

# Wing Shooting Paradise

627 +/- Acres

Saline County, KS

\$3,495,000



HAYDEN  OUTDOORS.



# Wing Shooting Paradise

TOTAL ACRES:

627 +/-

PRICE:

\$3,495,000

COUNTY:

Saline County

CLOSEST TOWN:

Gypsum, KS

*Presented by*



## Cody VonLintel

📍 Sales Associate, Licensed in KS

✉️ [CodyV@HaydenOutdoors.com](mailto:CodyV@HaydenOutdoors.com)

📞 785.735.4895



**HAYDEN OUTDOORS™**  
**REAL ESTATE**







Welcome to Wing Shooting Paradise in Saline County, Kansas. Located in the heart of America, this property will provide you with the opportunity to dream big and make memories that will last a lifetime. If you are thinking about making a lifestyle change that includes peacefulness and tranquility you don't need to look any further. This property has so much to offer and the possibilities are endless.





## Activities & Amenities

ATV/Off Road  
Cattle/Ranch  
Dock/Pier  
Equestrian/Horse Property  
Farm/Crops/Ag  
Fishing  
Food Plots  
Hotel/B&B/Resort  
House/Cabin  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Turkey  
Hunting - Upland Birds  
Hunting - Waterfowl  
Income Producing  
Mineral Rights  
Outbuilding/Barn/Shed/Shop  
Outfitting/Guide Service  
Pond/Lake  
Timber  
State Hunting Unit: Deer Unit 8

## Land Details

Address: 10495 E Water Well Road,  
Salina, Kansas 67448  
Closest Town: Gypsum  
Total Acres: 627.00  
Zoning: Agriculture  
Mineral Rights: Yes  
Estimated Taxes: \$13,571 - 2021  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1  
Finished Sq. Ft.: 11,000  
Bedrooms: 4  
Full Bathrooms: 4  
Half Bathrooms: 3  
Basement: Full finished  
Parking Types:  
Attached Garage  
Driveway  
Total # of Spaces: 4  
Outbuildings: 1  
Other Improvements: 40x70 Shed  
Cooling Systems:  
Forced Air Cooling  
Heating Systems:  
Fireplace  
Forced Air





## Land

This property features 627 +/- acres of the most unique and prime hunting and recreational land in the region. Not only is the land great for recreation but it also has the ability to generate income from pasture rent as well as cutting and baling hay.

## Improvements

A magnificent home is the centerpiece of the property. The home has a very well designed floor plan. It consists of 4 bedrooms, 4 full bathrooms and 3 half bathrooms. The master suite is very spacious and includes a large closet, walk-in shower, a sitting area along with a screened in porch just off of the master bedroom. The Great Room is simply breathtaking! It has a beautiful stone fireplace and vaulted wooden ceiling. The gourmet kitchen is highlighted by a large island that has a stainless steel top, a sink and lots of storage space underneath. It also features expansive granite countertops and professional grade stainless steel appliances. To meet all of your entertainment needs, the appliances include a Sub-Zero fridge, large double oven with a six gas burner range, two dishwashers, ice maker and warming oven. A large 10x10ft walk-in pantry is located just off of the kitchen. The main level also has a formal dining room, an office and a sizable 15x15 ½ ft laundry room.











The fully finished lower level includes a kitchenette, movie theatre room, entertainment room with pool table, wet bar complete with a wine keeper. It has an exercise room that could also be used as a fifth bedroom. The lower level has another large room that the owner currently uses for dog grooming (has many other possibilities). There is also a safe room for use during storms if needed. The entire home is set up perfectly for entertaining guests, family or even hunters if it was used as a lodge.

There is a four car attached garage along with a concrete circle driveway. The home is on rural water, propane and a septic system. The home also has a home management/sound system, programmable lighting system, security system and fiber optic internet service.

There is a 40x70 ft shop that is insulated and has a full concrete floor. The south side of the shop encompasses kennels and runs large enough for eight dogs. The kennel area has heated concrete floors and stays very cool with fans in the summertime. Each kennel has an automatic watering system. There is a 3 acre pasture located adjacent to the kennels so the dogs can get their daily exercise.











## Recreation

From a recreational standpoint, this property is world class. Words or even photos don't do this property justice. This property offers tremendous hunting and recreational opportunities no matter what season it is. Hundreds of cedar trees have been strategically planted throughout the property creating travel corridors, loafing cover and amazing habitat for all species of wildlife. The rows of mature cedars are surrounded by established food plots. The owner plants a variety of crops in these plots such as wheat, milo, and clover. They make a great food source and offer extra cover for wildlife. Additional plots have also been planted in certain areas of the property to enhance privacy and seclusion. The ultimate habitat has been created for upland birds. If you like to hunt pheasant and quail or you need an awesome property to train bird dogs, it doesn't get much better than Wing Shooting Paradise. The deer hunting on this property is phenomenal as well. Proof of that is on the wall of the entertainment room in the house. The place has everything needed (food, water, cover, and plenty of territory) for growing and holding giant Kansas whitetails.

