

The Perfect 10

370.00 Acres | Cheyenne County, KS | \$2,000,000



The Perfect 10

TOTAL ACRES:

370.00

PRICE:

\$2,000,000

COUNTY:

Cheyenne County

CLOSEST TOWN:

Saint Francis, KS

Presented by



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About This Property

“The Perfect 10” is a 370-acre property in Northwest Kansas offering premier hunting, irrigated farmland, and diverse habitat. Known for world-class white-tailed deer, it also boasts abundant turkey, upland game, and waterfowl hunting. With 163 acres of irrigated land and a beautiful pond, it’s ideal for sportsmen and farmers alike. Adjacent to a state recreation area, it provides year-round access and endless outdoor opportunities.



Activities & Amenities

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Farm/Crops/Ag
Fishing
Food Plots
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds & Waterfowl
Income Producing
Irrigation
Mineral Rights
Outbuilding/Barn/Shed/Shop
Pond/Lake
Stream/River
Timber
Water Access
Water View
Waterfront
Wooded
State Hunting Unit: Unit 1 (Deer)

Land Details

Address: 2635 CR RD 22, Saint Francis, Kansas 67756, USA

Closest Town: Saint Francis

Total Acres: 370.00

Deeded Acres: 370.00

Zoning: Agricultural

Elevation: 3100

Tillable/Crop/Orchard Acres: 20.5

Irrigated Acres: 170

Building Details

Homes: 1

Bedrooms: 2

Full Bathrooms: 1

Basement: None

Parking Types:

Detached Garage

Outbuildings: 2

Cooling Systems: Forced Air Cooling

Heating Systems: Fireplace, Forced Air



Land

Located between St. Francis, Kansas, and Benkleman, Nebraska, along the picturesque South Fork of the Republican River, “The Perfect 10” is a true gem for sportsmen, farmers, and outdoor enthusiasts alike. This 370-acre property offers a rare combination of irrigated farmland, lush riverbottom habitat, dryland farming, and a variety of recreational and hunting opportunities. Situated in one of Kansas’ most highly sought-after hunting areas, this property is a wildlife haven and boasts all the right elements to attract big game, upland birds, and waterfowl, as well as provide excellent fishing.

The farming aspect of the property is also impressive. The **163 acres of irrigated land** produce high-quality crops such as alfalfa and corn, which not only support wildlife but also contribute to the agricultural value of the property. The irrigation pivots, combined with dryland farming on the balance of the property, create a reliable source of income while maintaining the ecological integrity of the land. This mix of farmland and natural habitat is hard to find, especially in a region where water resources are scarce.





Recreation

A Hunter's Paradise. The Perfect 10 lives up to its name for those seeking prime hunting grounds. The area is renowned for its incredible white-tailed deer population, particularly in **Kansas Deer Unit 1**, one of the most celebrated trophy deer regions in the country. It's common to see world-class bucks, with deer harvested in the area typically scoring between **150 to 200 inches**. The riverbottom habitat creates the perfect conditions for white-tailed deer to thrive, and mule deer are also spotted on the property and in the surrounding region. Whether you're a seasoned hunter or just getting started, this property has everything needed to consistently produce large Kansas bucks year after year.

In addition to deer, the turkey hunting is phenomenal. The property is home to **Rio Grande and Rio Grande Merriam's hybrid turkey** populations, offering excellent opportunities to bag large toms during the season. The diverse landscape, combining upland corners, farmland, and riverbottom, provides ideal habitat for a thriving turkey population.

The upland bird hunting on this property has experienced a resurgence in recent years. With a good number of **pheasants and quail** making their home on and around the property, hunters will enjoy plenty of action during the upland game season. The habitat management practices in place have contributed to the recovery of these species, ensuring a sustainable and rewarding hunting experience.

The property is also adjacent to the **South Fork Wildlife Area**, which adds value by expanding the available hunting and recreational opportunities. The state land allows "The Perfect 10" to feel larger than its actual acreage, giving owners and guests the ability to enjoy even more of the natural landscape without the need to expand ownership.





