

Rice County KS - Waterfowl Wetlands

78.70 Acres | Rice County, KS | \$299,000



HAYDEN  OUTDOORS.

Activities & Amenities

Cattle/Ranch
Hunting - Predator/Varmint
Hunting - Upland Birds
Mineral Rights
Pond/Lake
Water Rights
Wooded
Hunting - Big Game
Hunting - Small Game
Hunting - Waterfowl
Natural Spring
Stream/River
Water View

Land Details

Address: TBD Avenue L , Lyons, Kansas
67554, USA

Closest Town: Chase, Kansas

Total Acres: 78.70

Zoning: Agricultural

Pasture Acres: 78

Water Rights: Yes

Water Rights To Transfer To Buyer

Mineral Rights: Yes

Mineral Rights To Transfer To Buyer.

Estimated Taxes: \$519 - 2022

Source of lot size: Unknown

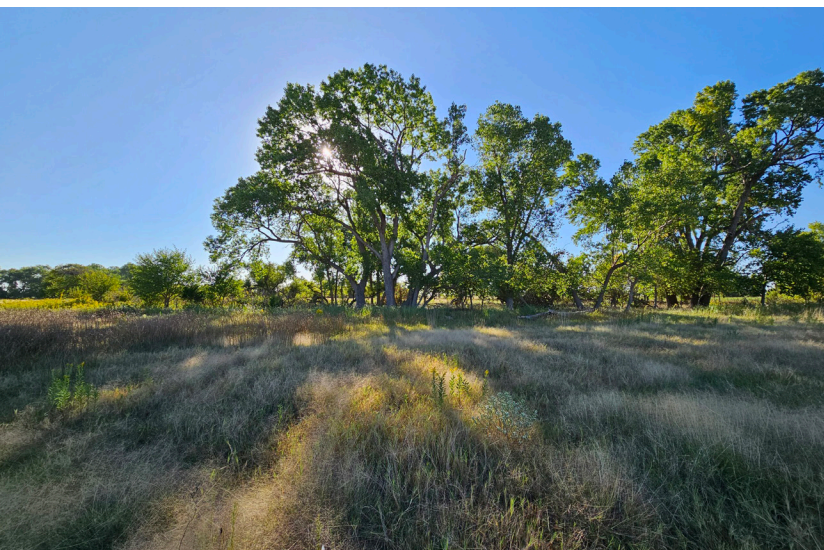


This property features +/-78 acres with a recently enhanced natural pond, slough and waterway specifically designed and built to attract waterfowl. Located less than 11 miles (as the duck flies) from Quivira National Wildlife Refuge and less than 17 miles from Cheyenne Bottoms, this parcel is in the bullseye of the Central Flyway. Thick grass and cottonwood lowlands add to the excellent habitat ensuring a well-rounded recreational property.

Land

When looking for the perfect waterfowl property you need one thing above all else....a sustainable water source. This property has proven to hold water through some of the driest months over the last couple of years. The ground-water table on the eastern portion of the property often seems to be just beneath the soles of your boots.

Just recently, the natural springs and bloated soils made for a perfect enhanced wetlands project, in which a pond was enlarged, and a long slough was shaped and defined creating an inviting waterfowl habitat. The earth that was removed to create the pond and slough was then used to create an elevated roadway, helping to ensure easy access to and from your blind or spread. There are even two turn-around spots and plenty of room for trailers, ATVs or any





other equipment you may need while setting up for the hunt.

The pond sits in the shadow of large cottonwood trees and is the culmination of a waterway that makes its way onto the property from the south and catches flowing runoff. Having both the runoff and alluvial water is surely the secret to the pond and slough's success. The waterway is filled with the cottonwood trees, cedars and wetland grasses and provide excellent cover for the whitetail deer.

The north end of the property is bordered by an old railroad easement that has largely been filled with cedar trees and brush, creating a nearby wildlife sanctuary.

