

The Elk River Ranch

3,236.00 Acres

Elk County, KS

\$11,800,000



HAYDEN  OUTDOORS®

The Elk River Ranch

TOTAL ACRES:

3,236.00

PRICE:

\$11,800,000

COUNTY:

Elk County

CLOSEST TOWN:

Longton, KS

Presented by



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REAL ESTATE





Property Summary

At +/-3236 contiguous acres and with over 3 miles of Elk River frontage, this property is one of the premier ranches in Kansas. Combine the recreation opportunities that abound around every corner of this ranch with the working cattle operation and the +/-409 acres of tillable crop land and you have a property that can be used and enjoyed any number of ways. It's a truly magnificent ranch with a new adventure around every turn.

Land

This property is so diverse and has everything an eastern Kansas sportsman could ask for. Starting on the north end, the property has Elk River frontage that divides areas of production farm ground and cuts through planted food plots, with old, massive cottonwood trees guarding the riverbanks and assorted oak trees, sycamores, elm trees, osage orange, cedars and other tree species coming together to form dense timber pockets that show obvious deer travel corridor paths that have been beat down for generations.

Look and listen closely and the northern side of the ranch will share some of its history with you. There is an old, abandoned iron bridge whose remnants make its way over the Elk River and an old barn whose wood has seen the hard work of generations making their way on this land. Native American arrow heads and other artifacts have also been found along the river.

Activities & Amenities

ATV/Off Road
Boat Slip
Boating/Sailing/Rafting
Campground
Cattle/Ranch
Cycling/Mountain Biking
Deep Water Access
Dock/Pier
Farm/Crops/Ag
Fishing
Food Plots
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds, Waterfowl
Income Producing
Natural Spring
Outbuilding/Barn/Shed/Shop
Pond/Lake/Stream/River
Timber/ Wooded
Water View & Waterfront
State Hunting Unit: 12

Land Details

Address: 393 24A, Longton, Kansas 67352
Closest Town: Longton
Total Acres: 3,236.00
Deeded Acres: 3,236.00
Zoning: AGRICULTURE
Elevation: 1100'
Topography: rolling
Tillable/Crop/Orchard Acres: 400
Pasture Acres: 1050
Riverbottom Acres: 2000
Water Rights: Yes
Mineral Rights: Yes, Any and all minerals owned will be conveyed at closing. Seller does not warrant the amount of minerals they own to convey.
Estimated Income: \$55,634
Income Type: Farming and Ranching leases
Estimated Taxes: \$23,000
Source of lot size: Assessor/Tax Data

Building Details

Homes: 2
Homes: Cedar siding, onsite stick built, Modular
Finished Sq. Ft.: 4284
Bedrooms: 5 \ Bathrooms: 3
Basement: Full finished
Parking Types: Detached Garage, Attached Garage, Driveway
Outbuildings: 2
Types of Outbuildings: Steel building,
Fence Type: Barbed wire
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace, Forced Air
Foundations: Poured Concrete Basement
Waterfront Features: Elk River Frontage & 9 Acre Lake With 26 Foot Depth, 16 Total Ponds



Land

Moving south, the land begins to slowly gain elevation and the tillable farmland becomes intertwined between patches of native grass and timber surrounds. Everywhere you look seems to be another perfect bedding area or feeding area. More large trees run through the middle of the property following tributary creek beds which help to feed any one of the 16 ponds on the property. Again, you can not look in any direction and not see exceptional habitat co-designed by nature and the human caretakers of this incredible parcel.

In this region of the ranch, the hills begin to steepen and are covered with blackjack oaks. Deer run these hillsides and the ravines are full of rubs, scrapes and more pathways that give up the secrets of their travel corridors.

The south end of the ranch has more open pasture and sits at some of the highest elevations, although the deep draws continue to hold timber and ponds. The fencing throughout the property is good and this area is cross fenced into 3 separate pastures and is set up for good rotation. It also has some beautiful rock formations and natural springs.

This ranch has so much to offer, you need to spend a good portion of a day exploring on and off the maintained trail system that winds up, down, around and through the property.







