

Wild Blackberry Ranch

310.80 Acres

Harvey County, KS

\$895,000



HAYDEN  OUTDOORS®

Wild Blackberry Ranch

TOTAL ACRES:

310.80

PRICE:

\$895,000

COUNTY:

Harvey County, KS

CLOSEST TOWN:

Burton, KS

Presented by



Jim Elliott

📍 Salesperson, Licensed in KS, NE, OK, CO & TX

✉️ Jim@HaydenOutdoors.com

📞 316.214.3848



HAYDEN OUTDOORS.
REAL ESTATE





Property Summary

This half section is filled with diversity and opportunity that you don't want to miss. Located just 3 miles north of Burton, Kansas in the heart of sand hills that lay in the Arkansas River Lowlands area. This parcel has a long history of producing successful trophy whitetail deer, upland birds and waterfowl hunts across multiple generations. When not being hunted, it has also been a strong cow-calf producer over the years.



Activities & Amenities

ATV/Off Road
Cattle/Ranch
Farm/Crops/Ag
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Income Producing
Pond/Lake
Water Rights
Wooded
State Hunting Unit: Kansas Whitetail Deer Unit 6

Land Details

Address: 22805 SW 36th St, Buhler, Kansas
67522, USA

Closest Town: Burton, Kansas

Total Acres: 310.80

Deeded Acres: 0.00

Leased Acres: 0.00

Zoning: Agricultural

Pasture Acres: 310.8

Water Rights: Yes

Seller's interest shall be transferred to Buyer
upon closing.

Income Type: Cattle Lease

Estimated Taxes: \$267.64 - 2023

Source of lot size: Unknown



Land

This parcel exhibits the prototypical sandy soils that were delivered and deposited to the area over millions of years by the Arkansas River. The sandy soils have created a landscape of gentle dunes that would continue to change and evolve if not for the strong vegetation that has taken root and stabilized it. As it's name suggests, there are areas on this ranch where wild blackberries are super thick and a single patch may occupy multiple acres. There are also sand plums, sumac, dense cedars and tall cottonwoods that break up the lush native grasses.

A trail system has been established and winds throughout the property leading you to any of the three ponds, multiple seasonal wetlands and even the elevated hunting blinds.

Improvements

The property is fenced on all sides and has interior cross fencing that creates 4 different pastures. There are fenced pens and a solar well near the main gate, along with a small shed. There are also three enclosed, elevated hunting blinds on the property.

The Seller also has cattle chutes and working equipment on site that is not included in the asking price, but could be negotiated for or purchased separately.



