

# Garfield Pasture Section West Half

311.99 Acres

Pawnee County, KS

\$589,000



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## Activities & Amenities

ATV/Off Road

Cattle/Ranch

Development Potential

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: 2 Co Rd, Garfield,  
Kansas 67529, USA

Closest Town: Garfield

Total Acres: 311.99

Zoning: Agricultural

Water Rights: Yes

Mineral Rights: Yes

Estimated Taxes: \$435.9 - 2023

Source of lot size: Appraiser



### **Property Summary**

This 312 +/- acre Sandhills pasture, located just three miles from Garfield, Kansas, offers a perfect combination of rich grazing land and exceptional wildlife habitat. Featuring rolling sandhills, native plum thickets, and a solar-powered water well, the property is ideal for ranching and hunting alike.





## Land

Discover a remarkable 312 +/- acre Sandhills pasture, ideally situated less than a mile from the Arkansas River. This diverse landscape offers top-tier grazing land and prime wildlife habitat, making it a dream for both ranchers and outdoor enthusiasts. Just three miles from Garfield, Kansas, and Highway 56, this property is set in an area renowned for trophy whitetail deer, abundant quail, and breathtaking natural beauty.

The ranch is well-equipped with new, high-quality fencing, featuring heavy-duty corners and gates for long-lasting durability and security. The property has a solar-powered water well which ensures a reliable water supply, with all necessary equipment included. Native Sandhill plum thickets provide outstanding food and cover for bobwhite quail and whitetail deer, enhancing the area's rich ecosystem. Rolling sandhills—rising up to 100 feet—interspersed with valleys, small ponds, and lush native grasses, create a dynamic and picturesque terrain. Additionally, electricity runs along the road, offering easy access while preserving the ranch's secluded feel.

For ranchers and hunters, this ranch is hard to beat. The mix of sandhills, thickets, and open grasslands attracts large-bodied trophy deer, with the surrounding crop fields further enhancing their habitat. Quail and dove populations thrive across the landscape, providing incredible upland bird hunting opportunities. The property's natural topography funnels deer through ideal travel corridors, making it a prime location for strategic stand placement. Years of careful deer management in the area have resulted in consistently high-quality game.





As a bonus, owning over 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 invaluable perk for avid hunters.

This exceptional property blends ranching, history of recreational excellence, and long-term investment value into one outstanding opportunity. Whether you're looking to expand your cattle operation, enjoy world-class hunting, or simply own a piece of Kansas' finest land, this Sandhills pasture is priced to sell and ready for its next owner. The 312+/- acres adjacent to the east 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. Buyer's agents welcome.

Legal Description: W2 of S09,T23, R17 in Pawnee County





### Property Statistics:

- 2024 average rental rate is \$192.87 per pair without care. Stocking rate is approximately 10 acres per pair in 2023. The entire 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: 52023 Total Tax: \$871.80
- 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.*