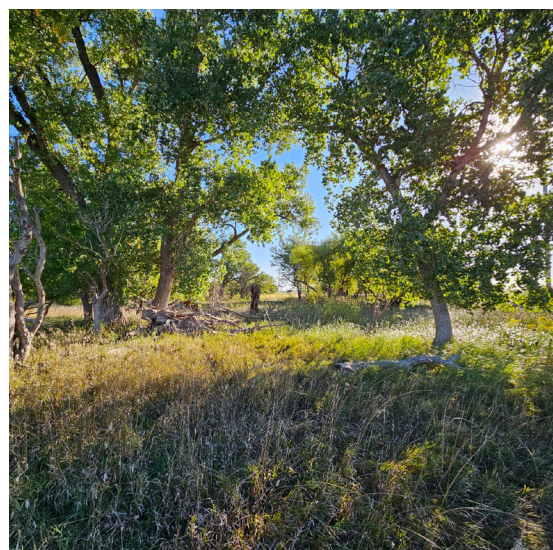
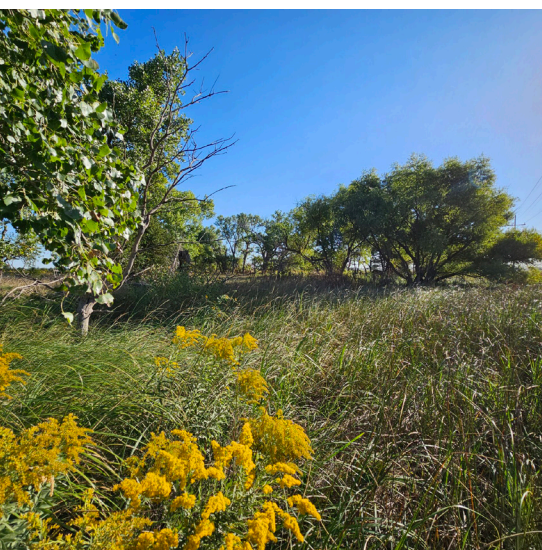
The western end of parcel sits low and is quite flat, adding to the property's ability to hold surface water. In dry times you can see the remnants of large, calcium stained puddles. In rainy times, this area too, becomes a marsh, adding to the allure of migratory birds.

Recreation

This property offers opportunities to hunt a large number of species of ducks and geese over water, accommodating all kinds of winds and weather patterns. Blinds can easily be constructed facing north, south, east or west. Currently, the wetland grasses and cattails are thick enough along the banks of the water to offer plenty of cover.

While the focal point of this property is certainly going to be the newly enhanced water features and their ability to support some epic waterfowl hunts in the middle of one of America's most prominent and sought after flyways, but that is not where the adventure ends.

There are some big Kansas whitetail deer that make their home on this property and a nice population of quail and





pheasants can be found on the grounds too. The quail whistles can be heard in the timbered bottoms and the springtime pheasant cackles radiate from the thick cover of the native grasses. A large contingent of dove can also be found working the pond edges and grasslands as they move through the area in the early fall. Finally, small game and predators are also available to hunt on this one.

This will make a great all around hunting property with tremendous opportunity for waterfowl, or it would also be a wonderful compliment to a recreational portfolio.

Agriculture

A portion of the property is fenced and could be utilized for livestock grazing. The property has not had cattle or livestock on it for some time and the grass is currently thick and lush.

Region & Climate

Central Kansas experiences all four seasons with winter lows in the single digits and summer highs in the triple digits. The area receives 28 inches of rain





each year, on average and an additional 14 inches of snow. Each year sees 205 sunny days and like most of Kansas, there is typically a breeze pushing or pulling in the next weather system, which can be helpful in making plans for an upcoming hunt.