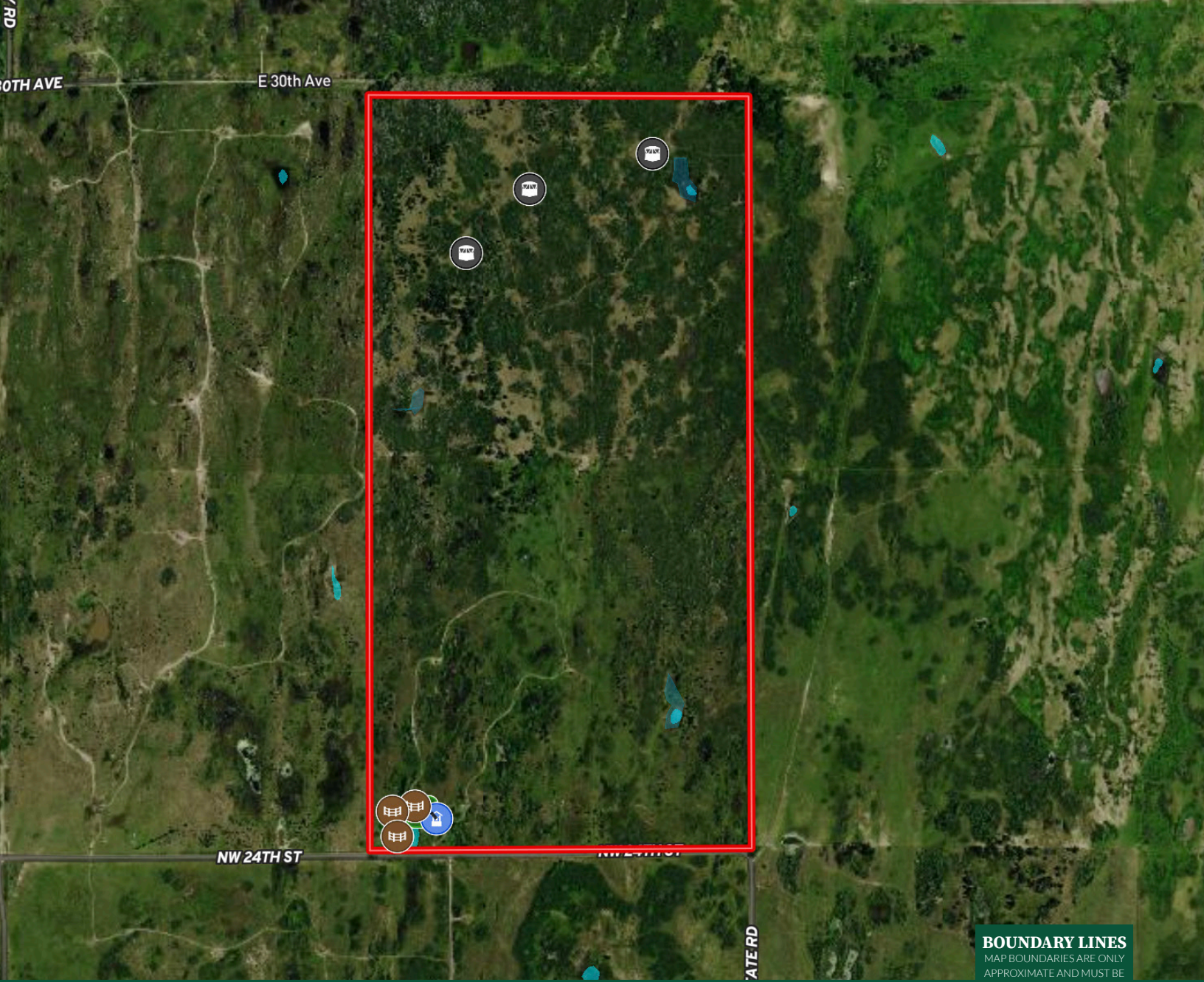
Recreation

While only a portion of this parcel is covered in tall timber, cottonwoods and trees suitable for hanging a tree stand, Kansas deer hunters know that this area produces wall-hangers and that the thick, natural vegetation produces both great cover and food. The huge stand of blackberry bushes on this property create a great food source for all wildlife and are especially important for whitetail deer, as they eat both the fruit and the browse. In some areas of this parcel, the cover is so thick that the travel corridors are extremely easy to identify as the deer weave through the dense patches leaving unmistakable wear marks.

The landscape also features 3 ponds, two of which have been expanded over the years. There are also numerous wet weather wetlands that fill after rains and even when they are dry, they are easily identifiable by the cattails and other semi-aquatic vegetation that occupy them. The ponds and these wetlands combine to create some awesome waterfowl hunting opportunities. This parcel resides between the Arkansas River and the Little Arkansas River and in the bullseye of the famed Central Flyway.

Upland bird hunters who spend any time at all on the property will literally have their head spinning trying to determine where that most recent bobwhite quail whistle came from. Bobwhites have had a strong few years in the area and this parcel helps prove that point. There are many multiple coveys on this place! Pheasants can also be flushed from the thick cover.





BOUNDARY LINES

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

 Boundary  Water Well





Agriculture

There is currently a cattle tenant in place on a year to year agreement, which stipulates that livestock must be removed no later than October in order to take full advantage of the hunting season. In the past, the Seller has run as many as 30 pairs on the property per season.

Water/Mineral Rights & Natural Resources

All water rights owned by the Seller, if any, shall transfer to the Buyer at closing.

The Seller is not believed to own the mineral rights and they shall not transfer as a part of this sale.

Region & Climate

This half section is located in western Harvey County, Kansas where you will experience all four seasons. Summers are warm and winters are cold with occasional snowfall. The area receives an average of 32 inches of rain annually, which typically falls in the spring and summer months. The area receives an average of 13 inches of snow each year and there are typically 225 sunny days throughout the year.

Location

The property is located only 35 minutes from Wichita's Eisenhower National Airport and sits only 20 minutes from downtown Hutchinson, KS, which is a full service city of nearly 40,000 residents. Hutchinson is home to world renowned Prairie Dunes Country Club, which is built upon the same type of landscape as this property.





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 bring buyers to purchase our properties. We offer cooperating 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

Scan to see more testimonials





**HAYDEN
OUTDOORS.
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 Real Estate

501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | www.HaydenOutdoors.com

DISCLAIMER: Hayden Outdoors Real Estate is a licensed real estate brokerage in multiple US states. For a complete list of states and territories, please visit HaydenOutdoors.com/About. © Copyright 2024 Hayden Outdoors Real Estate. All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates make no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics or other items contained in this magazine. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



HAYDEN OUTDOORS[®]
REAL ESTATE



866.741.8323 · www.HaydenOutdoors.com