

HAYDEN OUTDOORS™

FARM, RANCH & RECREATIONAL REAL ESTATE

LAZY K RANCH

2,240 Acres • Chautauqua County, Kansas • \$3,920,000



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PROPERTY SUMMARY

ID #: 10574
Closest Town: Sedan
County: Chautauqua County
Property Type: Vacant Land, Farms, Ranches for Sale, Recreational, Timber Land
Water Rights: Yes
Mineral Rights: Negotiable
Waterfront Features: 9 Stock Ponds, Watershed Creeks
State Hunting Unit: 12

ACTIVITIES & AMENITIES

ATV/ Off Road
Campground
Cattle/Ranch
Cycling/Mountain Biking
Equestrian
Fishing
Food Plots
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game

LAND DETAILS

Total Acres: 2,240.00
Deeded Acres: 2,240.00
Zoning: Rural Ag
Elevation: 1,000 ft
Topography: Rolling Hills
Vegetation: Native
Estimated Taxes: TBD
Source of Lot Size: Owner

BUILDING DETAILS

Homes: 0
Bathrooms: 0
Bathrooms: 0
Year Built: unknown
Outbuildings: 1
Outbuilding Type(s): Utility Storage Building
Other Improvements: Ponds, Fencing, Interior Road System
Fence Type: Barbed Wire



LAZY K RANCH

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PROPERTY SUMMARY: The Lazy K Ranch is located just east of Sedan Kansas in the eastern edge of the Flint Hills. This ranch is made up of 2,240 acres of rolling hills of native tall grass pastures and heavy timber. The Lazy K Ranch is a great combination of grazing pastures and great recreational hunting property. This ranch offers some exceptional views from almost every turn with heavy timbered valleys to rolling hills of native pastures as far as the eye can see. This region of Kansas is cattle country with some exceptional native pastures that ranchers seek for all over the country to increase their ranch land holdings. Properties this size with the combination of ranching and recreation are hard to come by in one continuous tract. The recreation on this ranch is some of the best this region offers. Trophy whitetail deer and wild turkey are abundant on this ranch offering not only a private ranch with hunting but additional income produced from optional hunting leases or outfitters. The Lazy K Ranch is a diversified ranch with many options and possibilities for the rancher and hunter in mind.

IMPROVEMENTS: 11+ miles of perimeter fencing of 5 strand barbed wire. Gated and cross fenced. 9 stock ponds scattered throughout the ranch, electric power is established on this ranch, pasture management, 5 separate pastures, hunting camp site, interior roads throughout offering easy access.

HUNTING: Abundant populations of whitetail deer, wild turkey, quail and other small game. Predator hunting is also a part of proper ranch management of Coyotes and Bobcats.

A bow hunter can find most any area of the ranch fitting for tree stands or blinds and with the lay of the land a rifle hunter is in heaven. Long range rifle hunters can sure appreciate the distant shooting opportunities that this ranch will offer. Large valleys with high ridge tops can provide many exciting opportunities for the long range hunter.

CATTLE PRODUCTION: This ranch consists of 570 acres of native open pastures, Additional 320 acres is under a pasture management to reclaim some additional open areas to the west. Currently used as rotational grazing this ranch typically carry's 10 acres per animal unit. With proper management and rotation this ranch carry rate could be increased.



