

Garfield Pasture Section

623.98 Acres

Pawnee County, KS

\$1,199,000



HAYDEN  OUTDOORS

Activities & Amenities

Cattle/Ranch
Farm/Crops/Ag
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Mineral Rights
State Hunting Unit: 5

Land Details

Address: 1 CO RD, Garfield,
Kansas 67529, USA
Closest Town: Garfield
Total Acres: 623.98
Zoning: Agricultural
Mineral Rights: Yes
Estimated Taxes: \$871.1 - 2023
Source of lot size: Appraiser



Property Summary

This 623.98-acre Sandhills pasture near the Arkansas River offers prime grassland and habitat for cattle and wildlife, just three miles from Garfield, Kansas, and Highway 56. The property boasts new fencing, solar-powered water wells, native grasses, and thickets, making it ideal for hunting, ranching, and recreational activities, with abundant wildlife and beautiful landscapes.





Land

Discover an exceptional 623.98-acre Sandhills pasture located less than a mile from the Arkansas River, offering great grassland and habitat for both cattle and wildlife. Located just three miles from Garfield, Kansas, and Highway 56, this area is well-known for producing trophy whitetails, abundant quail, and natural beauty. This property features new fencing installed in the last few years, with heavy-duty corners and gates, ensuring durability and security. Two solar-powered water wells, situated on opposite sides of the ranch, provide reliable water sources and come with all equipment included. The land is enriched with Sandhill plum thickets, creating excellent food, cover, and habitat for native bobwhite quail and the magnificent whitetail deer. The ranch is adorned with beautiful native grasses, small ponds in the valleys between the sandhills, and electricity available along the road, making it easily accessible while still maintaining a remote and peaceful atmosphere.

This ranch is a paradise for recreational enthusiasts, with abundant dove and bobwhite quail throughout the property. The diverse landscape, featuring sandhills up to 100 feet high, valleys, thickets, and trees, offers incredible opportunities for hunting and wildlife observation. Deer use the topography to their advantage, moving seamlessly from food to water to cover. The property is surrounded by crop fields and is renowned for producing large-bodied trophy deer, thanks to years of meticulous deer management. Additionally, owning more than 80 acres in Kansas qualifies you for a landowner tag for yourself and/or your linear family members. Priced to sell, this property offers a unique blend of ranching and recreational opportunities, making it a perfect investment for nature and wildlife lovers.

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

Legal Description: SEC S09,T23, R17 in Pawnee County





Property Statistics:

- Mineral Rights: 1 producing oil well (seller receives 1/8 royalty)
 - » 2023 Payment: \$6,710.46
 - » Seller's mineral rights pass to Buyer
- 2024 average rental rate is \$192.87 per pair without care. Stocking rate is approximately 10 acres per pair in 2023. Ranch can typically handle 60 pair. Approximately \$12,000 income from annual cattle grazing.
- Seller willing to lease back hunting opportunities for \$6,200 annually
- 2023 Total Tax: \$871.80
- Average yearly rainfall: 25"
- State Hunt Unit: 5



Directions:

- From Garfield, head south on Pawnee St/180th Ave from Hwy 56 for about 1/2 mile. Then turn left at your shortly after the bridge and continue straight for about 3 miles and you reach an intersection. The property is to the southwest of the intersection.
- From Larned, head south on K-19 for 6 miles then turn right onto F Rd. In 5 miles you will reach an intersection and the property is to the southwest of the intersection.

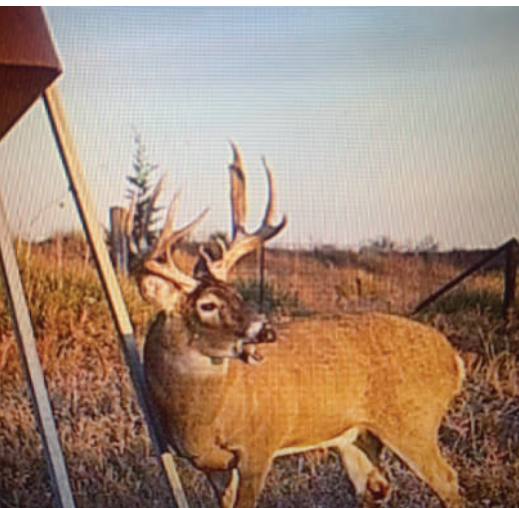




Location/Population:

- 11 miles southwest of Larned, Kansas
- 35 miles southwest of Great Bend, Kansas
- 50 miles northeast of Dodge City, Kansas
- 2 hours northwest of Wichita Dwight D. Eisenhower National Airport

**All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.*





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 regard 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."

