

Eureka Grazing and Roping Ranch

168.50 Acres | Greenwood County, KS | \$750,000



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Activities & Amenities

Cattle/Ranch
Farm/Crops/Ag
Hiking/Climbing
Hunting - Big Game
Hunting - Small Game
Hunting - Waterfowl
Outbuilding/Barn/Shed/Shop
Stream/River
Water View
Equestrian/Horse Property
Fishing
House/Cabin
Hunting - Predator/Varmint
Hunting - Upland Birds
Mineral Rights
Pond/Lake
Water Rights
Wooded

Land Details

Total Acres: 168.50
Zoning: Agricultural
Pasture Acres: 159.24
Water Rights: Yes
Water Rights transfer to new owner
Mineral Rights: Yes
Mineral Rights transfer to new owner
Source of lot size: Unknown

Building Details

Homes: 1
Bedrooms: 3
Full Bathrooms: 2
Parking Types: Detached Garage, Driveway
Outbuildings: 4
Types of Outbuildings: Horse Barn, Storage
Barn, Storage Barn, Outbuilding
Fence Type: Pipe & Barbed Wire
Waterfront Features: Pond (2), Creek



Calling all cowboys, cowgirls, horse lovers, ranchers, hunters and fishermen! This beautiful and updated Flint Hills Ranch has it all. This 168.5 acres can keep you busy no matter the season. Situated along US Hwy 54, just west of Eureka, KS, this ranch sets up perfect to raise and train horses, graze your own cattle herd and enjoy the outdoors spoils that the famed Kansas Flint Hills provide.

Land

There are approximately 159.5 grazable acres of classic rolling hills, filled with native tall grass prairie, perfect for horses or livestock and enjoying the hilltop views that seem to go on forever. There is a stocked ponds and a creek that flows through the middle of the property, providing both recreational opportunities and assurances that your livestock will have plenty to drink, even in the driest of years.

Combine the classic Flint Hills grass and a Kansas sunset or sunrise overlooking a fishing hole...and that is what they write songs about.

Improvements

This ranch has everything a cowboy or cowgirl needs to have a successful horse and cattle operation...and some





rodeo fun too! The home is 1845 square feet with 3 bedrooms, plus a loft and 2 bathrooms and it has been recently updated with new flooring throughout and new interior paint. There are 5 outbuildings on site alongside the corrals, chutes, riding arena and working pens. The corrals and fencing around the homestead is all made from steel pipe and has been repainted and is looking sharp. The gates are solid and are in great working order. The pasture fencing is in good shape, complete with barbed wire with t-posts.

There is a large barn with solidly built horse stalls and a loft, two open ended hay barns, and more stalls and pens in the a fourth building, flanking the west side of the homestead. There is a lot of infrastructure and it could all be used in a number of different ways, dependent upon how you want to proceed...you have options.

Recreation

Kansas is known for some of the largest whitetail deer in the world and this ranch has them. The wooded creek that bisects the property from north to south provides perfect habitat for big bucks. There are lots of tall, deciduous trees lining the creek that would make excellent tree stands.

The pond measures +/- 2 acres and has a history of landing a number of good sized and angry largemouth bass. Ducks and geese are also often seen on the ponds and with a small amount of enhancement, the waterfowl opportunities would expand greatly.

Kansas now allows nighttime hunting of coyotes with artificial lights, thermal scopes or night vision scopes. In cattle country, there is always a need and desire for someone to hunt coyotes and this property fits that bill too.

The scenery is unmatched.





Agriculture

Recently, there has been a rejuvenated interest in working horse and cattle ranches...and this one has it all. Known all over the world as some of the finest grassland anywhere, the Kansas Flint Hills provides some of the most consistent year to year grazing opportunities anywhere. Combine that with the infrastructure to house, train, maintain and work with horses and you have everything you need to be successful.

General Operations

There are endless options for horses, livestock, rodeo, hiking, hunting, etc., etc. The property can be used for your personal ranch business, recreational enjoyment or there could also be opportunities to board horses, train horses, rent the rodeo arena and turn the home into a short term rental. A small amount of imagination takes this property to the next level!

