

Garfield Pasture Section East Half

311.99 Acres | Pawnee County, KS | \$589,000



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Activities & Amenities

ATV/Off Road
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 160th Ave, Garfield,
Kansas 67529, USA
Closest Town: Garfield
Total Acres: 311.99
Deeded Acres: 0.00
Leased Acres: 0.00
Zoning: Agricultural
Estimated Taxes: \$435.9 - 2023
Source of lot size: Appraiser



Property Summary

Located just three miles from Garfield, Kansas, this 312 +/- acre Sandhills pasture offers a perfect blend of productive grazing land and prime wildlife habitat. With new high-quality fencing, a solar-powered water well, and rolling sandhills up to 100 feet high, the landscape is ideal for ranching and hunting. Trophy whitetail deer, quail, and doves thrive in the area, making this a rare opportunity for ranchers, sportsmen, and land investors.





Land

Nestled less than a mile from the Arkansas River, this 312 +/- acre Sandhills pasture offers an unbeatable combination of rich grazing land and outstanding wildlife habitat. Located just three miles from Garfield, Kansas, and Highway 56, this property sits in an area renowned for producing trophy whitetail deer, thriving quail populations, and stunning natural scenery. Whether you're a rancher, an avid outdoorsman, or a land investor, this property presents an incredible opportunity.

The ranch features new high-quality fencing along three sides, complete with heavy-duty corners and gates built for durability and security. A solar-powered water well ensures a dependable water source, with all necessary equipment included. The landscape is dotted with native Sandhill plum thickets, providing essential food and cover for quail and deer. Rolling sandhills up to 100 feet high, valleys, small ponds, and lush native grasses create a diverse and picturesque environment. Electricity runs along the road, ensuring easy access while maintaining the land's peaceful and remote feel.

For hunting enthusiasts, this property is a true sportsman's paradise. The unique blend of terrain, including rolling sandhills, thick cover, and open grasslands, naturally attracts large-bodied whitetails and supports a thriving quail and dove population. The surrounding crop fields further enhance the property's appeal as a prime deer hunting destination. Thanks to years of responsible wildlife management, the area consistently produces high-quality game.





Owning more than 80 acres in Kansas qualifies you for a landowner hunting tag, allowing you and your linear family members to apply for resident deer permits—an exclusive advantage for serious hunters.

Blending exceptional ranching potential, premier hunting opportunities, and long-term investment value, this Sandhills pasture is priced to sell. Whether you're looking to expand your cattle operation, hunt world-class game, or own a scenic retreat, this property is ready for its next owner.

The 312+/- acres adjacent to the west is also for sale. The Seller is willing to sell as a whole section consisting of 623.98 acres or as two half sections.

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: E2 of S09,T23, R17 in Pawnee County





Property Statistics:

- Mineral Rights: 1 producing oil well (seller receives $\frac{1}{8}$ 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. Whole section can typically handle 60 pair.
- Seller willing to lease back hunting opportunities annually
- Approximate 2023 Total Tax: \$435.90
- 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.



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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 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."

