

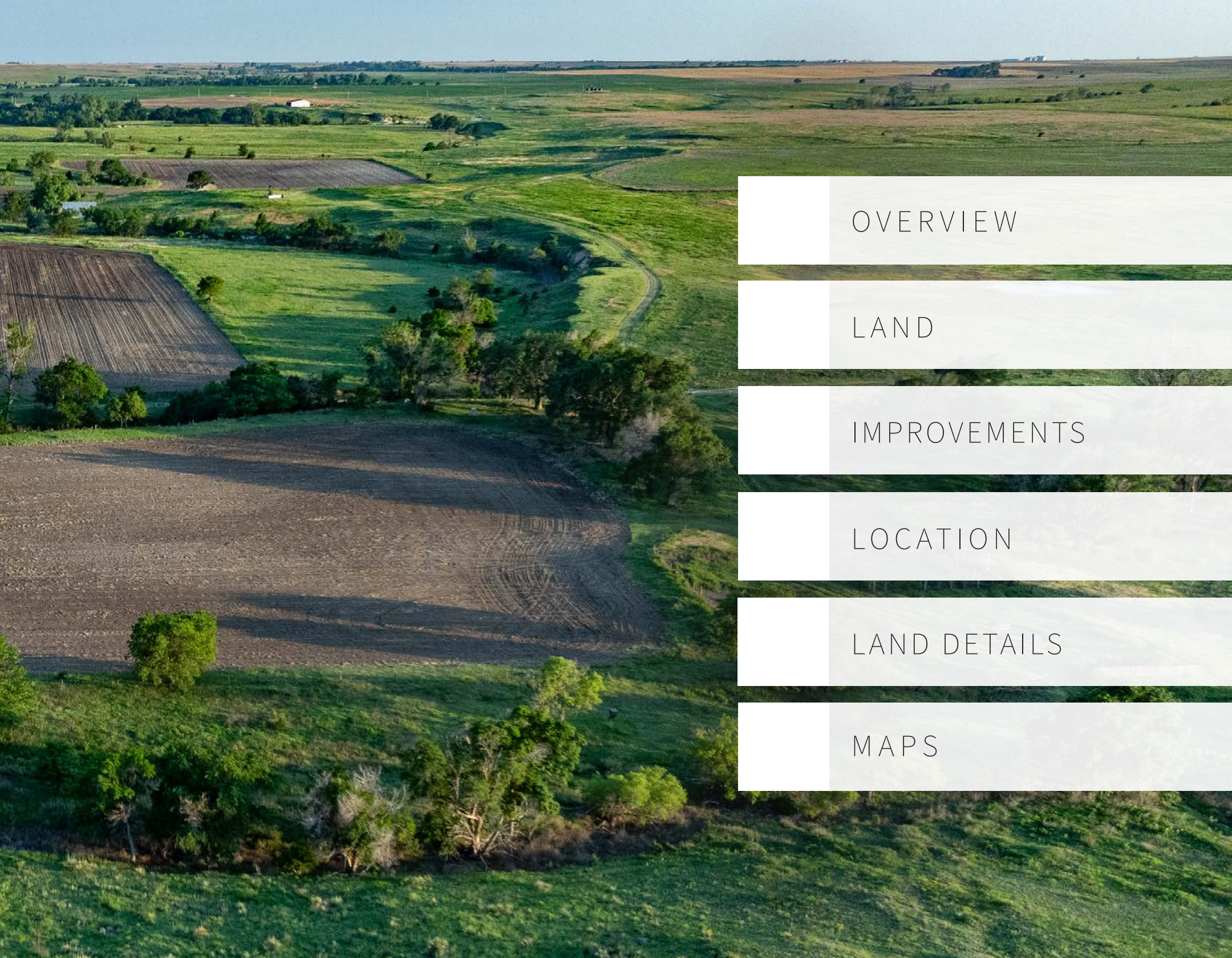
THE SPIRES RANCH

1,573.30 ACRES | TREGO COUNTY, KANSAS





HAYDEN
OUTDOORSTM
REAL ESTATE



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OVERVIEW





WELCOME TO **THE SPIRES RANCH**

Discover the exceptional Spires Ranch, located just into Trego County north of Ness County. For over a decade, this ranch has been optimized for world-class bird hunting and rotational grazing. The property is a sanctuary for white-tailed deer, mule deer, and Rio turkeys, supported by numerous feeders and food plots that provide ample food and cover. This contiguous ranch's breathtaking topography and natural beauty make it a standout property.