Region & Climate

This property receives an average of 39.7 inches of rain each year and 14 inches of snow. The average





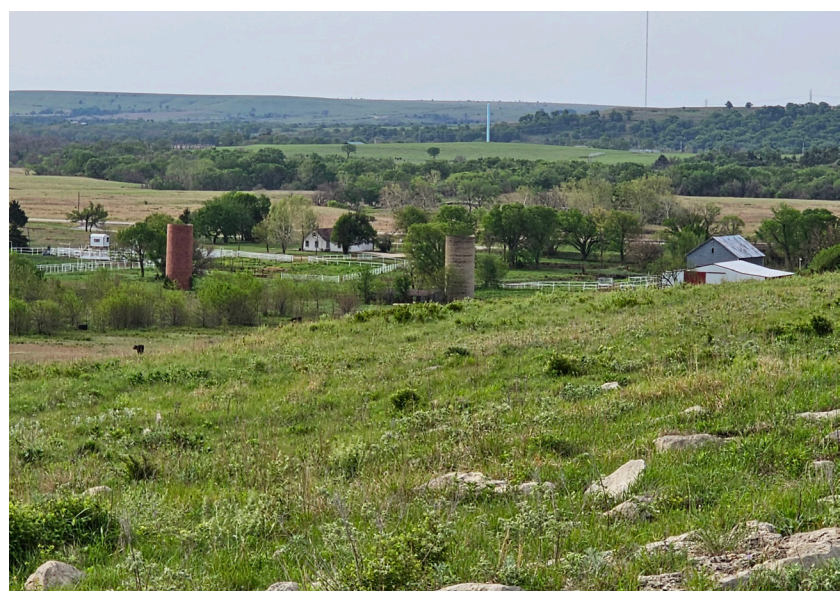
high temperature is 67 degrees and the average low temperature is 43 degrees.

Location

The property is located just west of the town of Eureka in Greenwood County, Kansas. Eureka is the county seat and features a city lake, golf course, restaurants, grocery and supply stores.

The property sits a short 40 minute drive to Wichita, KS and is 2.5 hours to Kansas City, KS.

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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 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.