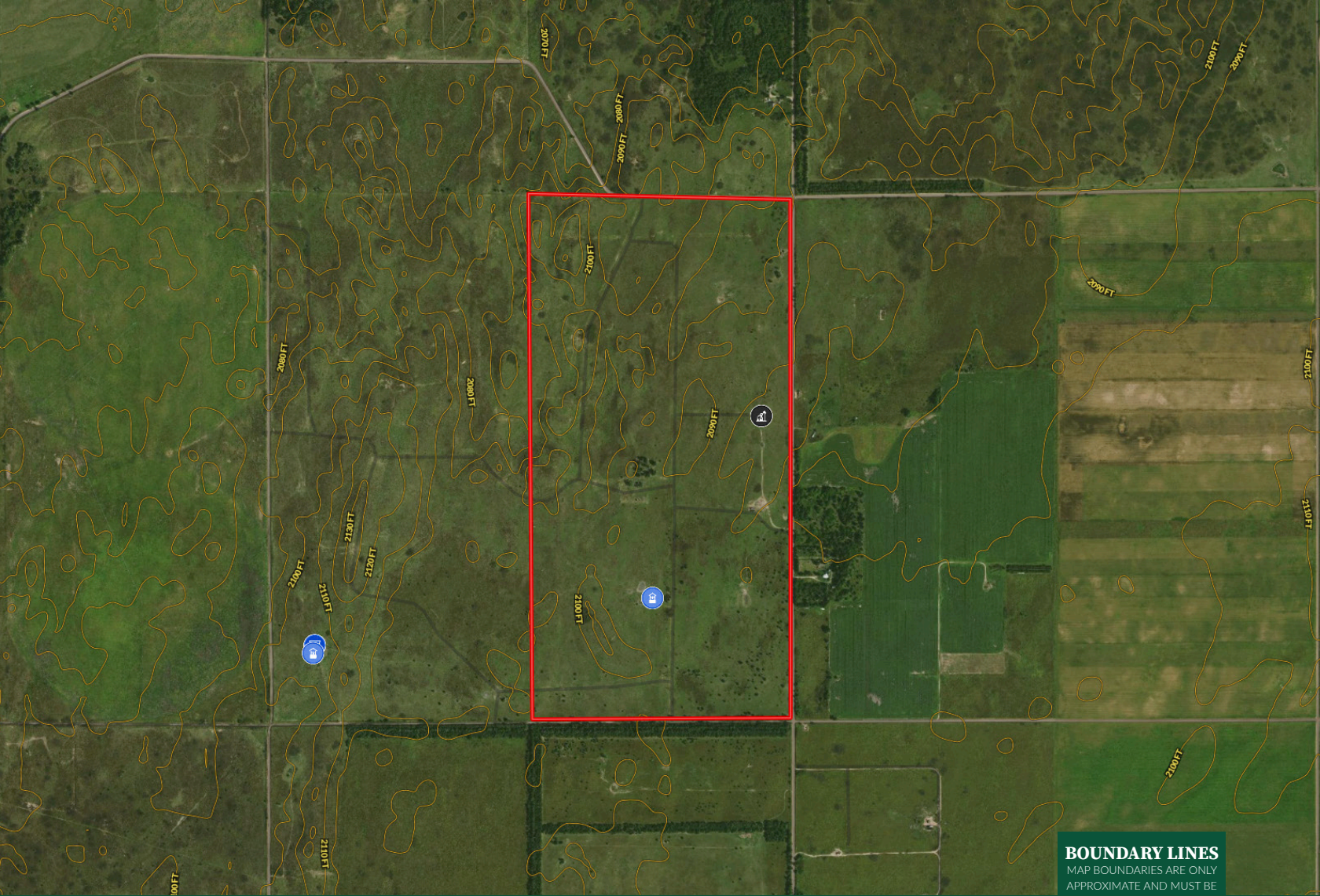


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

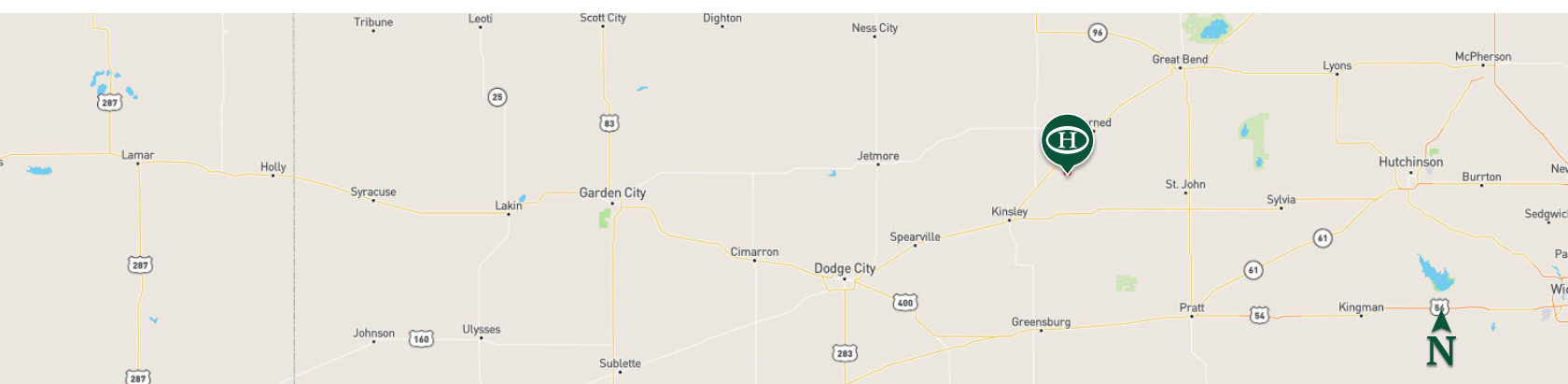
Scan to see more
testimonials





Boundary Oil Well Water Storage Well

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



J.C. Bosch

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