

# INDIAN HILL RANCH

2,390.00 ACRES | NESS COUNTY, KANSAS



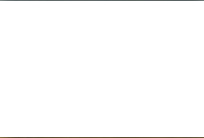
HAYDEN  
OUTDOORS  
REAL ESTATE



# INDIAN HILL RANCH



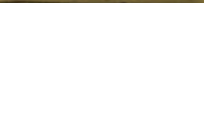
OVERVIEW



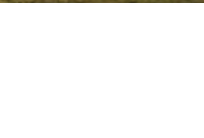
LAND



IMPROVEMENTS



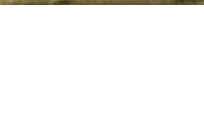
RECREATION



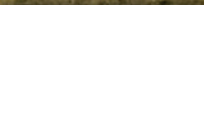
AGRICULTURE



REGION & CLIMATE



HISTORY/LOCATION



MAPPING



# OVERVIEW



## WELCOME TO INDIAN HILL RANCH



### QUICK FACTS

2,390.00 Acres

Equestrian Property

Ranch

Recreational

Vacant Land

Indian Hill Ranch, a remarkable western Kansas ranch, is now available for purchase for the first time in nearly 40 years! Spanning a notable 2,390 +/- acres, the ranch includes nearly 3.5 acres of Middle Fork Walnut Creek Bottom and features Grassland CRP and oil production income. Standing atop Indian Hill transports you back to a time when buffalo roamed the land for miles. This truly unique opportunity won't last long.



# LAND



The Indian Hill Ranch, located just north of Beeler, Kansas, and only miles from Highway 96, boasts almost 3.5 miles of the Walnut Creek's middle fork. This water source, combined with the phenomenal terrain, creates a haven for some of Kansas' largest whitetail and Mule deer, and offers many other unique natural features. The ranch's varied terrain, from sloped to rolling, and the established native grass forage from years of grazing, further enhance its appeal.





# IMPROVEMENTS



The ranch's excellent boundary fences encompass the entire 2,390 +/- acres and feature multiple gates for entry from various directions. Located just 3 miles north of Hwy 96, the ranch is easily accessible via well-maintained county roads on both the west and north sides. Water is always readily available from multiple sources, including well water supplying numerous water tanks, multiple pond beds, and the Walnut Creek traversing the northern part of the ranch. Cattle working pens and electricity are also on site to support cattle operations.

## FEATURES

- Cattle/Ranch
- Hunting - Waterfowl
- Hiking/Climbing
- Income Producing
- Hunting - Big Game
- Mineral Rights
- Hunting - Predator/Varmint
- Pond/Lake
- Hunting - Small Game
- Stream/River
- Hunting - Upland Birds
- State Hunting Unit: 17





# RECREATION



This region of Kansas is renowned for its large Whitetail and Mule deer populations, and also provides opportunities to observe doves, pheasants, quail, and a variety of other birds and wildlife. With just under 2400 acres, the ranch offers the potential to manage and cultivate trophy-sized Kansas bucks.





# AGRICULTURE



With proper management, the ranch can support approximately 160 cow-calf pairs annually, depending on the producer's operation. However, the Grassland CRP program imposes restrictions that can affect total grazing numbers. Currently, 2,352 acres are enrolled in the Grassland CRP program, and an additional 14 acres are dedicated to the Lesser Prairie Chicken Initiative CRP program. Combined CRP income totals approximately \$36,000, and the owners currently receive additional cash rent per cow, ranging from \$25,000 to \$30,000 annually, depending on the number of cows.

## WATER/MINERAL RIGHTS & NATURAL RESOURCES

The seller's mineral rights will convey at closing. The sellers believe they hold a 1/8th royalty interest in two oil wells and a 1/16th royalty interest in two additional oil wells on the property. This translates to approximately \$24,000 in total oil income for the 2023 calendar year. Additionally, there's a salt water disposal well on the property that generates \$2,400 in annual lease fees.





# REGION & CLIMATE



Ness County, Kansas, experiences an average of 22 inches of annual rainfall, 19 inches of snowfall, and enjoys around 241 sunny days each year. The region is recognized for its native short grass rangelands and fertile agricultural lands.