LAND



Spanning vast acres, Spires Ranch has been free from cattle grazing for nearly two years, allowing the land to flourish through the drought years. The ranch features new fencing (installed in 2017), cross-fencing, and cattle guards throughout. With rural water lines from both the north and south, supplemented by several water wells and multiple ponds as well as several miles of creek meandering through the ranch, water availability is never an issue. The spring fed ponds behind the homesteads next to the camping area have been stocked with catfish, bluegill, grass carp, and bass, ensuring a vibrant aquatic ecosystem.

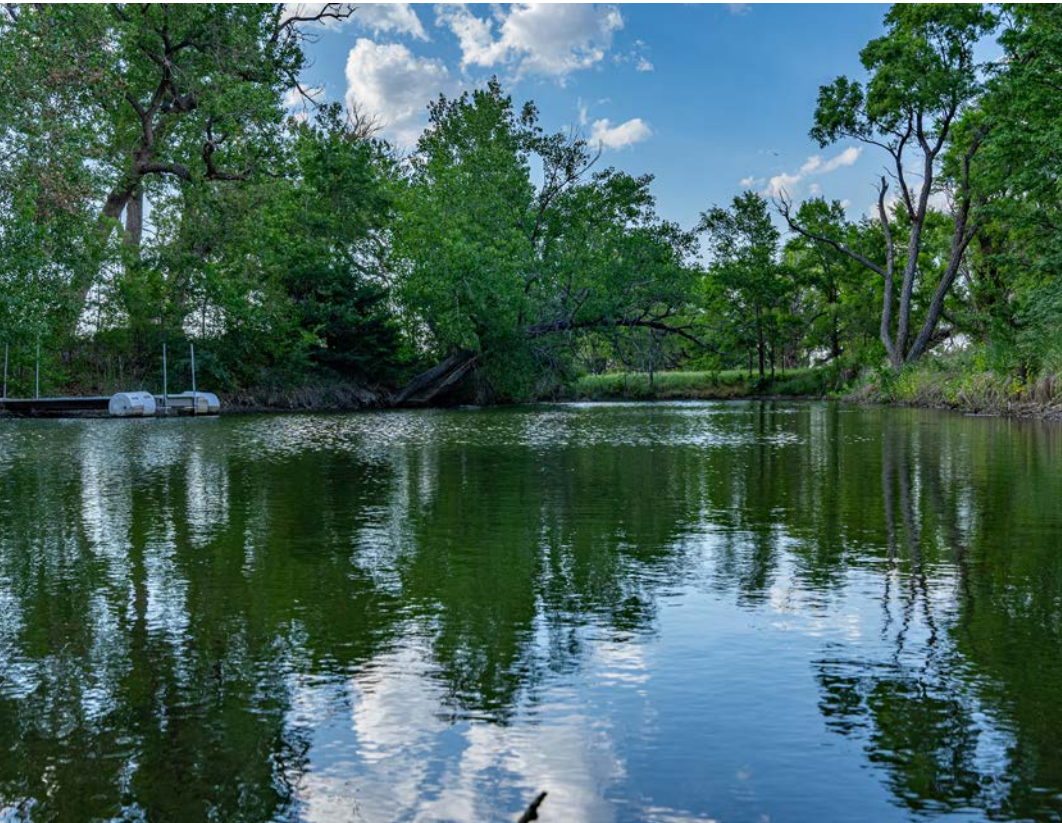




Recognized as an incredible hunting destination, The Spires Ranch offers top-notch facilities and experiences for outdoor recreation along with outstanding habitats for big and small game. Utilized as an upland bird hunting ranch as well as a cattle ranch the last decade. Located just 5-6 miles southwest of Cedar Bluff Reservoir and the Smoky Hill River and holding more than 3.5 miles of the east branch of Sand Creek winding through the heart of the ranch. The ranch and area is home to some incredible white tailed deer as well as the occasional mule deer, plenty of turkeys, and of course phenomenal upland game habitat and hunting. The extensive trails and well-placed food plots and feeders enhance the hunting experience, making it both enjoyable and productive. The Bird Barn, equipped with automatic door openers, is ideal for managing and supplementing upland bird populations. Ringneck Pheasant, Bobwhite quail, and the occasional lek of prairie chickens call the ranch home utilizing the phenomenal habitat, water, and food sources.

The ranch includes 8 well-fenced pastures with excellent water access, ideal for rotational grazing methods. The cropland, mostly fenced in or out, offers cash rent at \$30/acre, with the tenant maintaining food plots annually for the landowner. The Spires Ranch Currently in its second of the 3 year NRCS DRI program. DRI (Drought Resistance Initiative) NRCS eligible buyers can assume