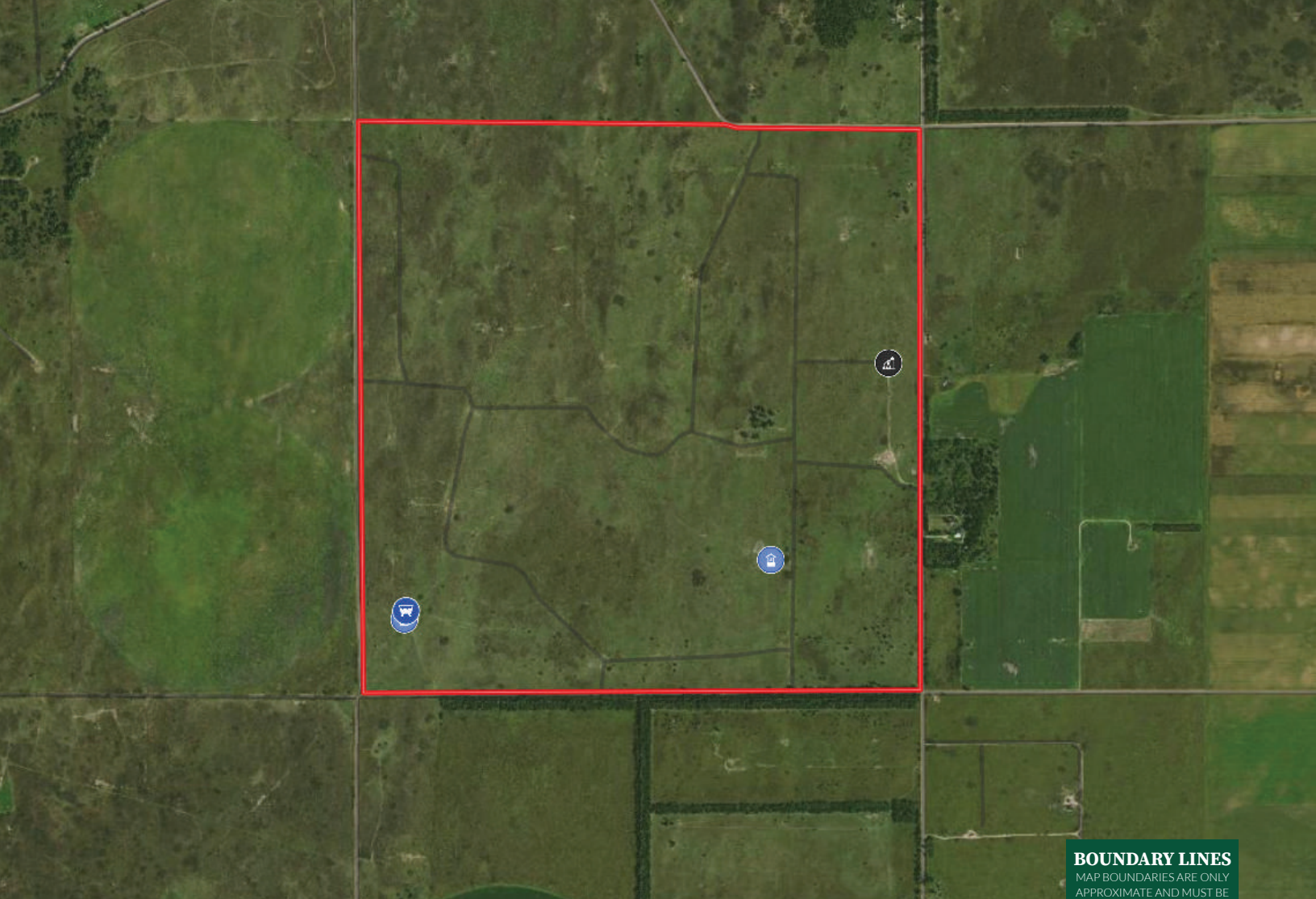


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

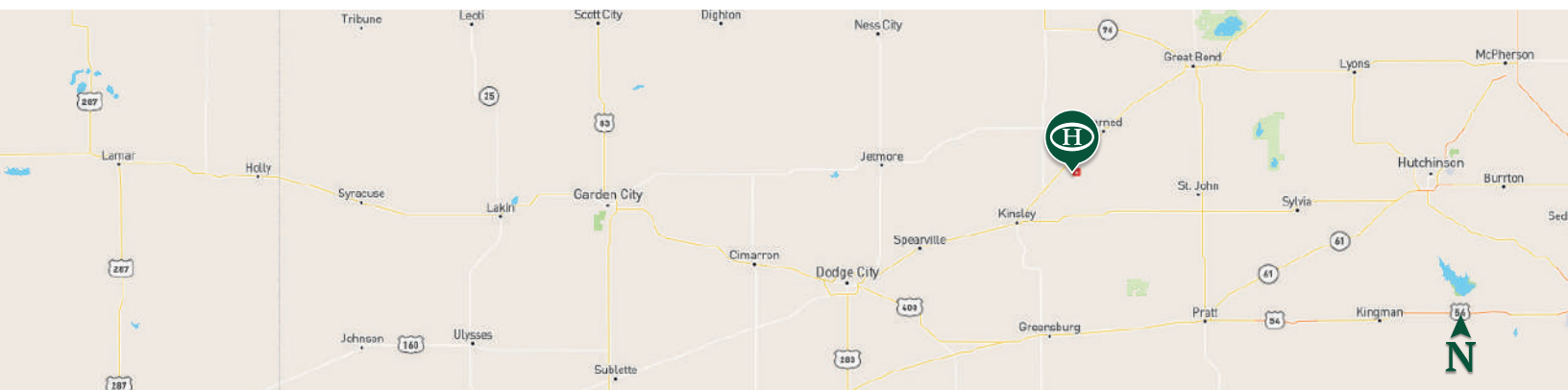
Scan to see more
testimonials





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

Boundary Oil Well Water Storage Well



JC Bosch

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