

# CEDAR CREEK RANCH

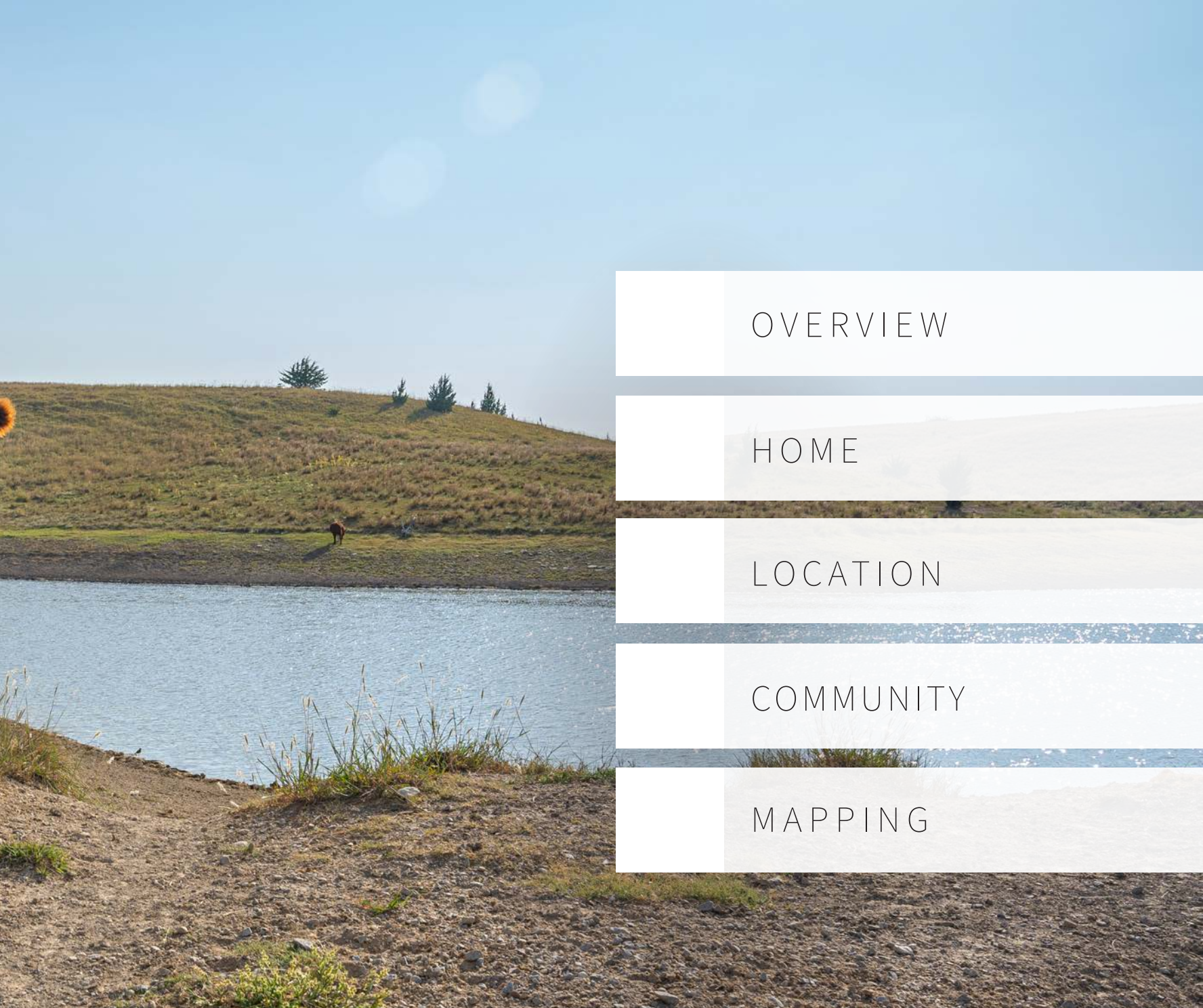
1,120 ACRES | RUSSELL COUNTY, KANSAS



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OVERVIEW

HOME

LOCATION

COMMUNITY

MAPPING

# OVERVIEW





## QUICK FACTS

1,120 Acres

Cattle/Ranch

Recreational

Farms for Sale

Hunting

House/Cabin

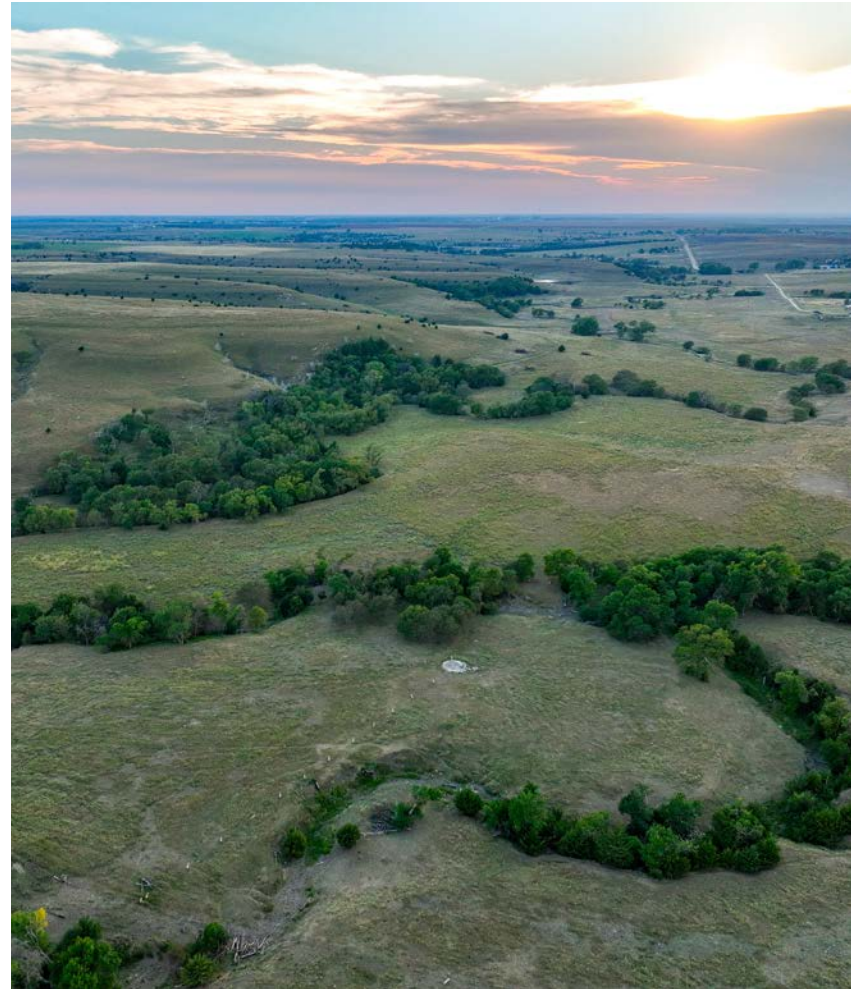
## WELCOME TO CEDAR CREEK RANCH

Nestled within the picturesque Smoky Hills of Kansas, this expansive 1,120+/- acre ranch is a recreational haven with a perfect blend of pastoral charm and abundant wildlife. Remarkable grass pasture, managed through a rotational grazing strategy that ensures optimal grass health even in the harshest droughts, eliminating the need for supplemental cattle feed. Situated just over 3 miles from Wilson Lake, the clearest lake in Kansas, offering exceptional recreational opportunities such as fishing, swimming, boating, hunting, hiking, biking, and more.

This ranch is home to a couple of groups of Rio Grande turkeys, boasting great ponds for waterfowl hunting, fishing, and sustaining cattle. With large hills, valleys, mature timber, and Cedar Creek running through its core for about 2 miles, this property is a paradise for hunting enthusiasts. Large whitetails, turkey, ducks, geese, pheasants, quail, and even prairie chickens have been spotted on the ranch.

Close to the renowned Wilson Lake and positioned just 30 miles north of Cheyenne Bottoms, a haven for fishing, waterfowl, and public hunting, this ranch is a dream for outdoor enthusiasts. The cozy retreat on the property not only offers a comfortable abode but also presents a lucrative opportunity for short-term rentals or Airbnb. The strategic location allows the ranch to generate income through cash renting the pasture for cattle grazing, hunting leases, and renting the cabin.