# HISTORY



Indian Hill, recognized as one of the “8 Wonders of Ness County,” is crowned by a prominent steel Indian silhouette, a familiar sight to travelers. The ranch derives its name from the hill, which, according to local lore, was the site of an Indian battle. Remnants of the battle are still visible today; ridges carved into the hillside served as trenches for the white men during the conflict, and it’s said that arrowheads and shell casings have been discovered on the summit. The hill offers breathtaking panoramic views for miles around, making it a truly remarkable vantage point.

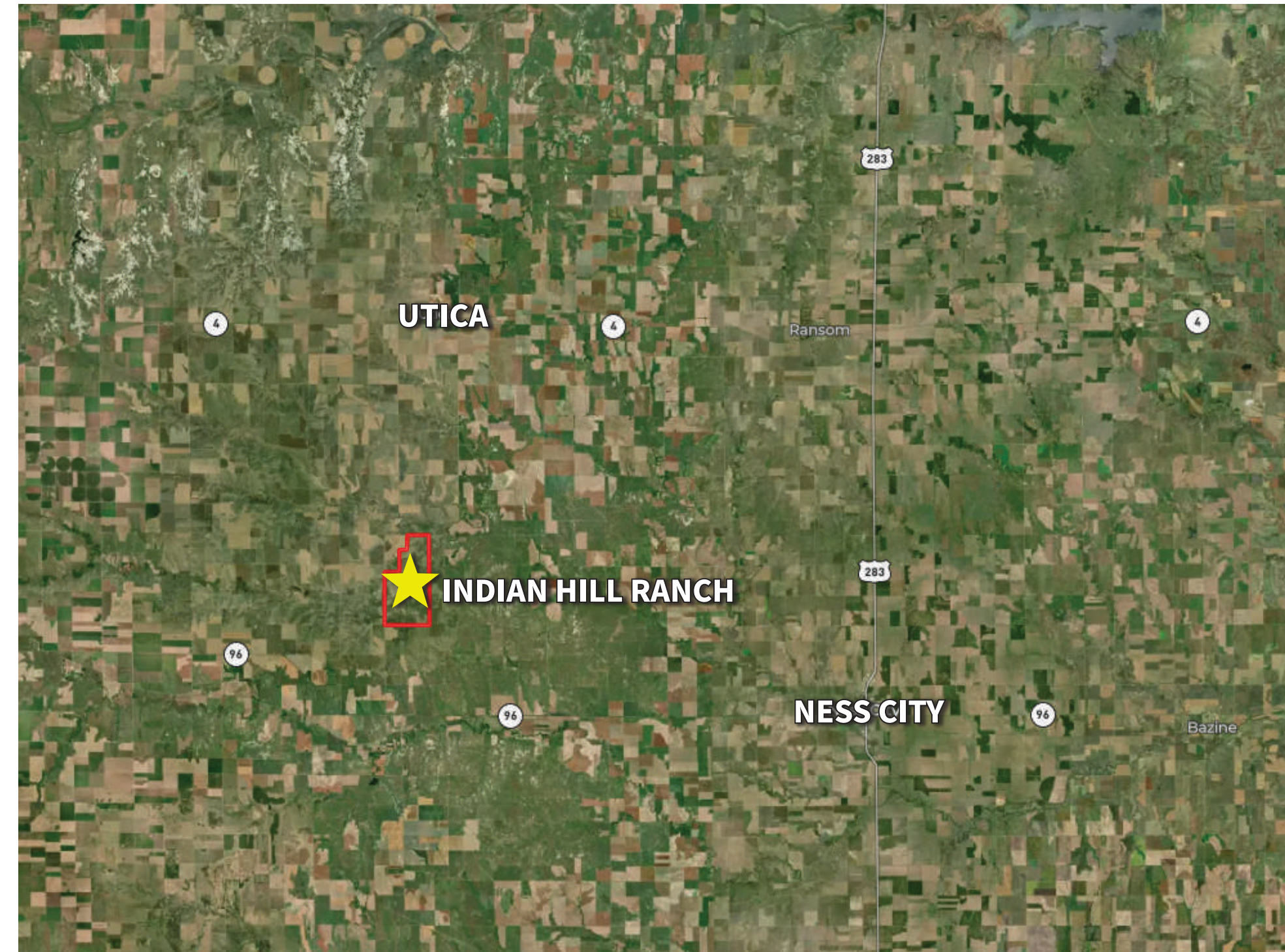
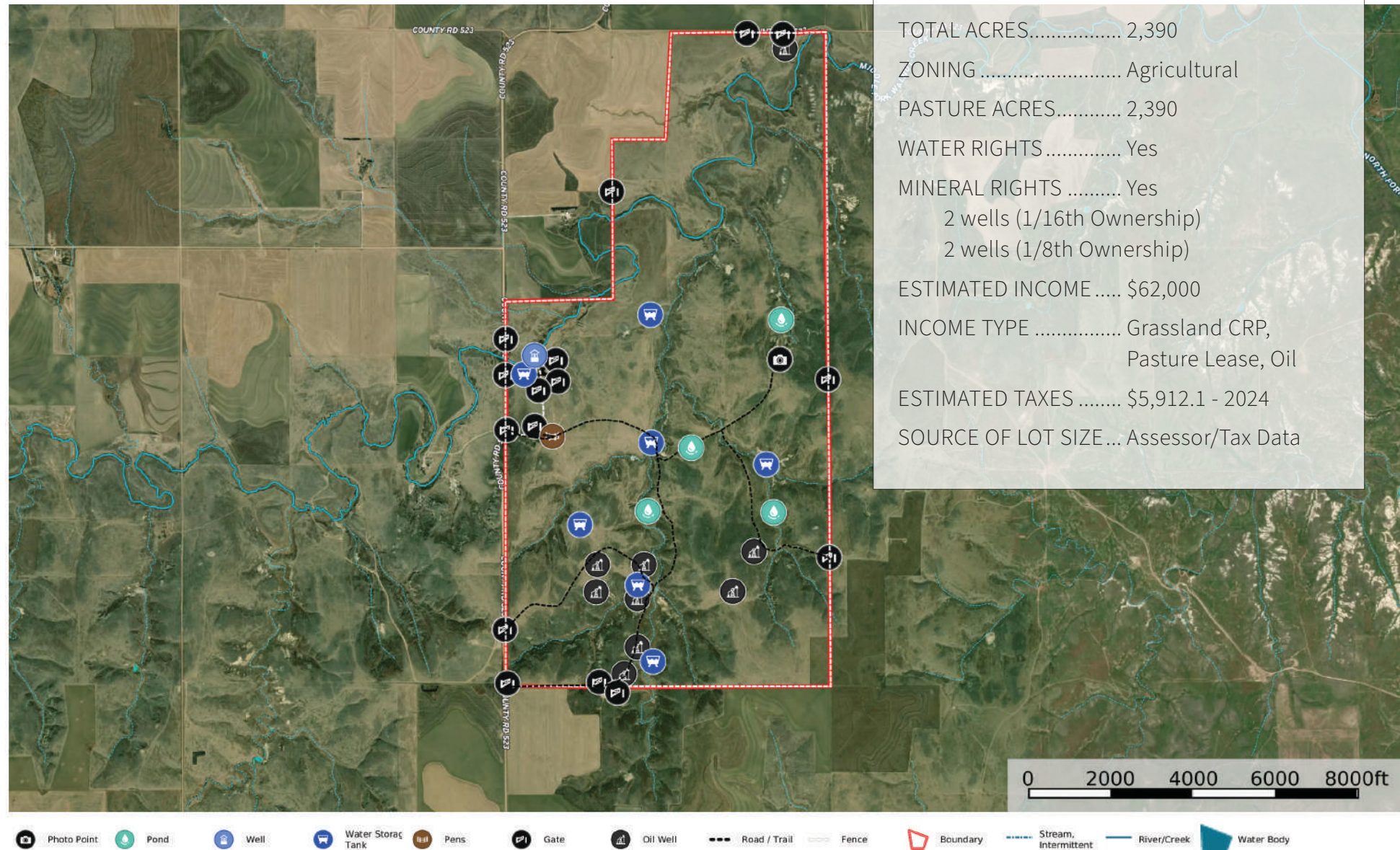
## LOCATION

Located west of Ness City, north of Beeler, and south of Utica, Kansas, the ranch is a rare find in the area due to its expansive size and contiguous land.