STACY CALLAHAN

BROKER ASSOCIATE, LICENSED IN KS & OK

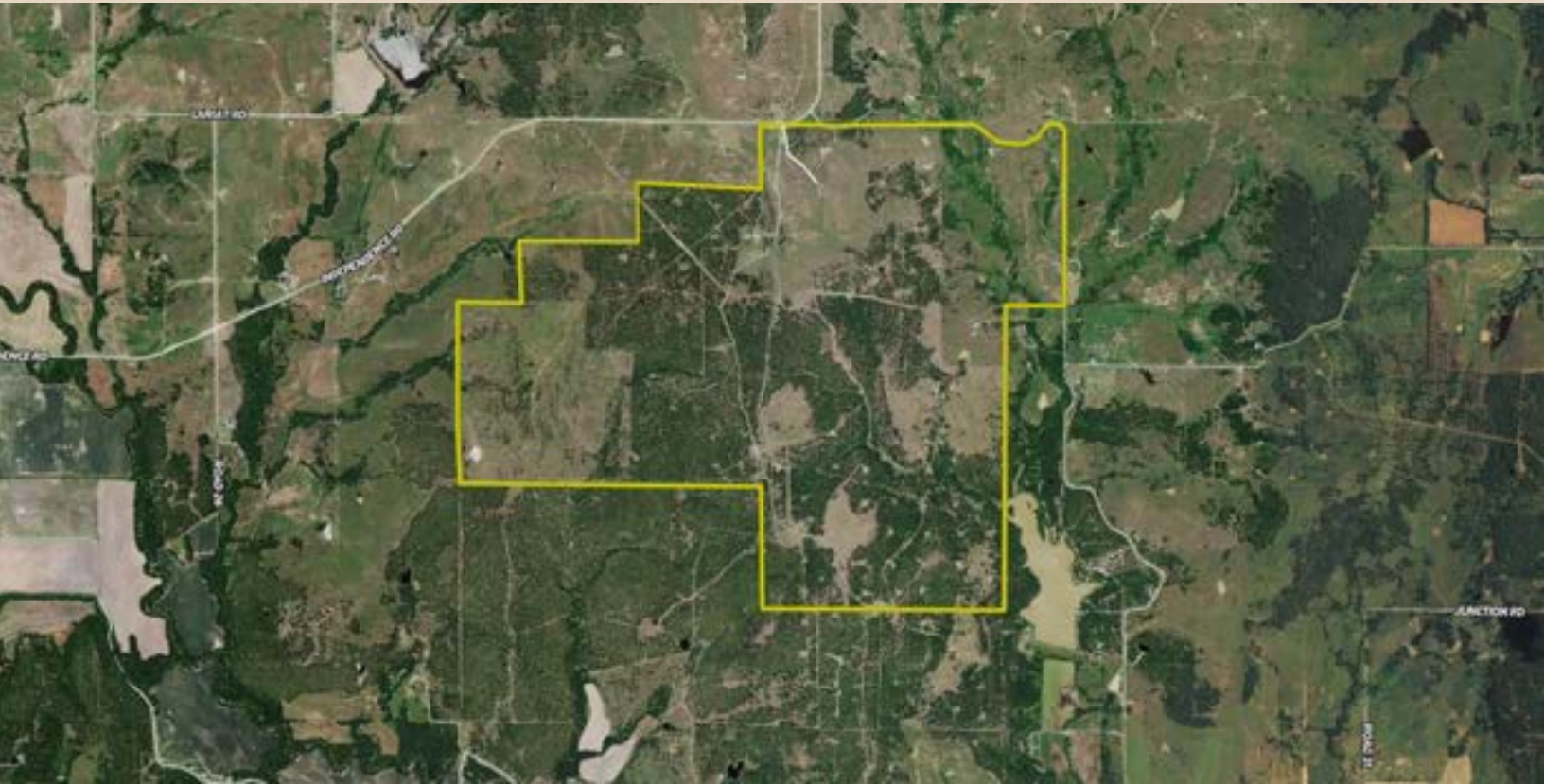
Phone: (918) 710-0239

Email: Callahan@HaydenOutdoors.com

WILDLIFE HABITAT: The habitat on the ranch is made up of heavy hardwood timber of Post Oak and Blackjack. Cedar is prevalent on the ranch and makes some excellent cover in the valleys. Great edge cover of Black brier, persimmon and sumac also make up some great cover for the wildlife. The hardwood timbered valleys and ridges over some excellent acorn crops during the fall seasons. Turkey and deer will normally feed in these timbered areas throughout the fall and winter foraging on acorns. The ranch has several food stations such as feeders and food plots that are established. Bedding areas can be found throughout the ranch with most valleys offering excellent thick brush and cover. A bow hunter can find most any area of the ranch fitting for tree stands or blinds and with the lay of the land a rifle hunter is in heaven. Long range rifle hunters can sure appreciate the distant shooting opportunities that this ranch will offer. Large valleys with high ridge tops can provide many exciting opportunities for the long range hunter.

The ranch offers all continuous acres, separation and additional acreage available. *Contact the listing agent Stacy Callahan for more details.*

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STACY CALLAHAN

Broker Associate, Licensed in KS & OK

PHONE: (918) 710-0239 | EMAIL: CALLAHAN@HAYDENOUTDOORS.COM



Stacy Callahan is a licensed professional real estate agent for the states of Kansas and Oklahoma. Stacy was born and raised in the state of Mississippi where he developed his passion for the outdoors and farming. With the desire to expand his career in the real estate business, Stacy moved to the Tulsa, Oklahoma area and has since brokered recreational and farm land in over five states in his career. Stacy's passion for the outdoors has led him to hunt and fish all over the United States and this has developed a unique understanding and knowledge of what it takes to assist buyers and sellers in the real estate business. Having the opportunity to work in so many diverse regions has created a wealth of resources and connections in Stacy's career.



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