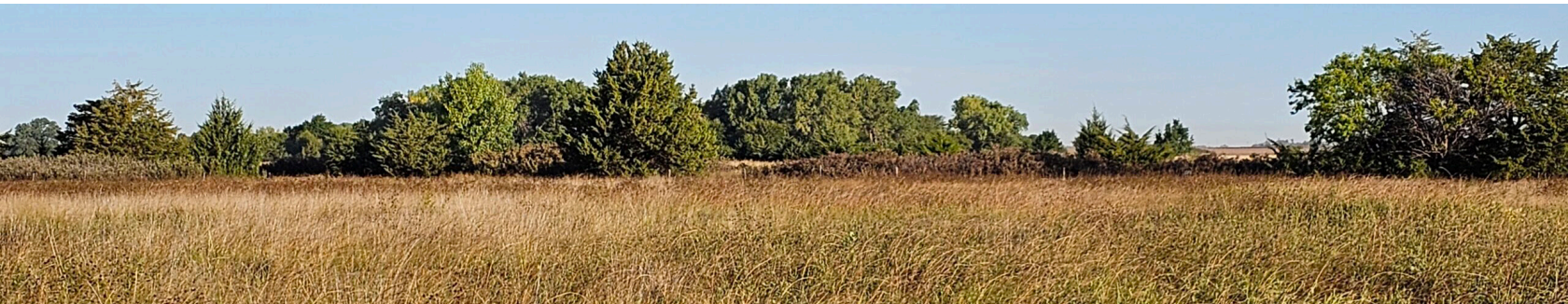
Location

This property is located in Rice County, Kansas right in the Central Flyway and only a handful of miles from two of the largest government managed inland marshes in America.

The city of Lyons, Kansas sits just 5 miles to the east and has a full assortment of amenities including grocery, restaurants, lodging, hardware stores and medical facilities.

The property is a 1 hour and 15 minute drive from Wichita's Eisenhower National Airport.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



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."

