

Peace Creek Pasture and Cropland

130.60 Acres

Reno County, KS

\$561,580



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Activities & Amenities

Cattle/Ranch
Development Potential
Farm/Crops/Ag
Food Plots
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Mineral Rights
Recreational Business
Stream/River
Timber
Water Rights
State Hunting Unit: 5

Land Details

Address: 1 W 95th Ave, Sterling,
Kansas 67579, USA
Closest Town: Sterling
Total Acres: 130.60
Zoning: Agricultural
Estimated Taxes: \$1,090.75 - 2023
Source of lot size: Appraiser



Property Summary

Situated in Reno County, Kansas, this 130.6-acre property boasts Peace Creek running through its center, 92.06 acres of cropland with Class 2 soils, and exceptional hunting opportunities for whitetail deer, turkey, and quail. With its proximity to Quivira National Wildlife Refuge and Cheyenne Bottoms, it's perfect for farming, recreation, or building your dream home.





Land

This 130.6-acre property in Reno County, Kansas, offers a unique combination of productive farmland, recreational opportunities, and natural beauty. Peace Creek winds through the center of the property, with over half a mile of live water on both sides, creating ideal conditions for wildlife and agriculture.

The land features 92.06 acres of cropland, with 46 acres currently planted in wheat. More than half of the cropland consists of high-quality Class 2 soils, and a dependable farmer is already in place under a crop-share arrangement. The property is surrounded by cropland and is located just over a mile from the Arkansas River, providing additional natural appeal.

Outdoor enthusiasts will appreciate the excellent habitat for whitetail deer, quail, turkey, and upland birds. The property is known for holding large deer and offers exceptional hunting opportunities, including duck hunting when local ponds and marshes are iced over. Its proximity to Quivira National Wildlife Refuge (12 miles east) and Cheyenne Bottoms (40 miles away) further enhances its appeal for nature and wildlife lovers.

Easily accessible with blacktop road frontage along the north side and west side, this property is also an excellent site for building a new home. It is conveniently located near Hutchinson, Wichita, and Lyons, making it a perfect blend of rural seclusion and accessibility.

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





Land

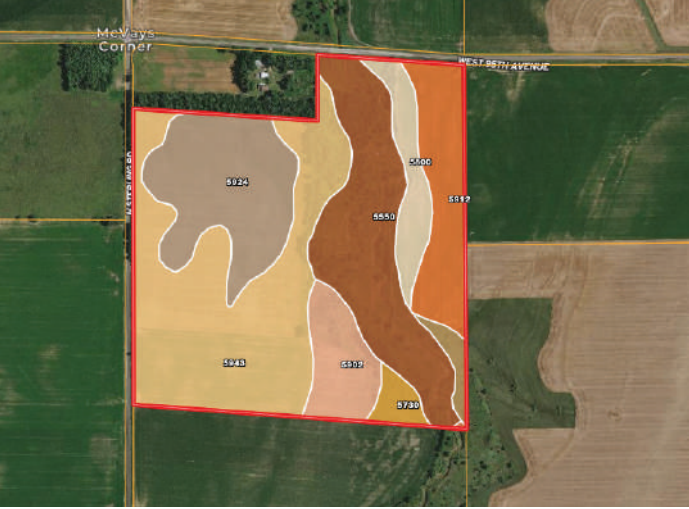
Legal Description: NW4 of S07, T22, R08W (Except 15+/- Acres in NW Corner) in Reno County

Crop	APH
Wheat	47
Soybeans	29

Soils: Primarily Class 2 and 3

- Saltcreek and Naron fine sandy loams, 0 to 1 percent slopes: 44.74 Acres
- Imano clay loam, occasionally flooded: 27.47 Acres
- Ost-Clark loams, 1 to 3 percent slopes: 22.93 Acres
- Naron fine sandy loam, 3 to 7 percent slopes, moderately eroded: 14.27 Acres
- Hayes fine sandy loam, 1 to 5 percent slopes: 9.05 Acres
- Mahone loamy fine sand, rarely flooded: 7.3 Acres
- Darlow-Elmer complex, 0 to 2 percent slopes: 2.62 Acres
- Naron fine sandy loam, 7 to 15 percent slopes, moderately eroded: 2.07 Acres
- Kisiwa loam, 0 to 1 percent slopes: 0.09 Acres





Statistics:

- 2023 Approximate Real Estate Taxes: \$1,090.75
- State Deer Hunting Unit: 5
- Average Yearly Rainfall: 29"
- School District: Sterling USD 376

