



Jewell County Farm and Ranch

532.00 Acres | Jewell County, KS | \$1,706,740



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Activities & Amenities

ATV/Off Road

Cattle/Ranch

Farm/Crops/Ag

Hunting - Big Game, Predator/Varmint, Small
Game, Turkey, Upland Birds & Waterfowl

Income Producing

Natural Spring

Pond/Lake

State Hunting Unit: Deer
Unit 7, Turkey Unit 2

Land Details

Address: 140 Road, Burr Oak,
Kansas 66936, USA

Closest Town: Burr Oak

Total Acres: 532.00

Zoning: Agricultural

Tillable/Crop/Orchard Acres: 263

Pasture Acres: 258

Water Rights: Yes

All owned water rights, if any, will
convey with the property

Mineral Rights: Yes

All owned mineral rights, if any,
will convey with the property

Source of lot size: Assessor/Tax Data



About This Property

A 532 +/- acre combination farm and ranch, this property has a lot to offer to a diversified operation. The owners meticulous work done over the years through the addition of terraces, improvement of once waste areas, and careful range management have transformed this property into the productive land that it is today.





Land

This 263 acres of dryland farm ground consists of mainly Harney Silt Loam soils at 0-3% and Geary Silt Loam at 3-7% slope. No – till farming and the addition of terraces and waterways have improved soil conditions and worked to control erosion to improve the overall productivity of this farm.

The 258 acres of pasture were not grazed in 2025 while parts of it were hayed to promote regrowth for the next grazing season. As evident, the owner has managed this pasture to maximize grazing capacity without undue stress. Dead fall and other debris have been piled up, while thistles and invasive trees have been cut to promote the growth of desirable grasses. The 4 ponds and wet-weather Long Branch Creek have been the water sources for the owner rated 7 acres per cow-calf pair, even through recent dry years.

There is gravel access to the NE corner of the property with dirt roads surrounding the rest of it. The addition of several gates allows an individual to travel through the entire pasture portion of the property from their initial access point if desired.

Recreation

Traversing the property from North to South, the wet-weather Long Branch Creek holds many mature trees that provide cover for the deer to use as a bedding area and a travel route. During dry spells, you will find the occasional spring pocket that may offer water for wildlife and livestock. The owner has taken great care not to over graze the pasture, and in doing so this has left great native grass habitat that holds coveys of quail and the occasional pheasant.





Water/Mineral Rights & Natural Resources

All water and mineral rights owned by the seller, if any, will convey with the property.

Region & Climate

Jewell, KS County has a climate that is characterized as humid continental. Summers in the county tend to be hot and humid with average temperatures between 70-80°F. Winters in the area are generally cold and dry, with temperatures averaging between 20-30°F. Precipitation in the area is relatively balanced year-round, with about 3-4 inches of average rainfall each month. Jewell County experiences all four distinct seasons, making it an ideal place to live in for those who enjoy experiencing changing weather patterns throughout the year.

- Summer High: the July high is around 90 degrees
- Winter Low: the January low is 15
- Rain: averages 28 inches of rain a year
- Snow: averages 21 inches of snow a year

***Information according to bestplaces.net





Location

Directions to the NE corner of the property via HWY & gravel road:

- From Burr Oak, KS – 7 miles N on HWY 128 to Cedar RD and 3 miles E to 140 RD, then 2 miles S
- From Guide Rock, NE – 6.8 miles S on HWY 78/128 to Cedar RD and 3 miles E to 140 RD, then 2 miles S
- From Superior, NE – S on HWY 14 to Diamond RD, then W 5 miles to 160 RD, then S 1 mile to Cedar RD, then W 2 miles to 140 RD, and S 2 miles

Mankato, KS and Superior, NE are both roughly 10 – 15 minutes away via country roads for supplies and dining needs.

*****To view this property, please contact the listing agent to schedule your showing. Financial pre-qualification will be required.**

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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.

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- RICK STEINER, SELLER/BUYER

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BOUNDARY LINES

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

 Boundary  Gate  Pond  Road/Trail



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