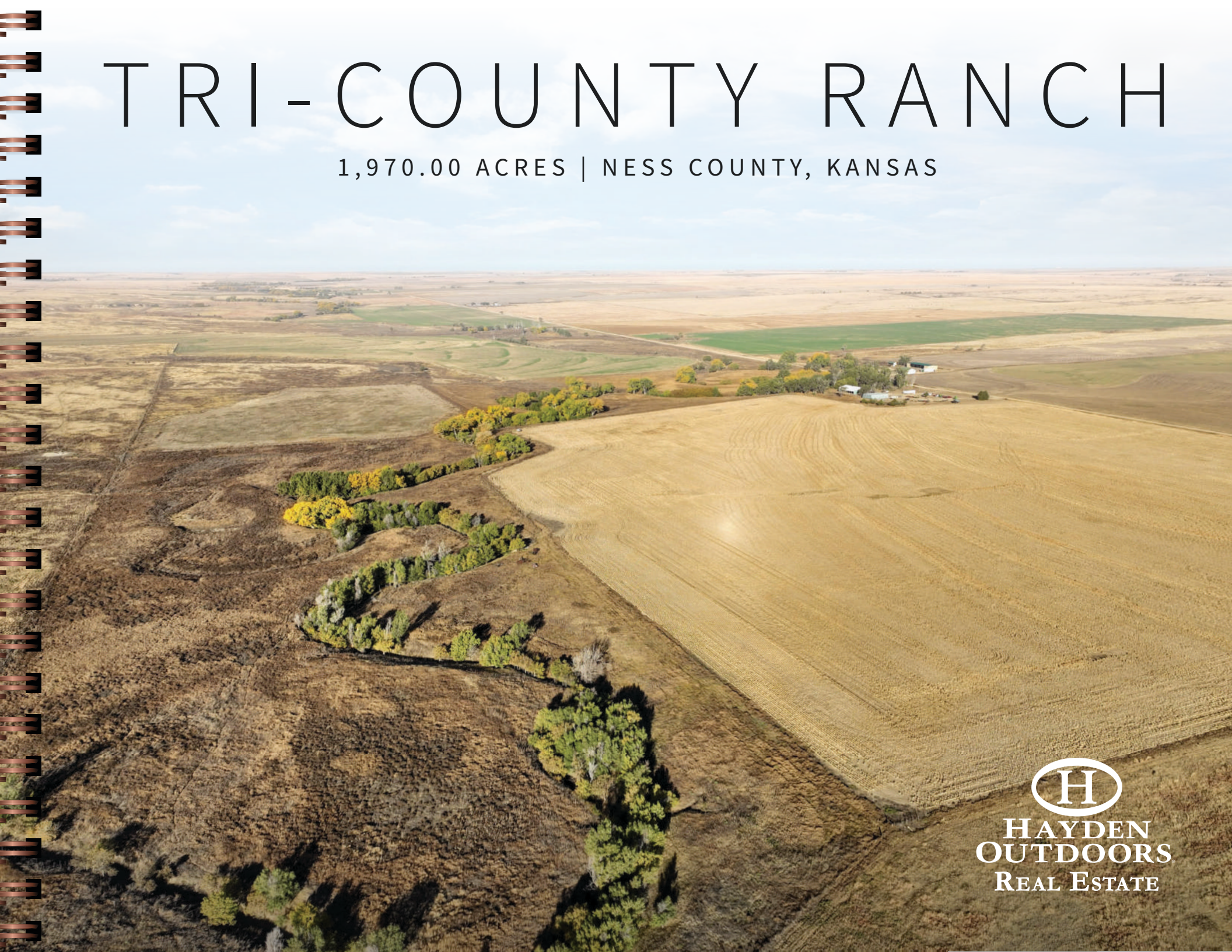


TRI-COUNTY RANCH

1,970.00 ACRES | NESS COUNTY, KANSAS



HAYDEN
OUTDOORS
REAL ESTATE

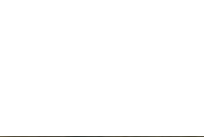
TRI-COUNTY RANCH



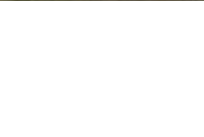
OVERVIEW



LAND



IMPROVEMENTS



RECREATION



AGRICULTURE



LOCATION



MAPPING

OVERVIEW



WELCOME TO TRI-COUNTY RANCH



QUICK FACTS

1,970.00 Acres

Equestrian Property

Farm

Ranch

Recreational

The Tri-County Ranch, located south of Beeler, Kansas, is a 1,970 +/- acre property ideal for expanding farming or grazing operations. Spanning Ness, Lane, and Finney counties, the ranch features 320 +/- acres of dry land tillable acres, excellent livestock watering infrastructure with stock tanks, and a large population of unpressured whitetail deer.

LAND



The Tri-County Ranch lies in three separate counties: approximately 320 +/- acres in Ness County, 723 +/- acres in Lane County, and the remaining 927 +/- acres in Finney County. With around 320 +/- acres of tillable dry land crop ground and the remaining acres in grass, the ranch's excellent water infrastructure, combined with good terrain, creates a great foundation for any size of cattle operation. Hackberry Creek runs through the north end of the ranch, creating a great habitat for large Kansas whitetail deer and turkeys.



IMPROVEMENTS



The ranch is easily accessible via well-maintained county roads on both the north and south sides and has great boundary fences overall. With a little work on the Lane and Ness County tracts, the entire ranch can be fully utilized for cattle grazing. Water is always readily available with three separate wells, one with a solar pump that was completely redone in September 2024, and two pond beds currently holding water. The ranch also features electricity on site, a fully enclosed machine shed with concrete floors, and a partially enclosed Morton shed.

FEATURES

- Cattle/Ranch
- Farm/Crops/Ag
- Hunting - Big Game
- Hunting - Predator/Varmint
- Hunting - Small Game
- Hunting - Turkey
- Hunting - Upland Birds
- Outbuilding/Barn/Shed/Shop
- Stream/River
- Wooded



RECREATION



This region of Kansas is renowned for its abundant whitetail deer population, and occasionally, mule deer can be spotted as well. The ranch also supports healthy numbers of turkey, quail, pheasant, and dove. With its diverse terrain and nearly 2,000 acres, the property offers a prime opportunity to cultivate a thriving population of whitetail and mule deer