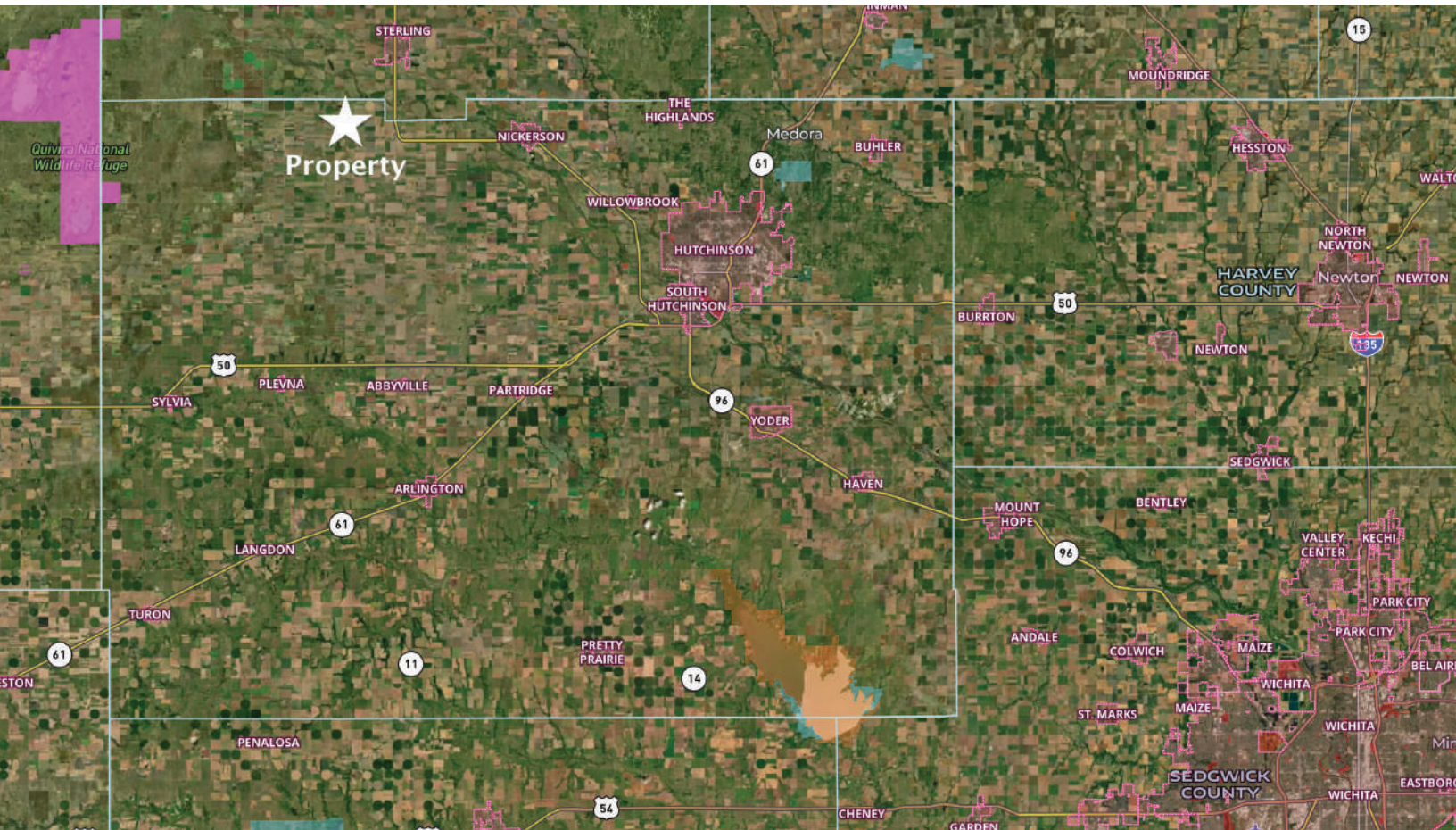
Directions:

From Sterling, head south on Hwy 14 for 2.5 miles then turn west onto Ave Y and in 2.5 miles the property is on your left to the south.

Location/Population:

- 5 miles south of Sterling (Population: 2,275)
- 15 miles east of **Quivira National Wildlife Refuge**
- 15 miles south of Lyons (Population: 3,498)
- 20 miles northwest of Hutchinson (Population: 39,662)
- 40 miles southeast of **Cheyenne Bottoms** and Great Bend (Population: 14,372)
- 70 miles northwest of Wichita Dwight D Eisenhower National Airport (Wichita Population: 396,119)

**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.*



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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





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

 Boundary



JC Bosch

- 📍 Salesperson, Licensed in AR, KS, WY, & OK Auctioneer
- ✉ JC@HaydenOutdoors.com
- 📞 620.282.9572


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