the contract for the remainder of the contract through 2025. The second year payment is approximately \$34,000 and the third year payment is approximately \$12,500 with a prescribed grazing plan (likely 12-14 acres per pair). The newer sorting and handling pens, along with the state-of-the-art cattle loading and unloading facilities, make managing livestock efficient and straightforward.

Please contact the listing agent for more information on this property or to schedule a private showing. (**Financial verification is required**)



IMPROVEMENTS





Outbuildings:

2018 Shop: A 40×60 shop featuring a concrete floor, a 4'×25' pit, a 12×18 finished office, corn/pellet burning stove, water plumbing, LED lights, an air compressor system piped in, and fully insulated and finished.

2014 Barn: A 40×80 barn with an 18'×80 lean-to and a 10×28 office/storage area with concrete flooring, insulation, and plumbed water.

Game Cleaning Shed: Conveniently located next to the shop for easy game processing.

Detached Garage: Situated behind the white house for additional storage.





Residential Details:

Home #1 (Built in 1910):

2,075 sq. ft.

5 bedrooms, 2 bathrooms

Completely renovated with updates including HVAC systems, a gas hot water heater, a new roof (2019), and a new septic system (2014). Features a large jetted soaking tub and a sun/mudroom.



Home #2 (Built in 2010):

2,912 sq. ft.

5 bedrooms, 3 bathrooms

Ranch-style with a full finished basement, a large deck overlooking the pond and ranch, a luxurious steam shower, hand-hewn wood floors, and an epoxied concrete basement floor. Includes an attached garage, sprinkler system, and central heat and air conditioning.





Additional Amenities:

Camping Site: Equipped with electricity and water, this site offers picturesque pond views and large cottonwood trees for shade.

Mineral Rights: Includes 1 producing oil well with 1/8th royalty to transfer to the buyer. Production History attached. 2008 to present.

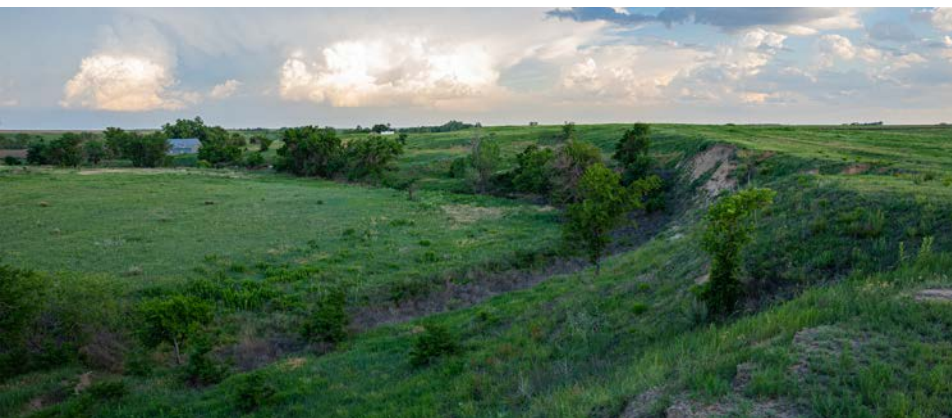
DRI Program: Assumable contract through 2025 with substantial payments remaining.