AGRICULTURE



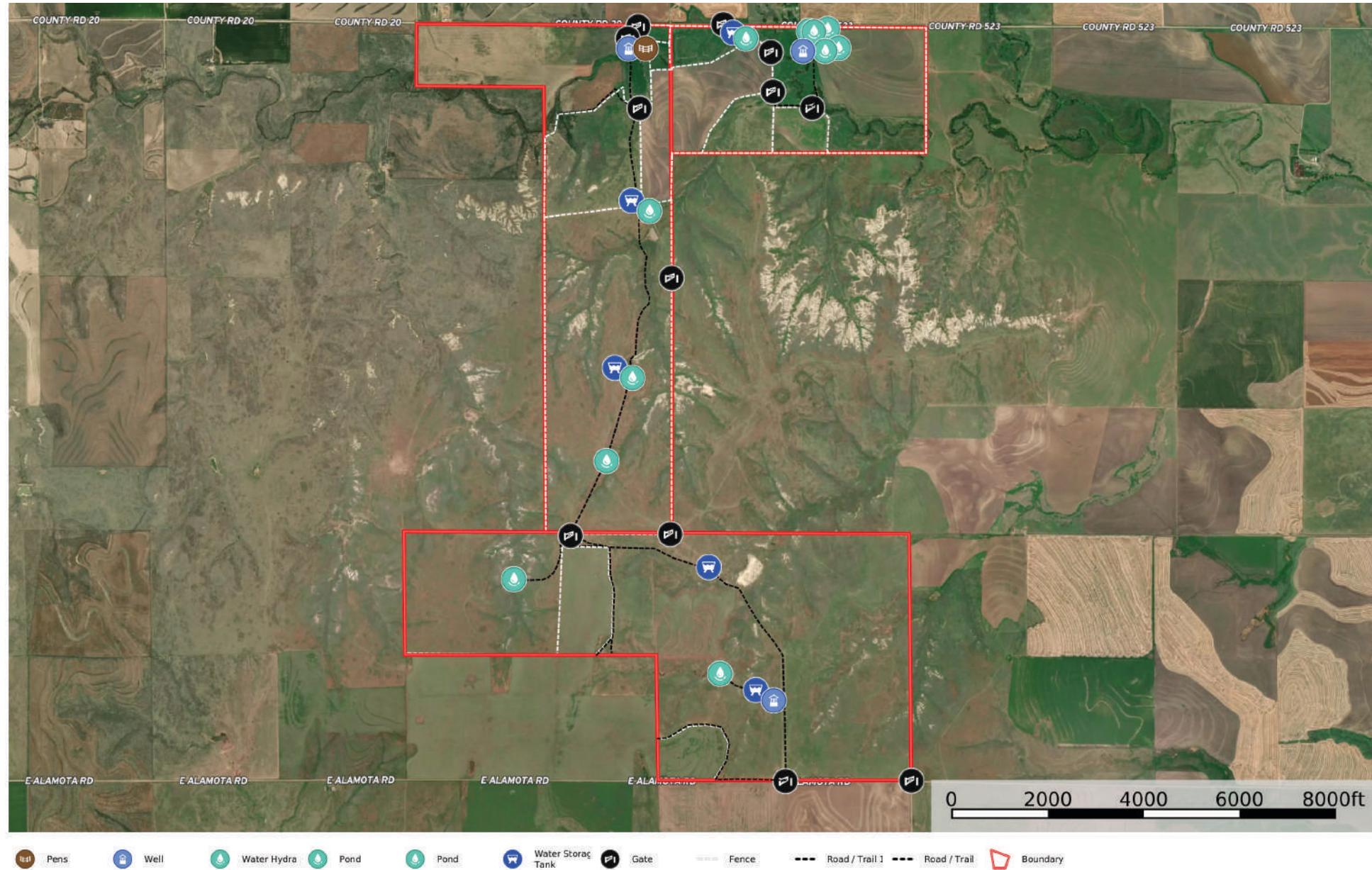
Currently, 215 +/- acres are planted with wheat, which will be harvested in the summer of 2025, and an additional 107 +/- acres are currently unplanted. The farm ground is level and consists mainly of class 2 & 3 soils with silt loam soil compositions. Of the total acreage, 802 acres are enrolled in the grasslands CRP program, providing around \$15,400 in income, and another 72 acres are enrolled in other CRP programs. The current owners also lease the 802 acres in Finney County for grazing, generating additional cash rent.

WATER/MINERAL RIGHTS & NATURAL RESOURCES

The property features three separate water wells: two powered by electricity and one by a solar pump, with the solar equipment included in the sale. The solar equipment was fully replaced at the end of 2024. The seller's mineral rights convey with the property, but there is currently no mineral production. The livestock water infrastructure includes multiple hydrants and tanks, ensuring ample water distribution throughout the ranch. There are no adjudicated water rights.



LOCATION



🏠 Pens
🚰 Well
💧 Water Hydra
🌊 Pond
🌊 Pond
🛢️ Water Storage Tank
🚪 Gate
🌿 Fence
🛣️ Road / Trail
🛣️ Road / Trail
📐 Boundary