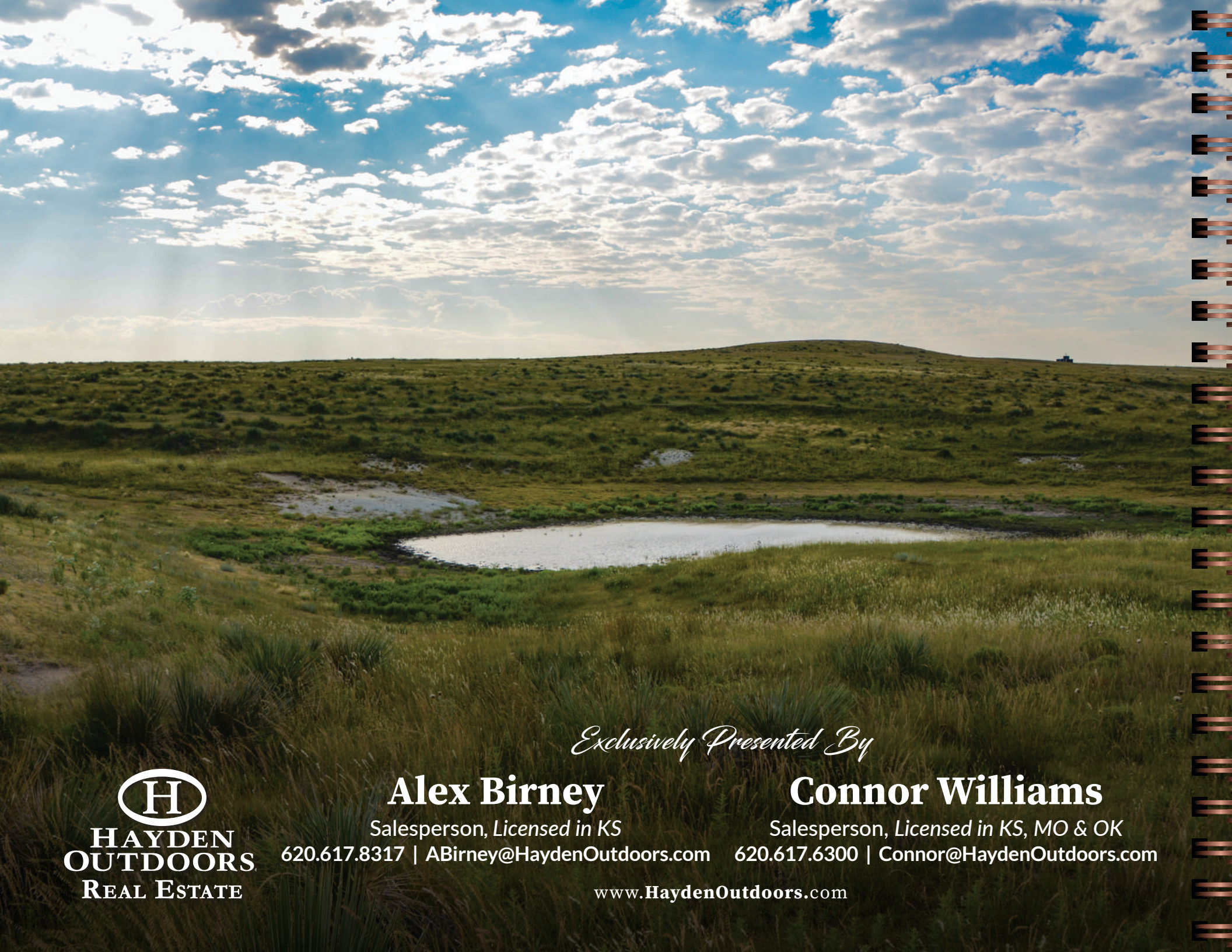




# MAPPING







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