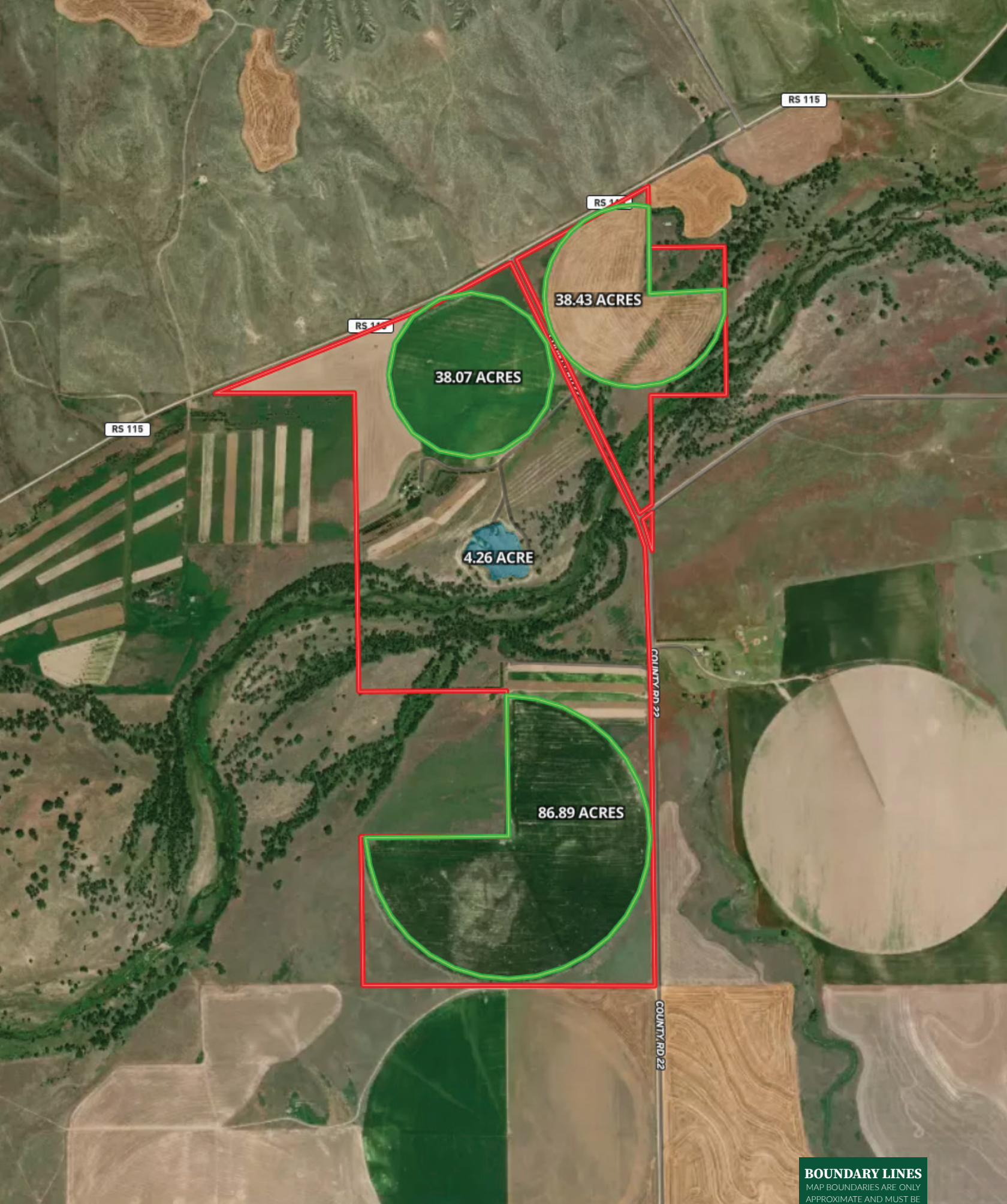
Agriculture

Diverse Habitat and Farming Operations. What makes “The Perfect 10” stand out is its incredible landscape diversity. The property includes approximately **163 acres of irrigated farmland**, with alfalfa on one pivot and corn on two other pivots, providing the ideal crops to sustain wildlife year-round. The remaining acreage is riverbottom, dryland farm, and native habitat, creating a balanced and versatile agricultural and hunting property.

Water is crucial in this part of Northwest Kansas, and “The Perfect 10” is uniquely positioned with ample water resources. The **pivots and a scenic pond** ensure that wildlife remains nearby, especially during the warmer months when water is a vital attraction. The pond, in particular, is a stunning feature of the property. Not only does it attract migratory birds, but it also serves as a popular spot for **dove hunting**. Managed with aeration to support fish and waterfowl, the pond enhances the property’s appeal for anglers and bird hunters.

Currently, the farmland is leased to excellent farmers who are growing corn and alfalfa and have wheat on the dryland portion of the property. They are on a crop-share basis with the current landowner.