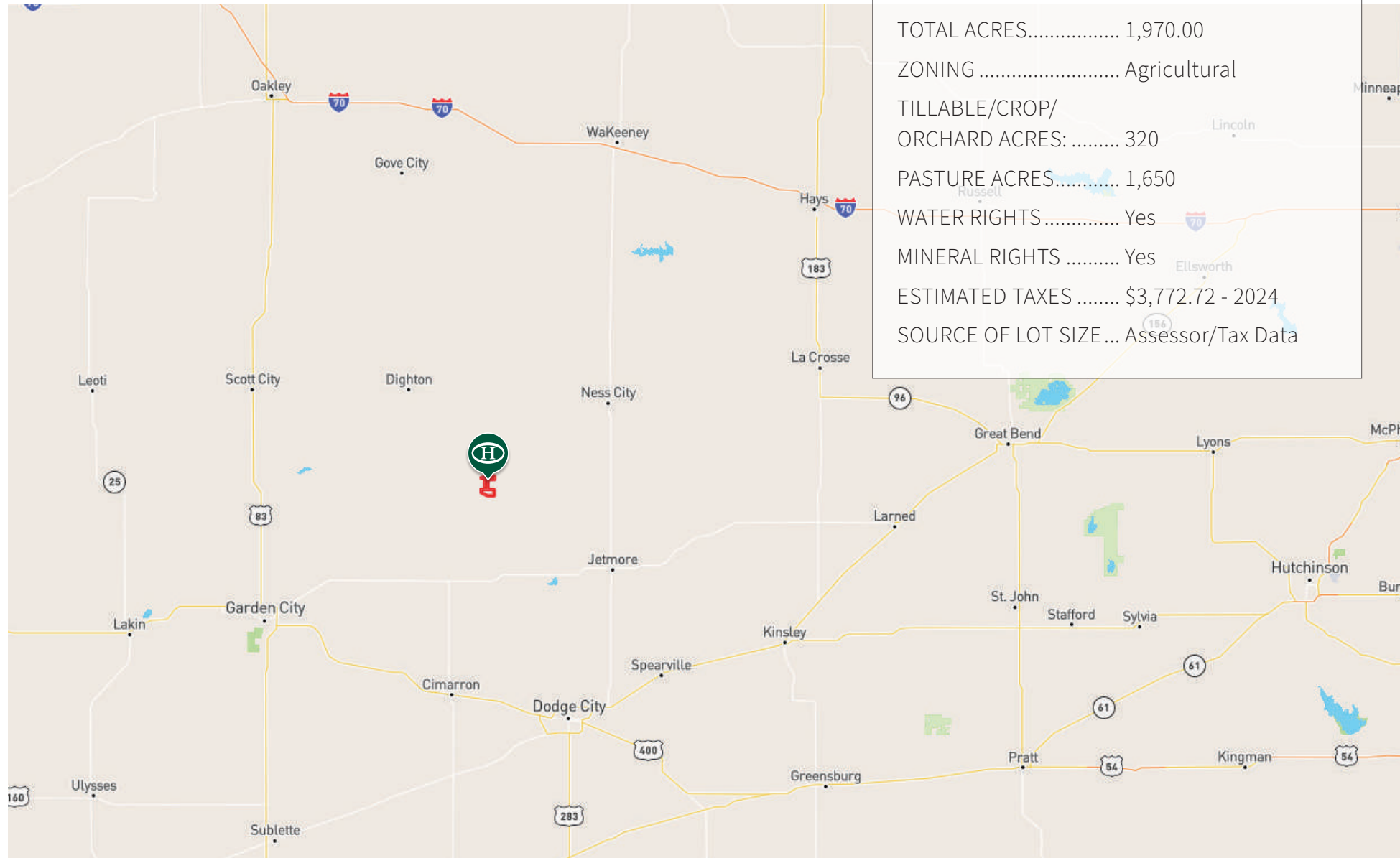
The farm is about 10 miles south west of Beeler, Kansas which is 15 miles west of Ness City, Kansas. The northern property line borders County Road 20 and the southern property line borders E Alamota Road. The property sits about two miles west of the Beeler County Road. Portions of this ranch are located in Ness, Lane, and Finney counties.

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.