2023 Approximate Real Estate Taxes: \$7,857.84.



LOCATION





Location/Population

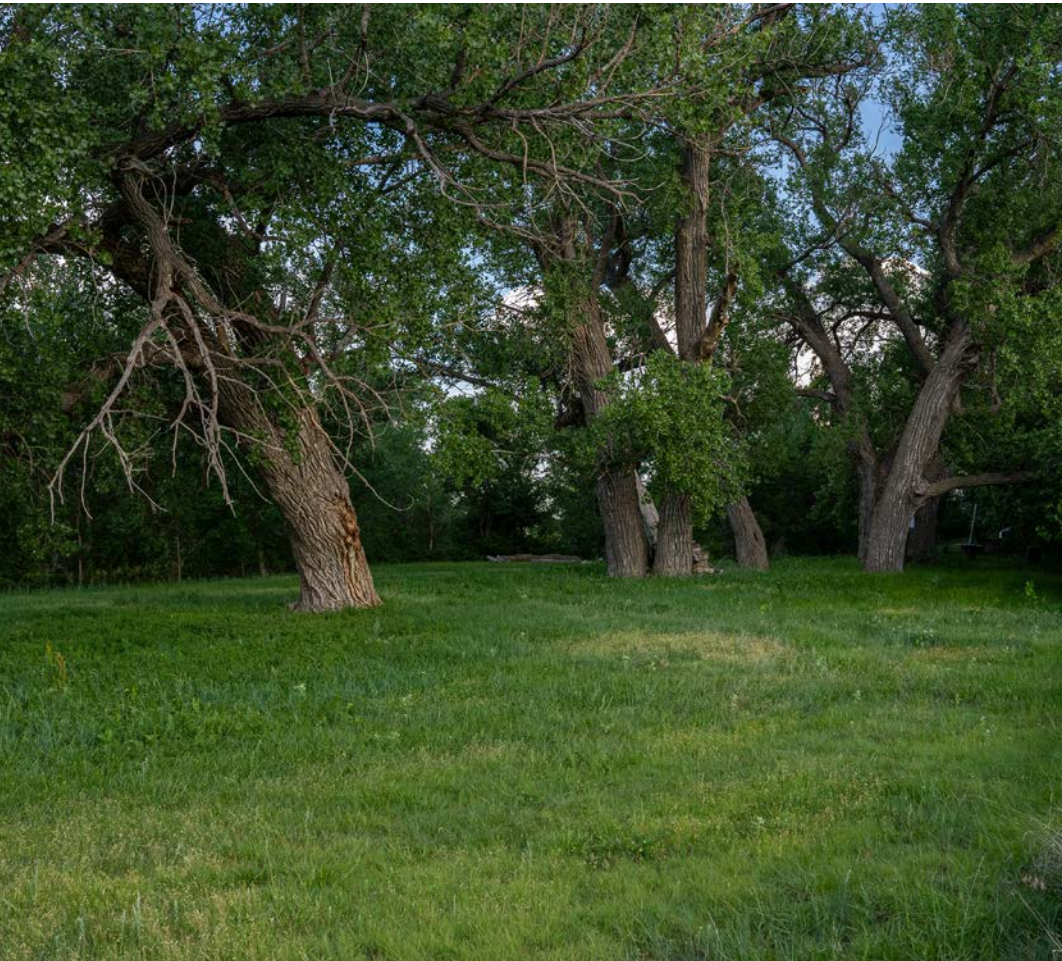
- 6 miles northwest of Ransom, Kansas (Population: 257)
- 21 miles north of Ness City, Kansas (Population: 1,312)
- 60 miles west of Hays, Kansas (Population: 21,136)
- 75 miles west of Cheyenne Bottoms Wildlife Refuge
- 110 miles northwest of Quivira National Wildlife Refuge



Directions

From Ransom, head north on Kansas Road for 4 miles to the T intersection and the property is across the road to the north.