Boasting a diverse landscape with over 100 feet of elevation differences, the ranch provides breathtaking scenic views and endless recreational possibilities. Three ponds, ranging from ½ acre to 5 acres in size, along with natural springs, contribute to the beauty of the land and provide water and habitat for wildlife and livestock.



Included in the sale are the sellers' mineral rights, opening up potential future opportunities for the discerning buyer. Upgraded perimeter fencing and a convenient deeded access easement ensure both safety and easy entry and exit.

Whether you aspire to be a rancher or are an outdoor enthusiast seeking a haven for hunting, fishing, and relaxation, this turnkey ranch offers endless possibilities. Don't miss the chance to own this beautiful ranch that seamlessly combines ranching history with recreational enjoyment.



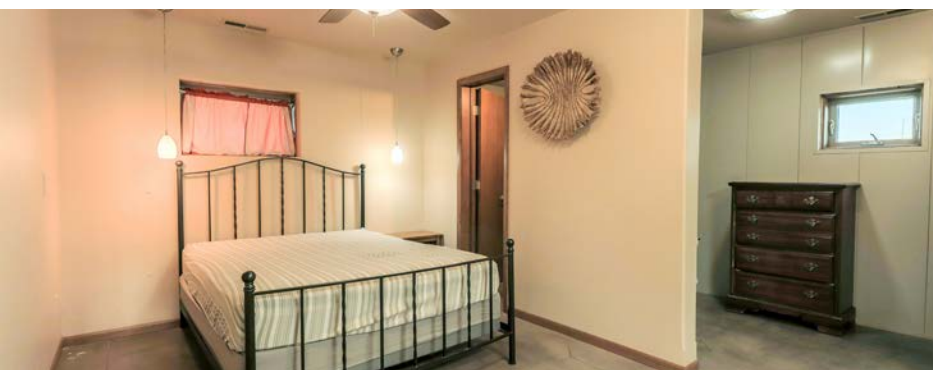
# H O M E





This captivating 3-bedroom, 2-bathroom barndominium, built in 2012, beckons with its unique charm and comfortable living spaces. With a generous 1,376 square feet of living area under a sturdy metal roof, this home offers both style and durability. Inside, you'll discover a cozy yet spacious interior, featuring an inviting open floor plan that connects the living, dining, and kitchen areas. Natural light fills the rooms, creating a warm and inviting atmosphere. The heart of the home, the kitchen, is well-appointed with modern amenities and plenty of storage space. For peace of mind, a safe room with 8-inch concrete walls on all four sides offers a secure retreat during inclement weather or emergencies.