MAPPING



TRI-COUNTY RANCH

TOTAL ACRES..... 1,970.00

ZONING Agricultural

TILLABLE/CROP/
ORCHARD ACRES: 320

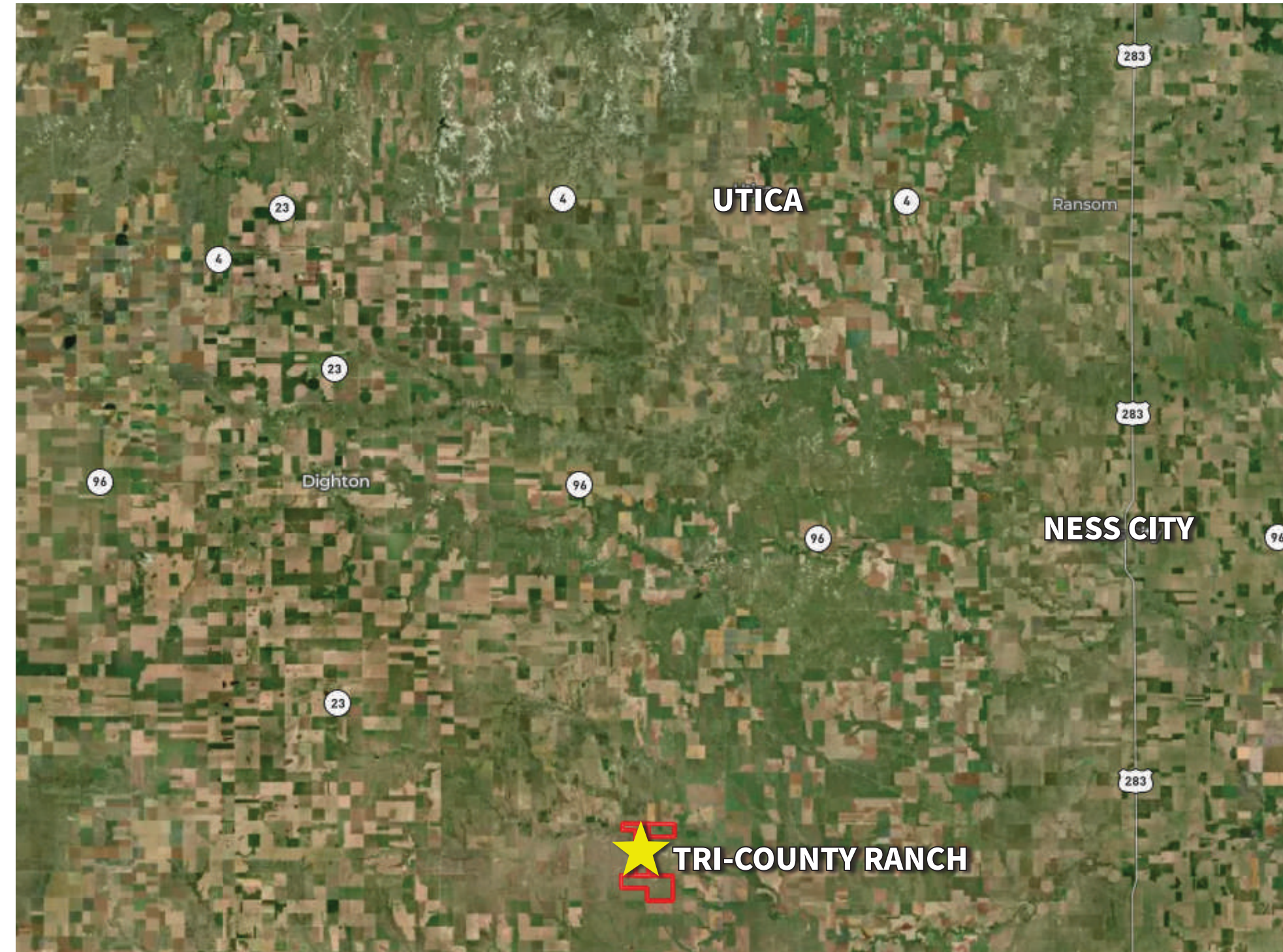
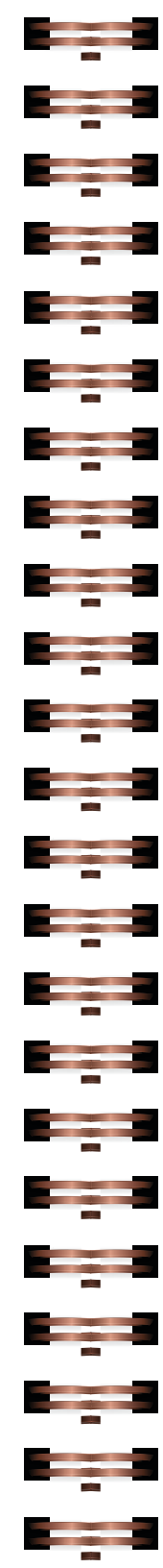
PASTURE ACRES..... 1,650

WATER RIGHTS Yes

MINERAL RIGHTS Yes

ESTIMATED TAXES \$3,772.72 - 2024

SOURCE OF LOT SIZE... Assessor/Tax Data





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