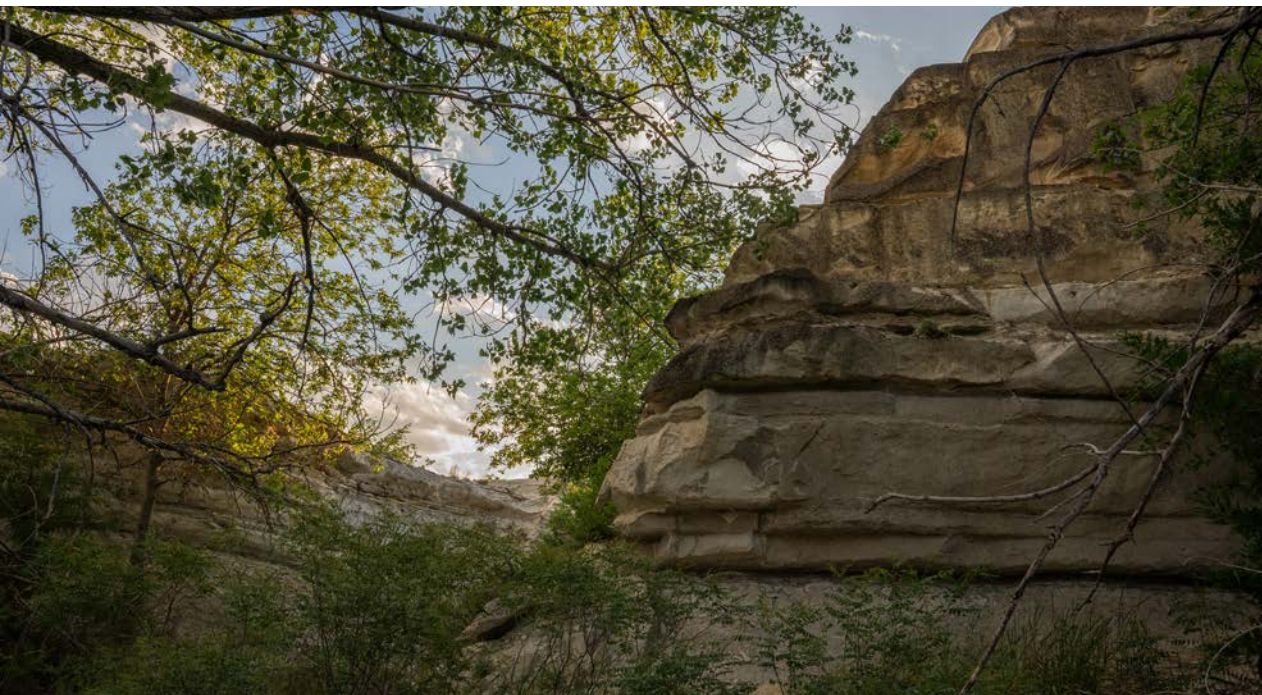
From Hays, head west on I-70 and in 29 miles take exit 127 toward Wakeeney/Ness City. Then turn left onto US-283 S and continue for 22 miles. Then turn right onto EE Rd. In 2.2 miles, the property is on your right.





LAND DETAILS





FEATURES

Cattle/Ranch

Farm/Crops/Ag

Fishing

Food Plots

House/Cabin

Hunting - Big Game

Hunting - Predator/Varmint

Hunting - Small Game

Hunting - Turkey

Hunting - Upland Birds

Hunting - Waterfowl

Mineral Rights

Outbuilding/Barn/Shed/Shop

Pond/Lake

Propane

State Hunting Unit: 2

Statistics:

- State Hunt Unit: 2
- Average Yearly Rainfall: 27.6”
- Closest Town: Ransom, Kansas
- School District: Western Plains USD 106