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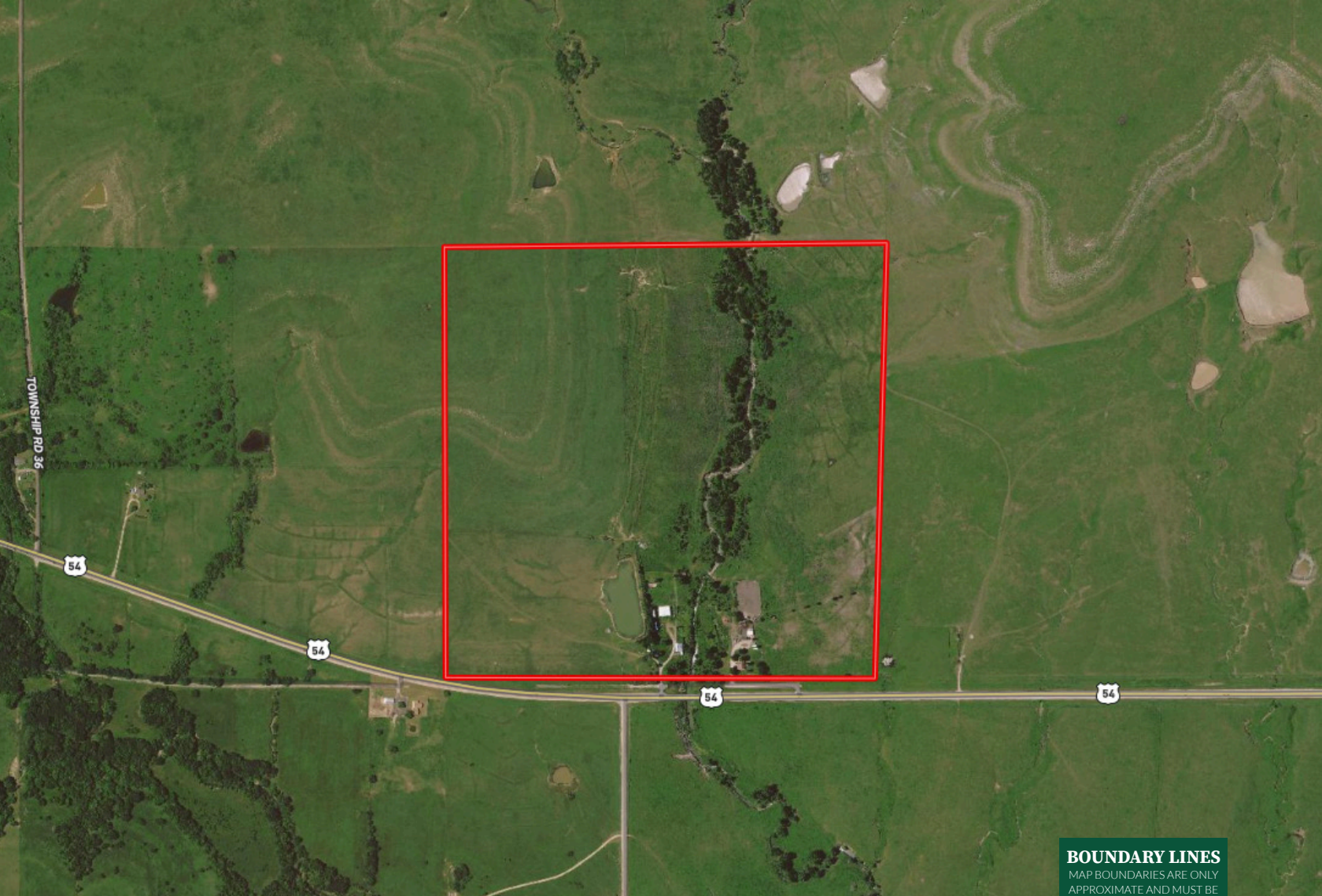


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

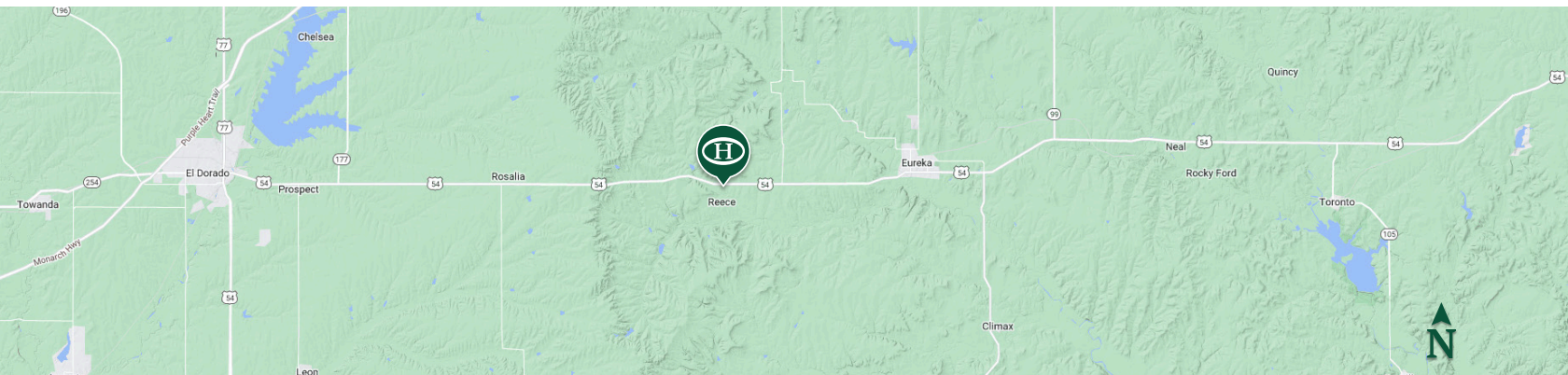
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 Boundary

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