# 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."

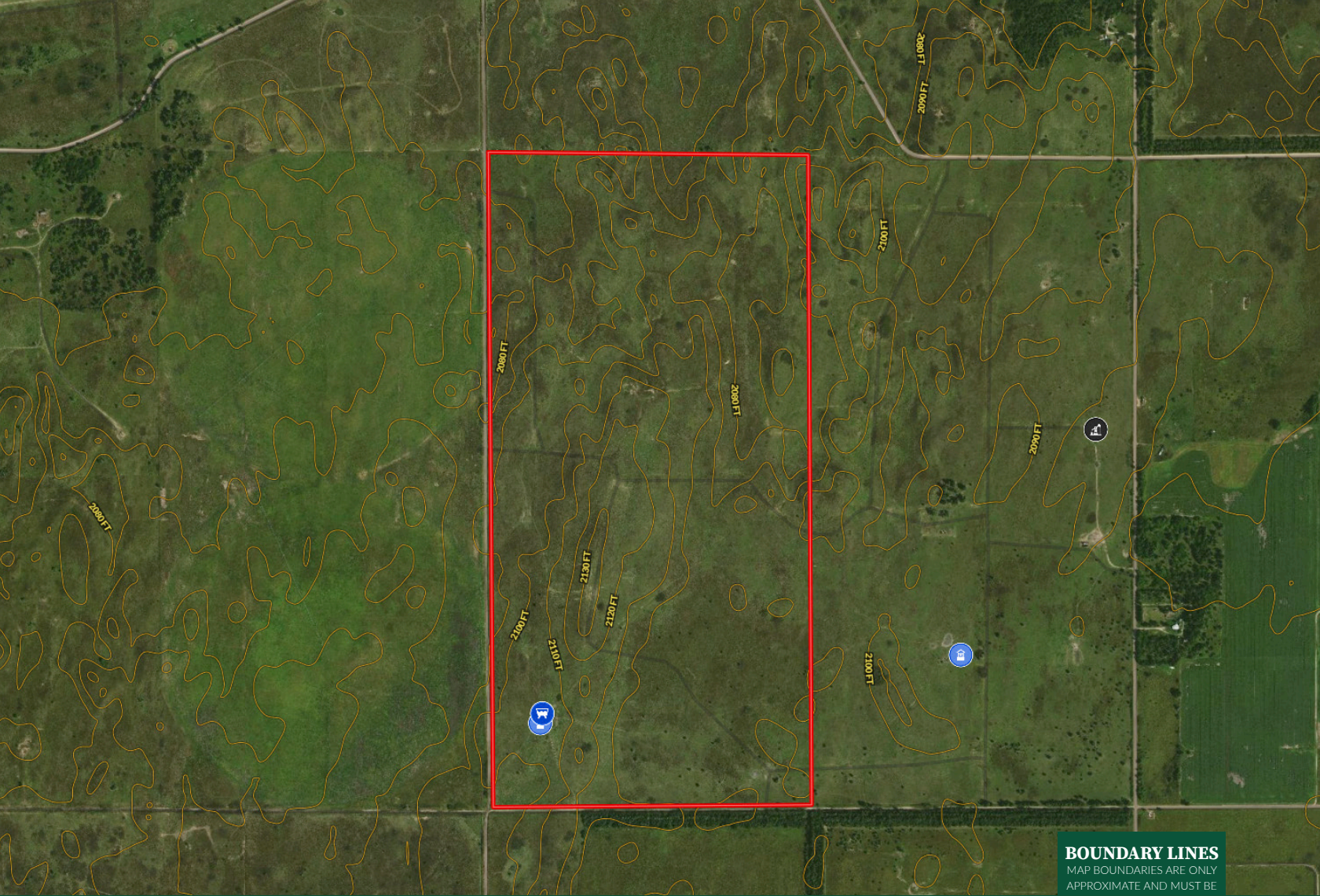


*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

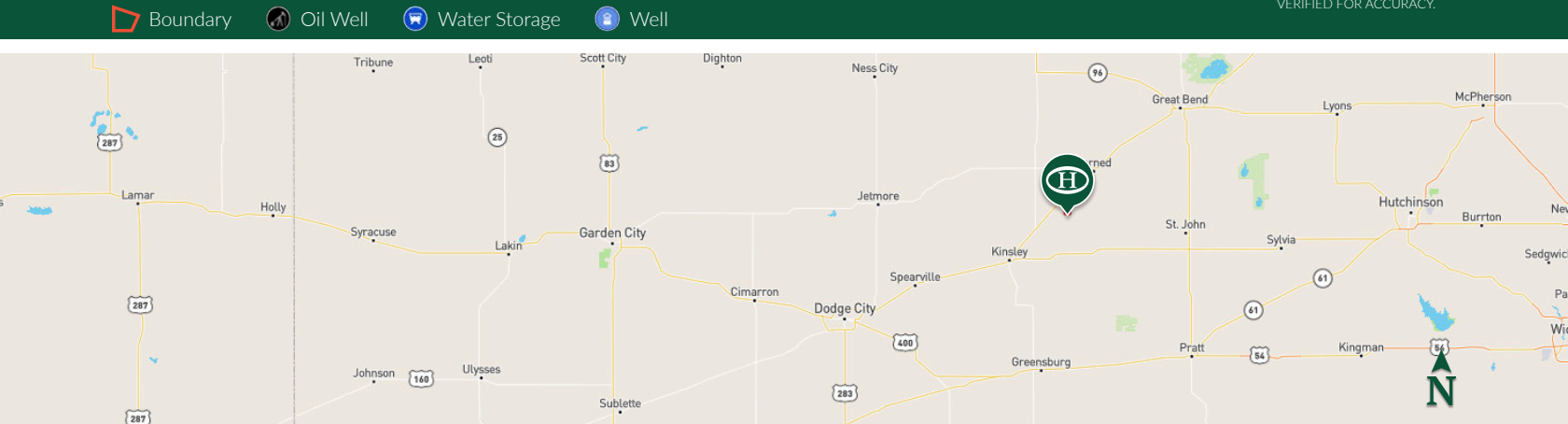
*- RICK STEINER, SELLER/BUYER*

Scan to see more  
testimonials





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



## J.C. Bosch

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