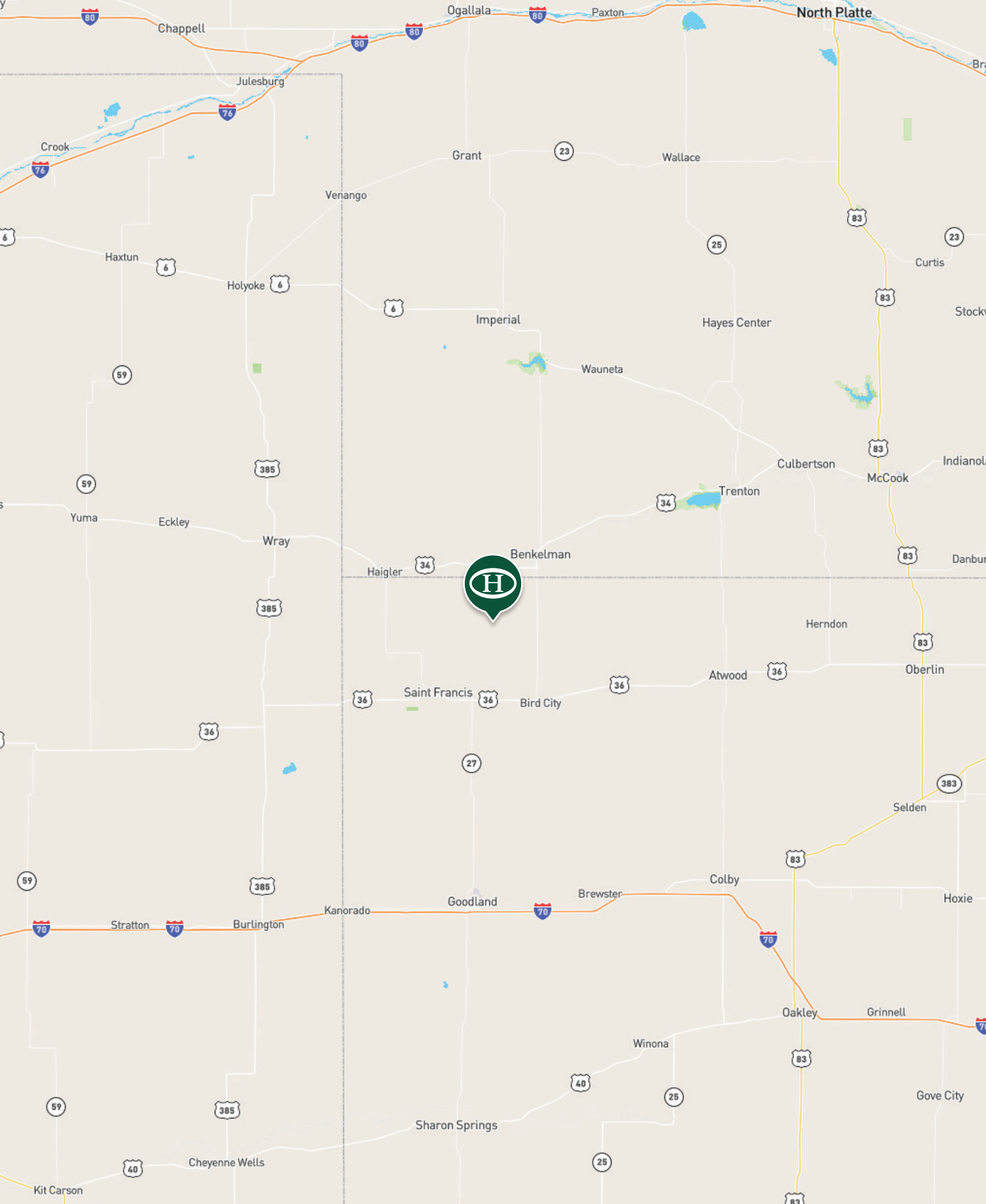




BOUNDARY LINES

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

 Boundary





Region & Climate

St Francis, Kansas, has a moderate climate all year round. Summers are hot, temperatures reaching the high 80s and low 90s during the day, while nights cool off into the low 60s and mid-70s. Winters remain fairly mild, with temperatures usually staying in the 40s during the day and dropping to the 20s at night. Rainfall is distributed evenly throughout the year, with an average annual rainfall of 18 inches. The irrigation pivots, combined with dryland farming on the balance of the property, create a reliable source of income while maintaining the ecological integrity of the land. This mix of farmland and natural habitat is hard to find, especially in a region where water resources are scarce.





Location

“The Perfect 10” is ideally situated for those who want to enjoy the peace of rural life while staying connected to major cities. Located approximately **3 hours from Denver, Colorado**, and **3 hours from Hays, Kansas**, this property provides easy access for weekend retreats, hunting trips, or extended stays. St. Francis, Kansas, the nearest town, is a thriving small community with a population of around **1,250 residents**. It offers all essential services, including shops, restaurants, and amenities, and is conveniently located along **Highway 36**.







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

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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

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