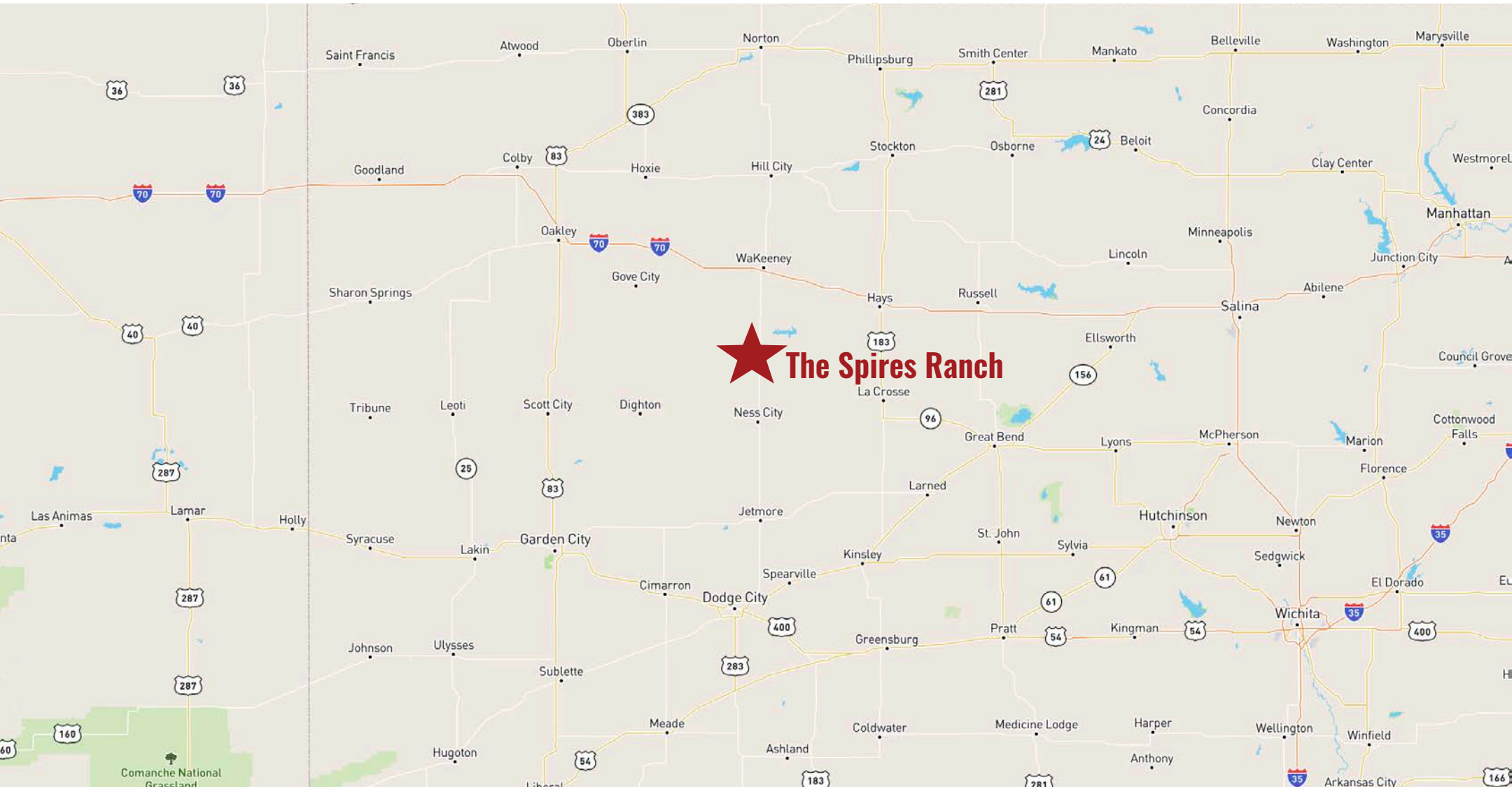
Community/Attraction:

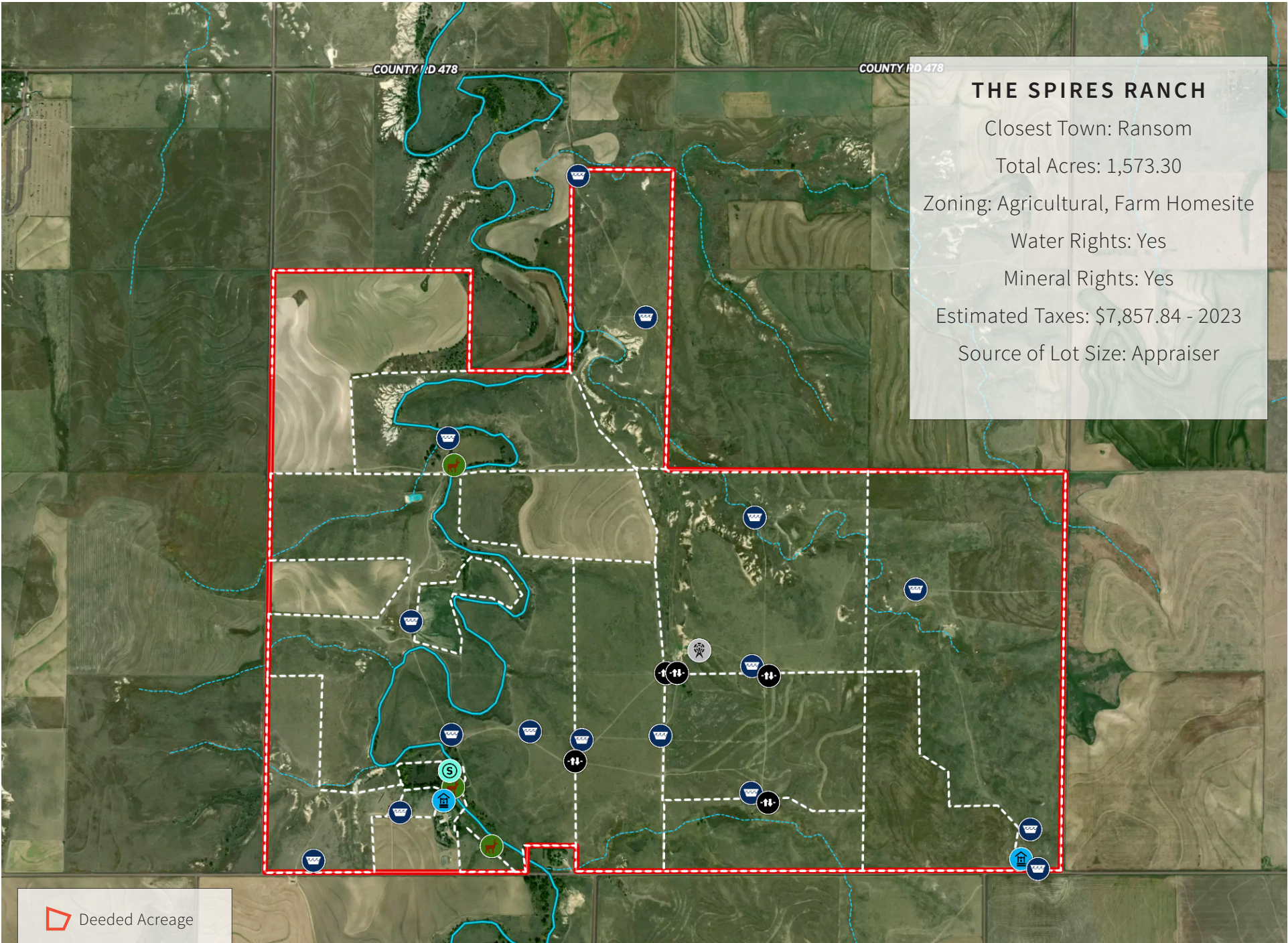
- 5 miles southwest of Cedar Bluff State Park-Reservoir and Wildlife Park which offers various recreational activities such as fishing, boating, swimming, and public hunting.
- 5 miles south of the Smoky Hill River offering scenic views, abundant wildlife, and fishing.





MAPPING







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