 33"
- Closest Town:
 - Valley Center (5 Miles)
 - Maize (6 Miles)

Location/Population:

- Valley Center, Kansas: 5 miles east (Population 7,419)
- Maize, Kansas: 6 miles south (Population 6,060)
- Wichita, Kansas: 10 miles southeast (Population 395,699)
- Wichita Dwight D. Eisenhower National Airport: 12 miles south





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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testimonials





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 150 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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