The ponds and water sources located throughout the property truly make this a special place especially during migration periods. Large amounts of duck and geese come normally come through and land on the ponds. The current owner has not allowed any waterfowl hunting in many years. The property also offers tremendous fishing opportunities. The large watershed pond located east of the house is stocked with bass and bluegill.

For the horse enthusiasts, the property includes a well manicured riding area that measures 120×240 ft. It also includes a 50 ft round pen for training horses along with a loafing shed and corral that is connected to a 40 acre horse pasture. The horse pasture has a pond and good fencing.

The property also features a 40×70 ft sport court located just behind the house. The court has a synthetic surface and is great for playing basketball and tennis.







## Agriculture

The 155 +/- acres across the county road due south of the house consists of 59 +/- acres of fenced pasture and 56 +/- acres of grassland that is currently cut for hay. The remaining balance in acreage is cedar trees and food plots.

On the 471 +/- acre tract with the house, nearly 320 +/- acres is cut for hay. It is estimated that the owner gets nearly 500 round bales per year from the hay cutting. As noted above, there is a 40 acre horse pasture. The remaining balance in acreage is cedar trees and food plots.

A John Deere 4440 tractor and a number of implements will be sold with the property.











## **Water/Mineral Rights & Natural Resources**

100% of the mineral rights are included and they will transfer to the buyer at closing.

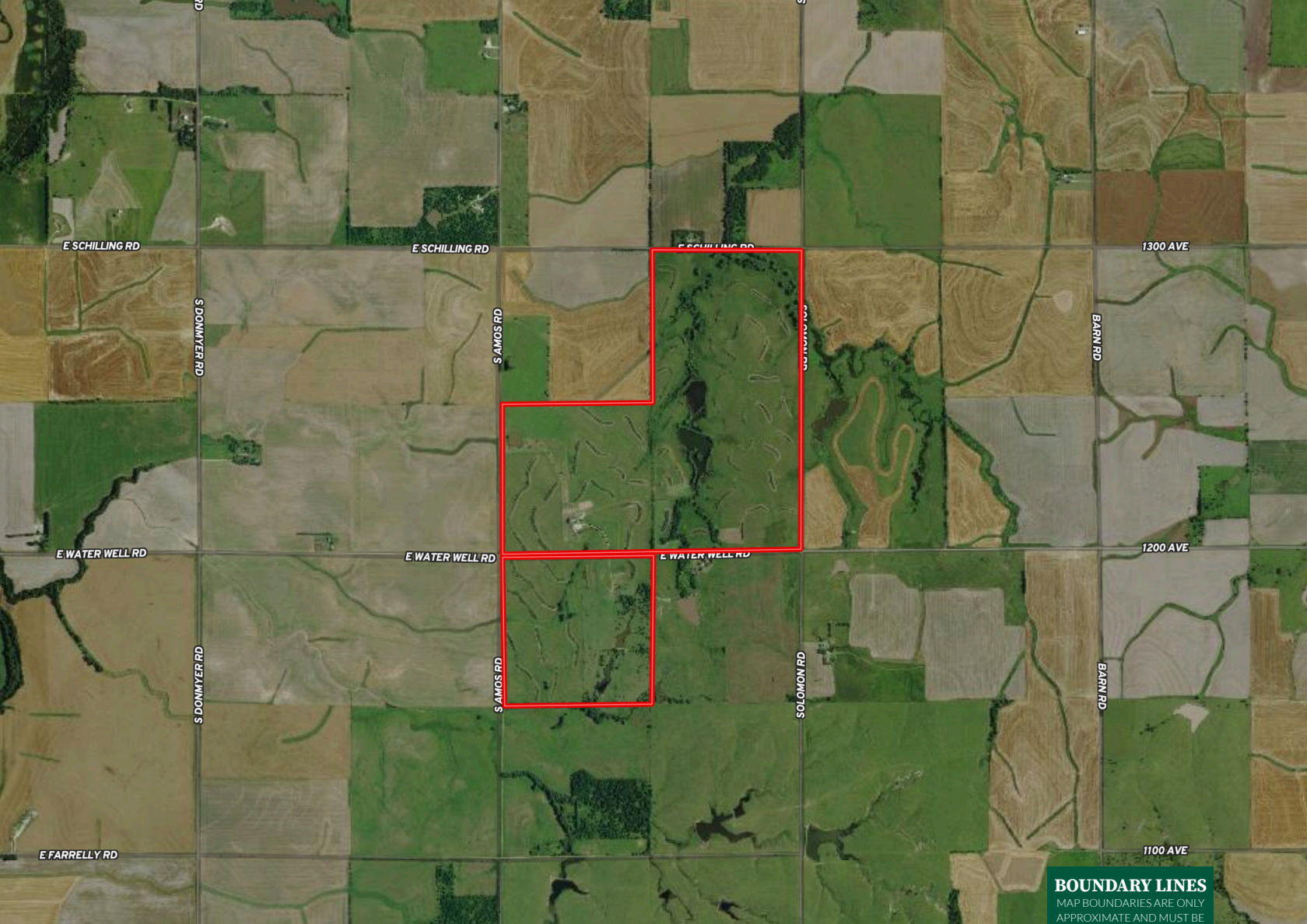
## **Location**

The property is located about 20 miles southeast of Salina and roughly 20 miles southwest of Abilene. Salina is a regional hub and a small city of about 50,000 people. Salina offers just about everything you can think of including: industry/business, medical facilities, education and the arts, featuring the historic Stiefel Theatre. Salina also has a regional airport with daily flights to Denver. Abilene, the boyhood home of former President Dwight D. Eisenhower is known for its Presidential Library. Interstate 70 and Interstate 35 are both within reasonable driving distance of the property making trips to Wichita or Kansas City a breeze.