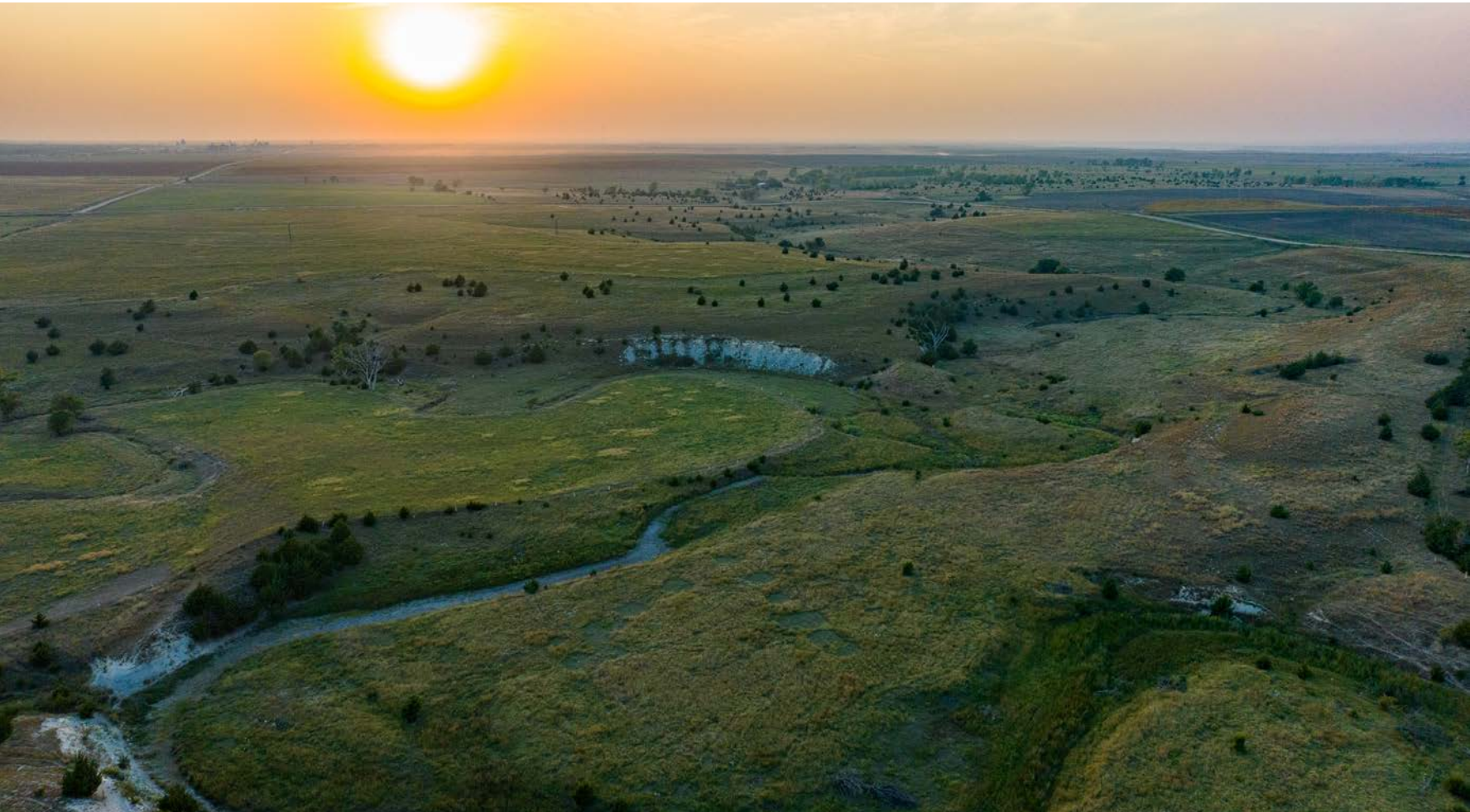
The property also includes a detached garage, providing ample room for parking and storage. Convenience and self-sufficiency are at your fingertips, thanks to a septic system that was last serviced in June of 2023 and a water well drilled in 2012 with a depth of 106 feet and a diameter of 5 inches. Central heating and air conditioning ensure year-round comfort, while a propane tank on the property keeps the home running efficiently. A natural wood burning stove is located in the main living space. This property embodies a harmonious blend of rustic charm and modern amenities, making it an ideal retreat from the hustle and bustle of city life. If you're seeking a serene haven with room to breathe and space to grow, this barndominium is the perfect place to call home.

Please contact the listing agent for more information on this property or to schedule a private showing. (\*\*Financial verification is required\*\*)

2022 Approximate Real Estate Taxes: \$4,254.12



# LOCATION





### Directions:

From Russel, head east on E 15th t toward N Front St for 2 miles, then turn left onto 187th st. Then take a right onto 15th St Rd. In 1 mile, turn left onto 188th St and the property will be on the right.

Address: 4459 189th St, Russell, KS 67665

### Legal Description:

S21, T13, R13W, ACRES 639.5, ALL SEC

S28, T13, R13W, ACRES 81.2, N1/2 NW1/4

S29, T13, R13W, ACRES 79.8, N1/2 NE1/4

S20, T13, R13W, ACRES 79.4, E1/2 SE1/4 LESS R/W

S20, T13, R13W, ACRES 233.7, SW1/4 & W1/2 SE1/4 LESS R/W

### Location/Population:

- 5 miles northeast of Russell, KS (population: 4,388)
- 8 miles northwest of Bunker Hill, KS (population: 106)
- 36 miles east of Hays, KS and Hays Regional Airport (population: 20,795)
- 40 miles north of Great Bend, KS (population: 15,000)
- 70 miles west of Salina, KS (population: 46,481)