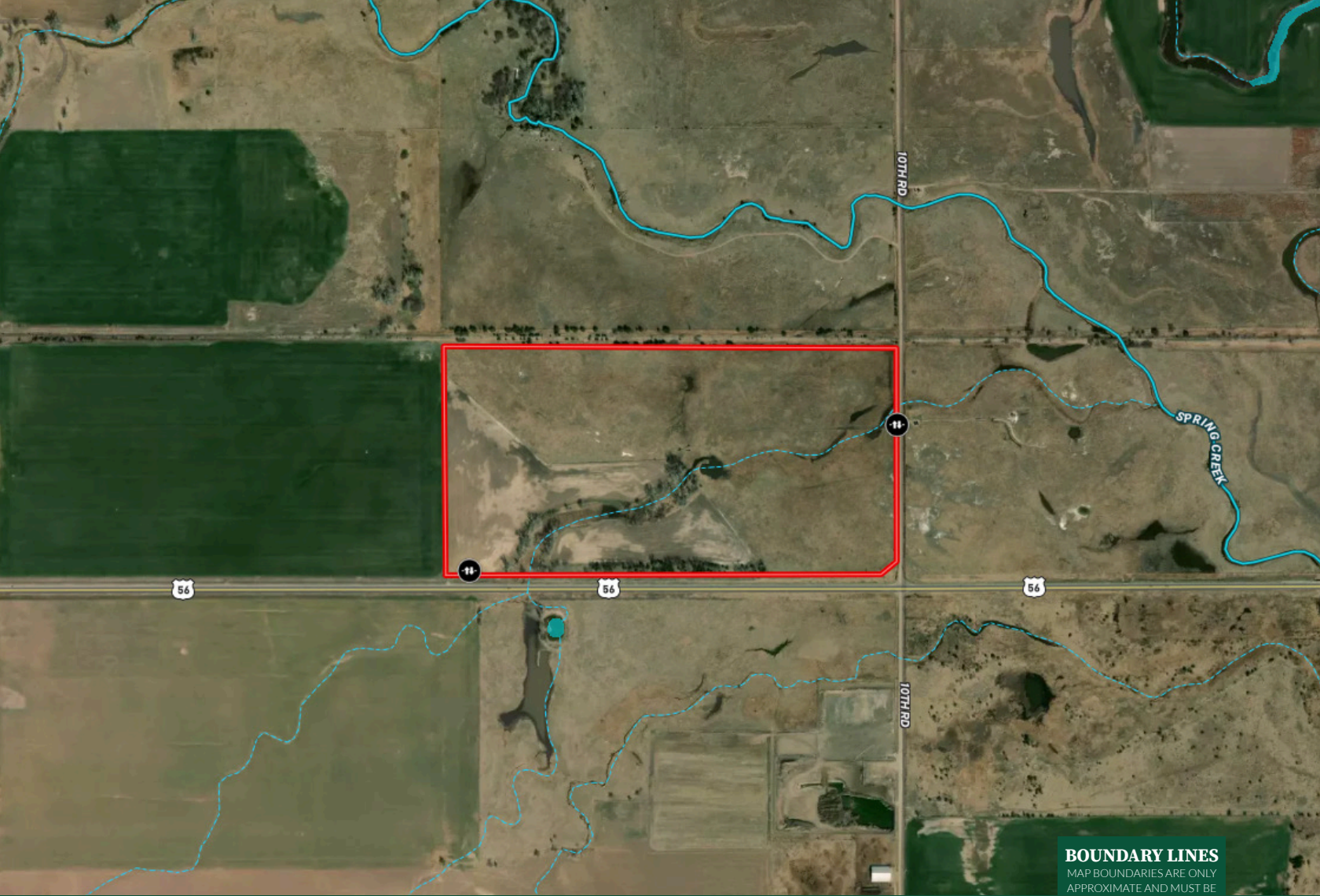


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

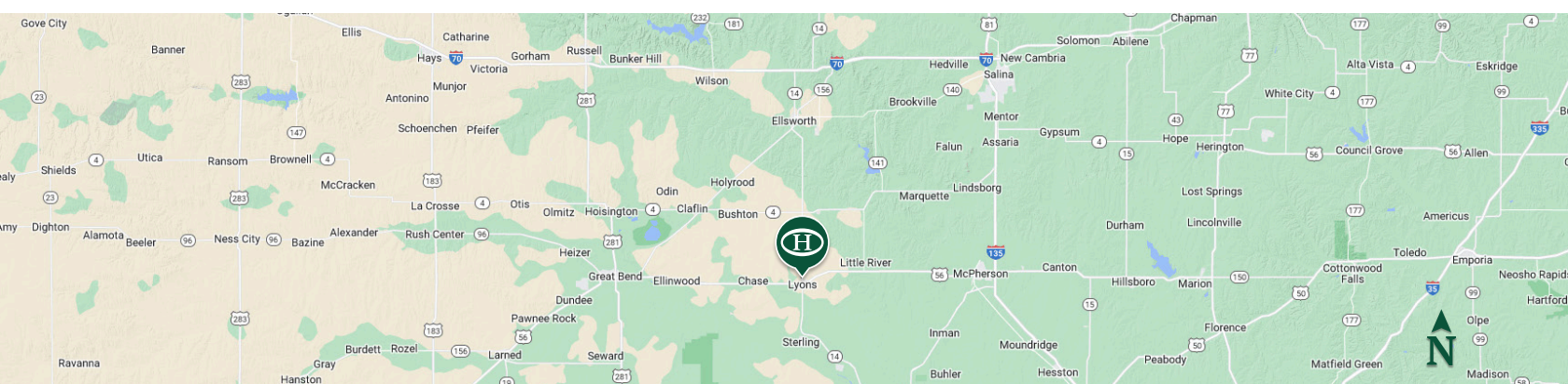
- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials





 Boundary



Jim Elliott

📍 Salesperson, Licensed in KS & NE
 ✉ Jim@HaydenOutdoors.com
 📞 316.214.3848