If you have any questions about this once in a lifetime property please contact me today. Financial verification must be provided before a showing can be scheduled. Shown by private appointment only!

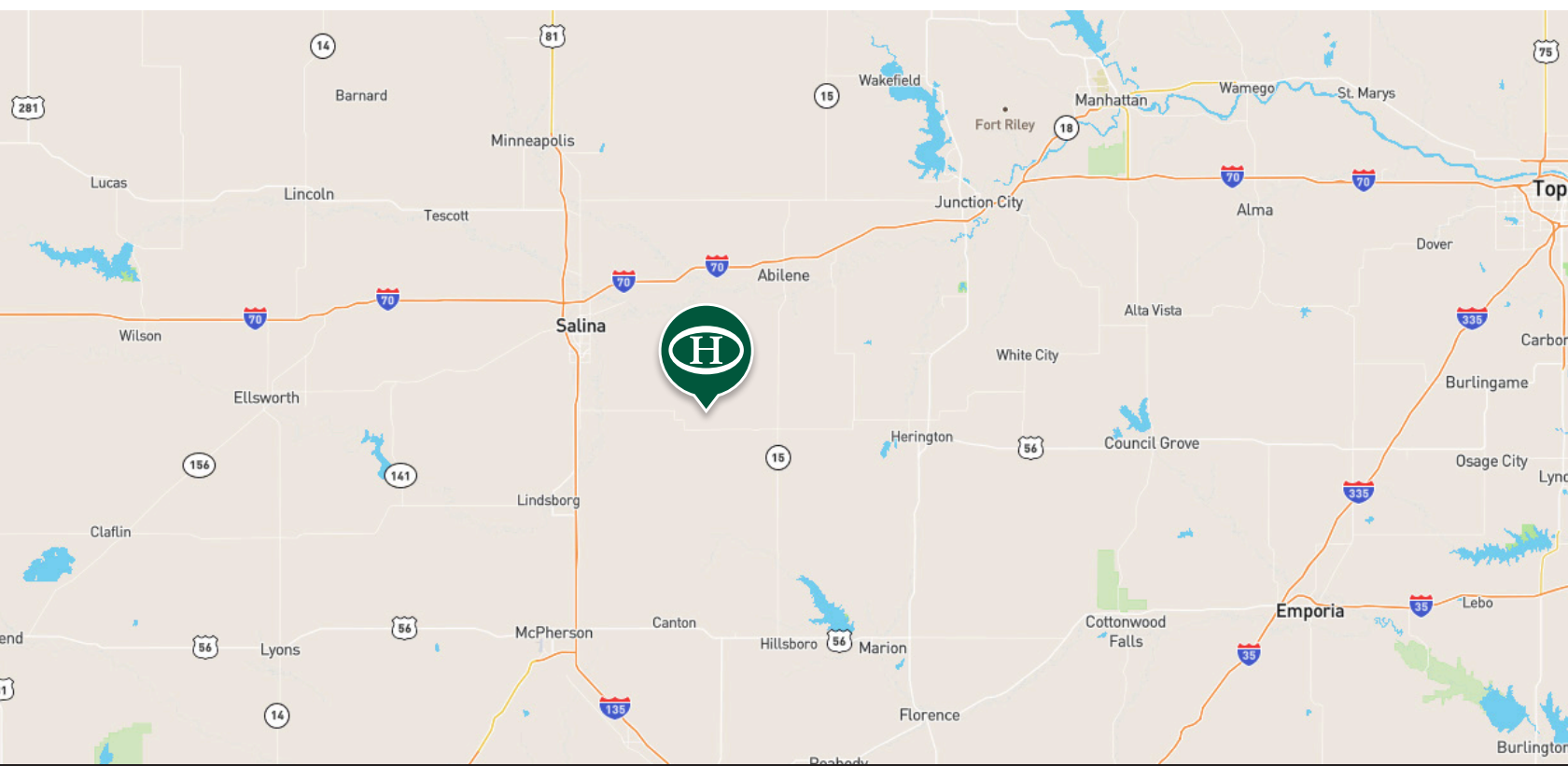






**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.

 Boundary







## 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 regards 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 promote and sell our properties. We offer industry 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*

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**THE BRAND THAT SELLS THE *Land*®**

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

**Hayden Outdoors, LLC**

**501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)**

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