# COMMUNITY





## Community/Attraction

- 20 miles west of Wilson Lake (most direct route), one of the state's prime recreational areas and the clearest lake in Kansas.
- 30 miles north of Cheyenne Bottoms, the nation's largest inland marsh.
- Garden of Eden in Lucas, KS.
- Sternberg Museum in Hays, KS.
- Wetlands Waterpark and Brit Spa Zoo in Great Bend, KS.
- Fort Hays State University in Hays, KS



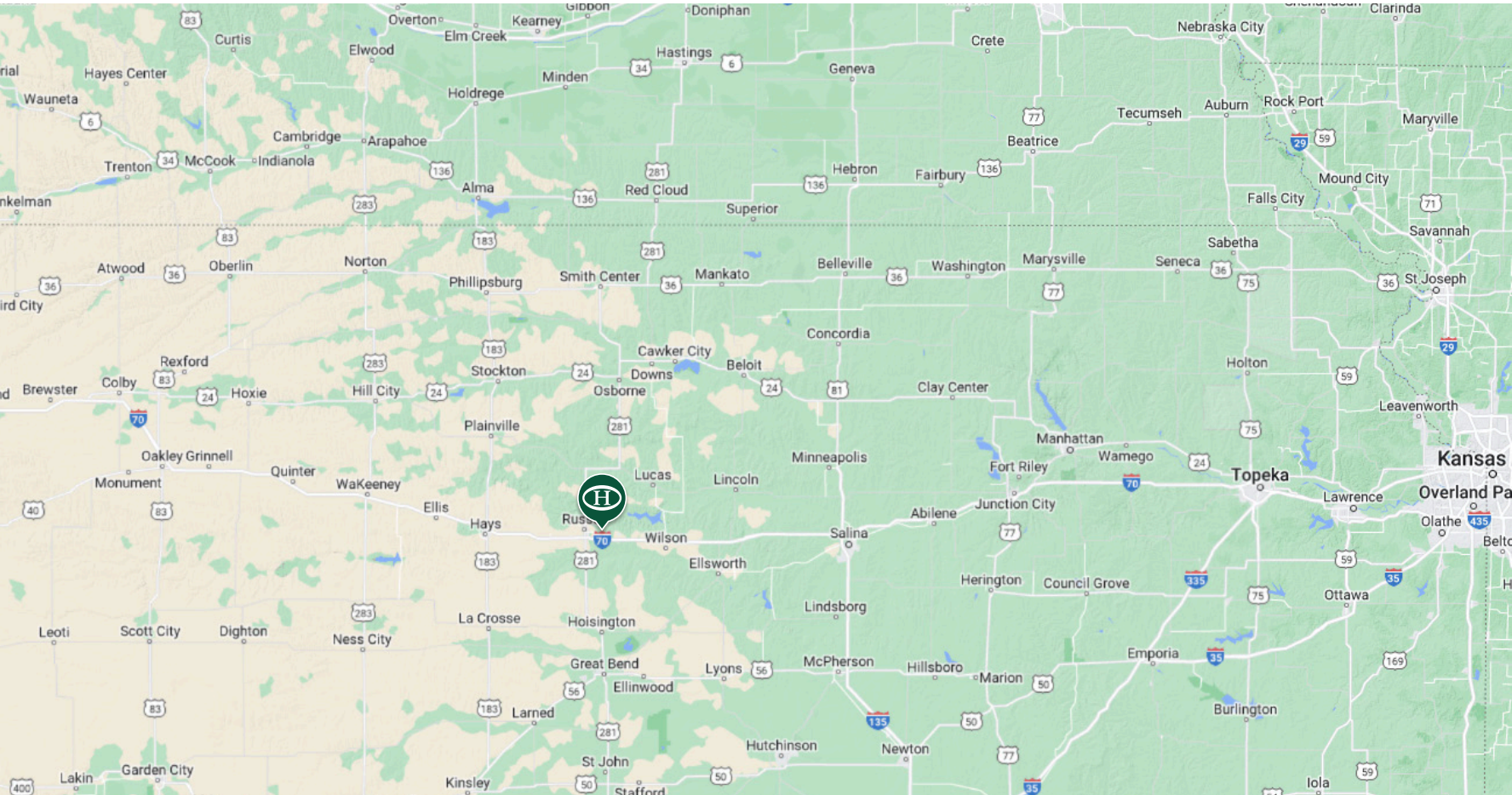


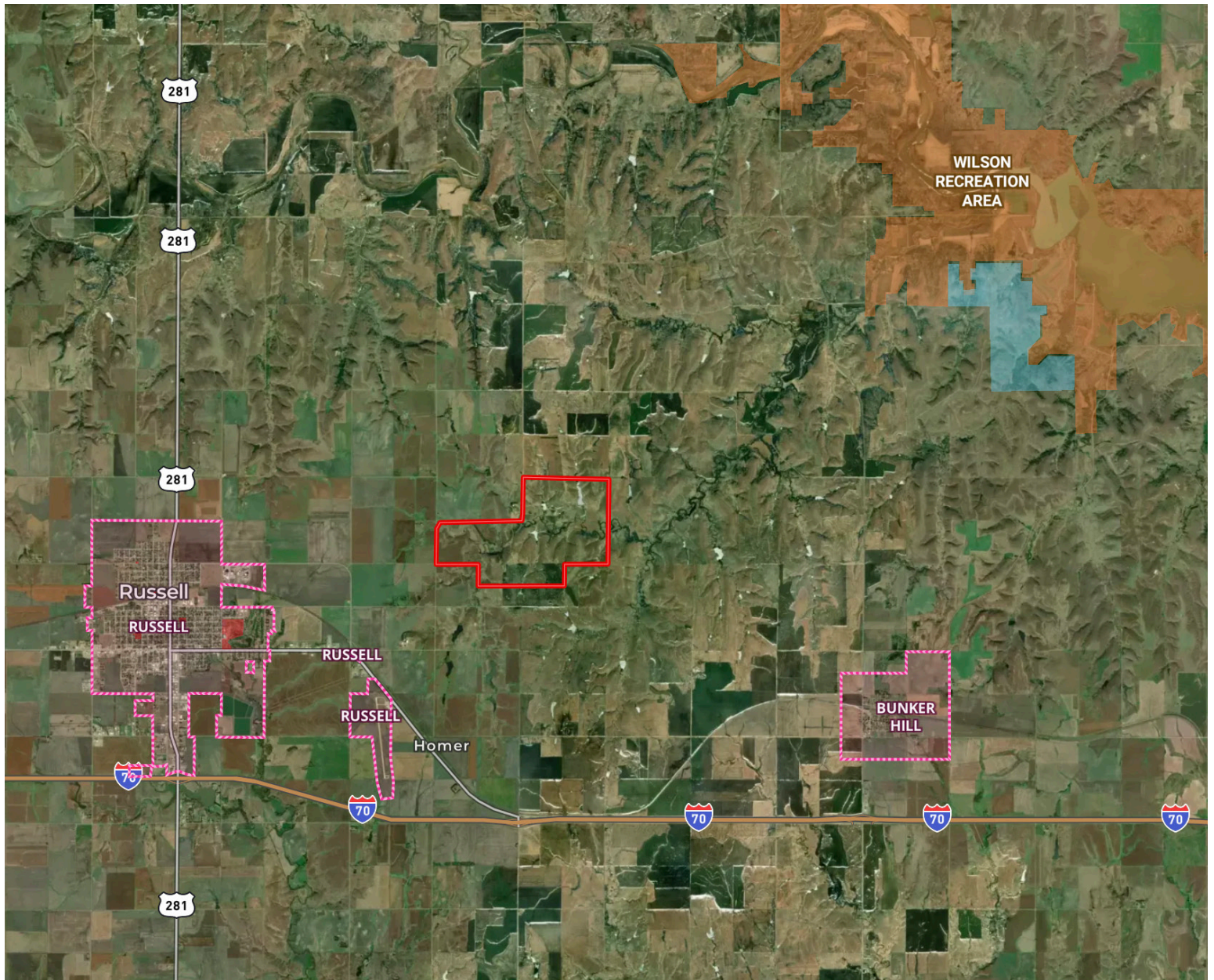


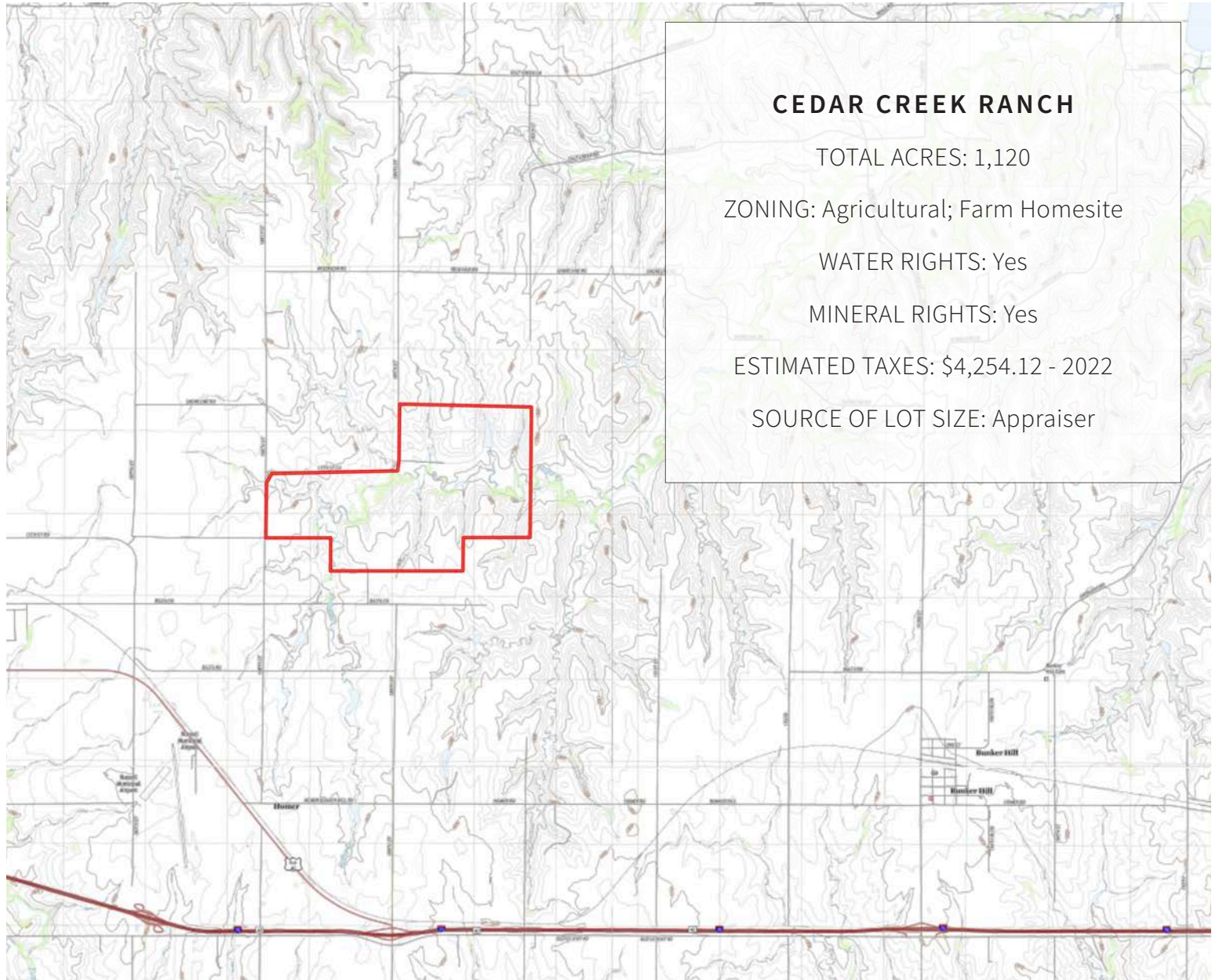
**Statistics:**

- State Hunt Unit: 17
- Average Yearly Rainfall: 26"
- Closest Town: Russell, Kansas
- School District: USD 407

# MAPPING











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620.282.9572 | [JC@HaydenOutdoors.com](mailto:JC@HaydenOutdoors.com)

[www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)