Improvements

The Home

Situated at the end of a scenic 1.45-mile-long driveway that leads you past the highest point on the ranch, this home features a total of 4512 square feet with 5 bedrooms and 3 full baths spread throughout a main floor and finished walk-out basement. Privacy is not a problem as this home cannot be seen from any road

As you enter the home, your eyes are immediately taken to the vaulted, pine wood ceilings and the wall of windows overlooking the lake and timbered hills. The great room features a fireplace that was built with natural stone found on the property and incredible hand sawn, solid wood floors held in place with hand cut nails. The craftsmanship shines throughout, including the railing made from rough cut pine logs.

The open concept kitchen is anchored by a large granite island and granite countertop with plenty of custom hardwood cabinets and a walk-in pantry with custom shelving. The slate tile backsplash continues the use of natural materials and further enhances the rustic feel. The kitchen also features a split sink, dishwasher, electric range and built in microwave, all perfectly set up to cook the days' hunting bounty or entertain a crowd of guests.





Improvements

The Home

Much like the rest of the home, the large master suite has large windows to enjoy the scenic, hilltop views and natural light. It also features a large walk-in closet, tile shower, large granite vanity and separated lavatory.

The guest bedrooms are all nice sized and are able to accommodate anything from king beds to multiple sets of bunk beds. Each bedroom has it's own closet with the same solid hardwood, arched, two panel doors that are used throughout the home. There is enough sleeping area for many, many guests to enjoy this wonderful Kansas ranch at one time.

The basement is finished and has walk out french doors to a covered stone patio. Imagine swapping the day's hunting stories over cocktails at the extra-large granite, show piece bar while the steaks cook just outside on the cowboy grill fire pit. There is also a built-in entertainment center and the basement living area flooring is all tile, which all makes entertaining and clean up easy.

The home has a 500-gallon propane tank and an automatic, back-up generator if electric service is ever lost.

Careful thought, design and craftsmanship were paramount when building this home. It has all the comforts of a full-time residence and can easily be a country escape vacation home or could even be used as a high end, commercial lodge.

Outbuildings

There are two outbuildings on the property, both with concrete floors. One is located near the lake and measures 45'x45' and the other is located near the north property gate and measures 38'x42'. Both have extra tall overhead doors and together they allow enough storage for all your equipment and toys.

Modular Home

There is a modular home on the property near the west gate entrance, which has been rented as a part of the current cattle lease.





Recreation

For decades, the caretakers of this property have been focused on managing and growing the caliber of large antlered whitetail deer that Kansas is known for. Strategically planted food plots, corn feeders and minerals have been a year-round mandate on the ranch and the results have shown themselves time and again.

Throughout the spring, turkey gobbles and bobwhite quail whistles can be heard echoing through the hills of the ranch. Geographically, the ranch sits right on the line where Rio Grande, Eastern and hybrid turkey subspecies all roam. Quail use the grass lands and thick underbrush of the creek bottoms for cover and can often be seen in coveys of 20 or more birds.

The Elk River meanders through the property with its steady current and creates some fishing holes that hold catfish the so big you will wonder how many years they have remained working these river currents.

The middle of the property boasts the nearly 9-acre lake, which has a depth of up to 26 feet deep and has been stocked with game fish including wipers, a hybrid bass that combine the size of striped bass and the bad attitude of white bass.

Many species of waterfowl, including mallards and Canadian geese make stops at these ponds as they make their way through the Central Flyway.

There are hunting opportunities for famed Kansas whitetail deer, turkey, quail, waterfowl, furbearers and small game.







Agriculture

The farming on the ranch has been a combination of production and food plots for wildlife. The production side could easily be expanded with additional acres allotted. The productive soils in that area of the ranch are Mason silt loam and have 0 to 1 percent slope. The yield history has been good with dryland corn, wheat and soybeans all having been planted over the last few years. There is a current farming tenant in place on a cash rent and year to year basis.

The cattle ranching has also been leased out with bi-annual lease payments due in May and October respectively. Cattle graze the southern side of the ranch from spring to fall. The cattle lease also includes use of the modular home that sits near the eastern gate to the ranch. The pastures have a combination of native grasses with plenty of available water and shade from trees found dotting the landscape.

Water/Mineral Rights & Natural Resources

The seller is believed to own all the mineral rights and water rights. Both mineral rights and water rights are expected to transfer upon closing. No current oil and gas leases exist at this time.

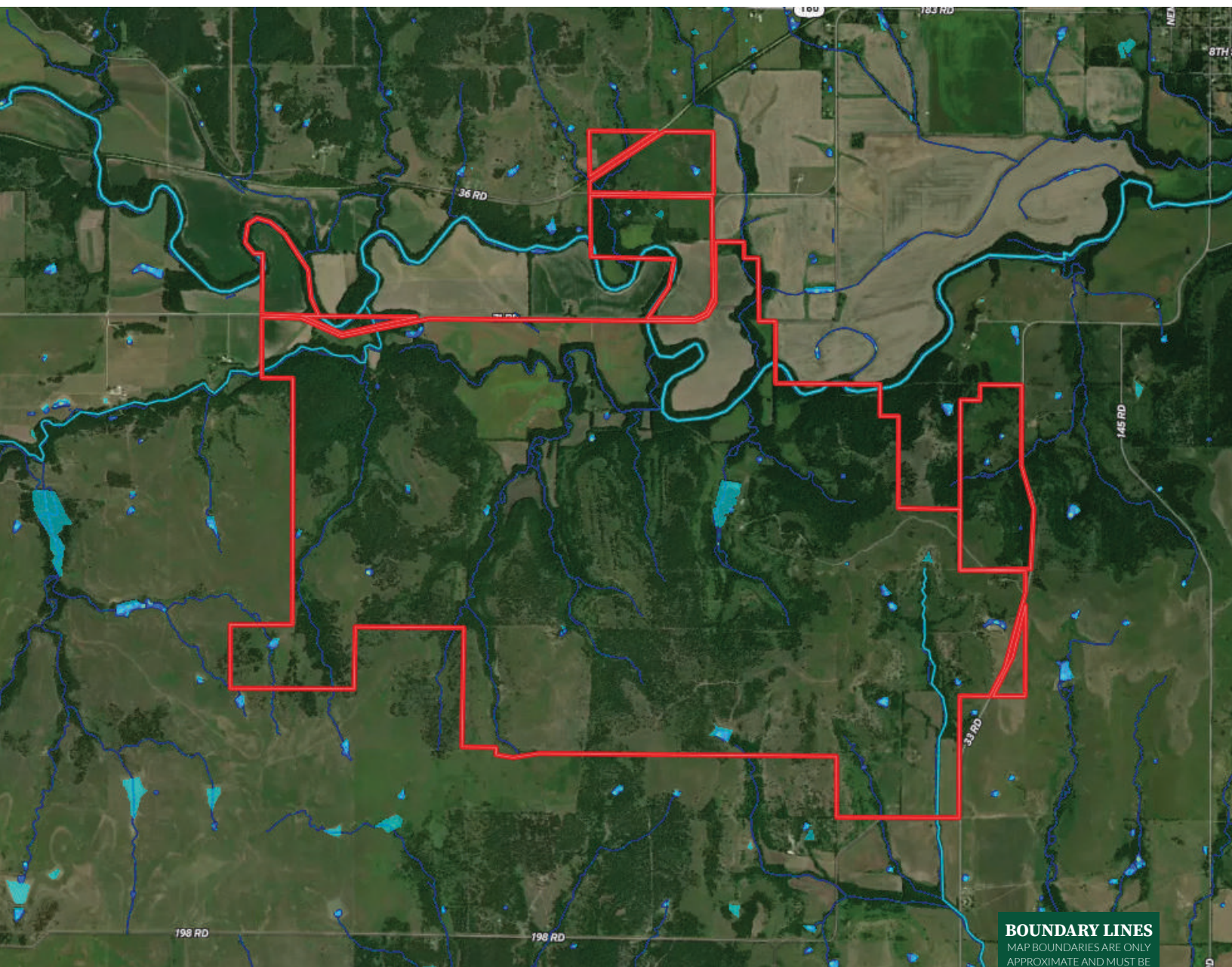
Region & Climate

Located in southeast Kansas, Elk County receives an average of 41 inches of rain per year and 12 inches of snow annually. Like most of Kansas, folks who make their home here will experience all four seasons. The weather can vary greatly from one side of the calendar to the other, which is part of what makes it a wonderful place for recreation. Just about any outdoor activity has a place on the Kansas calendar.

Location

Located just south of Longton, Kansas, the ranch is easily accessible from Wichita, Kansas (1.5 hour drive), Tulsa, Oklahoma (1.75 hour drive) and Kansas City (3 hour drive). Longton, KS has stores that provide groceries, fuel and beer/wine.





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 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.

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"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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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

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