

Eagle Lake Range and Recreation

634.20 Acres

Butler County, KS

\$4,025,000



HAYDEN  OUTDOORS.

Eagle Lake Range and Recreation

TOTAL ACRES:

634.20

PRICE:

\$4,025,000

COUNTY:

Butler County

CLOSEST TOWN:

Leon, KS

Presented by



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Property Summary:

An outdoor enthusiast's dream, this property has a plethora of opportunities ranging from fishing, waterfowl, deer, and upland bird hunting, to building your dream house or adding acres to your operation. Only 45 minutes East of Wichita, this ~640 acres is in a location that feels hidden, has good access and is ready for you to make a lifetime of memories.

Land:

The North ~480 acres is a tale of two halves with the West side holding the roughly 50 acre watershed lake, Eagle Lake, which when full would be approximately 36 surface acres. This lake was built by the Corp of Engineers and holds largemouth bass, catfish, perch, and crappie. It is fed by Eagle Creek coming in from the North which continues South below the dam into the neighboring property. Eagle Lake is surrounded by trees on it's North half and has wooded fingers extending both East and West for various animals to use as travel corridors. The lake and creek are surrounded by rolling native grass hills that flatten below the dam and feature approximately 8 acres of crop ground and other bottom ground that is cut and baled with the native grass.

The East half is rolling pasture with good perimeter fencing and 2 stock ponds and has been used for grazing in the past. This side also contains an oil well and the house.

Across the road to the South, you will find ~160 acres that contains Hickory Creek with timbered banks and wooded draws which feed into it from the North and the neighboring East property. On the South side of the creek you will find a secluded native grass meadow with 2 treed fence lines that lead to rock ledge hills to the South.

Activities & Amenities

ATV/Off Road
Farm/Crops/Ag
Hiking/Climbing
Hunting - Big Game
Hunting - Small Game
Hunting - Upland Birds
Income Producing
Outbuilding/Barn/Shed/Shop
Stream/River
Water Access
Cattle/Ranch
Fishing
House/Cabin
Hunting - Predator/Varmint
Hunting - Turkey
Hunting - Waterfowl
Mineral Rights
Pond/Lake
Timber
Wooded

Land Details

Total Acres: 634.20
Deeded Acres: 634.20
Zoning: Agricultural/Farm Homesite
Mineral Rights: Yes
Any and all owned mineral rights of the seller will convey with the sale of the property. There is currently oil production occurring on approximately 80 acres that the seller does not have mineral rights on. There is another approximately 40 acres that the seller owns 50% of and the rest of the land it is believed that 100% of the mineral rights are in tact.
Income Type: Pasture , crop ground, and hunting leases
Estimated Taxes: \$5,443.62 - 2022
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Bungalow
Finished Sq. Ft.: 1004
Bedrooms: 2
Full Bathrooms: 1
Basement: Unfinished
Parking Types: Driveway
Outbuildings: 2
Types of Outbuildings: Farm Shop, Pre-fab Shed



Improvements:

Included with the property is an approximately 1000 square foot 2 bedroom, 1 bathroom house that is tucked into the side of a wooded draw. It includes a cellar and a pre-fabricated garden shed.

In addition, there is a 30' x 72' Morton shed with a water hydrant outside, concrete floors, and multiple overhead doors to store your equipment or possibly a camper.

Both structures are supplied by separate water meters and their own electric meters. There are also 3 other water meters associated with the property that will transfer to the buyer.





Recreation:

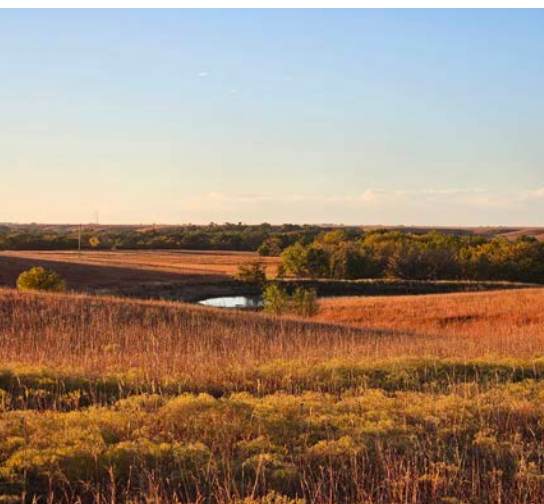
The rolling native grass hills provide cover and travel corridors that taper into creeks and draws full of cottonwood, elm, ash, sumac, and oak trees which supply food and cover for a variety of wildlife like deer, turkey, and bobwhite quail. Furthermore, these transitions fit into the instinctive travel and ambush sites of predatory animals like bobcat and coyote.

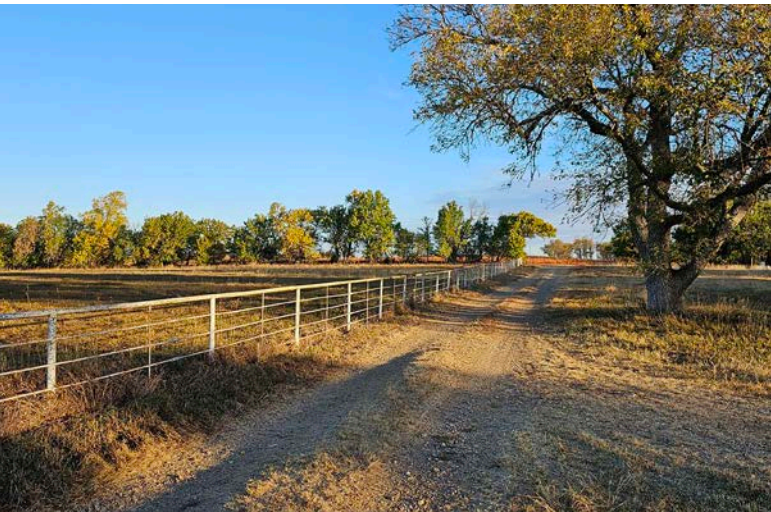
Interspersed throughout the property are the two stock ponds, lake, and the creeks which were observed to be holding different species of ducks on their migration South. The owners have not known any of the water features to have gone dry in the past and even though Hickory Creek does not have water flowing through it currently, pockets of water remain there.

Beyond hunting, the lake offers fishing and other opportunities like paddle boarding or kayaking. While the rest of the property is of terrain enjoyable enough to take off on a hike, ride side by sides, atvs, or horseback.

In the past the owners have leased out the hunting with a verbal or handshake commitment for the South ~160 which is set to end after deer season. There is a written lease in place on the North property.







Agriculture:

A local individual has rented the property in the past to cut and bale the grass, as well as, the pasture and crop ground.

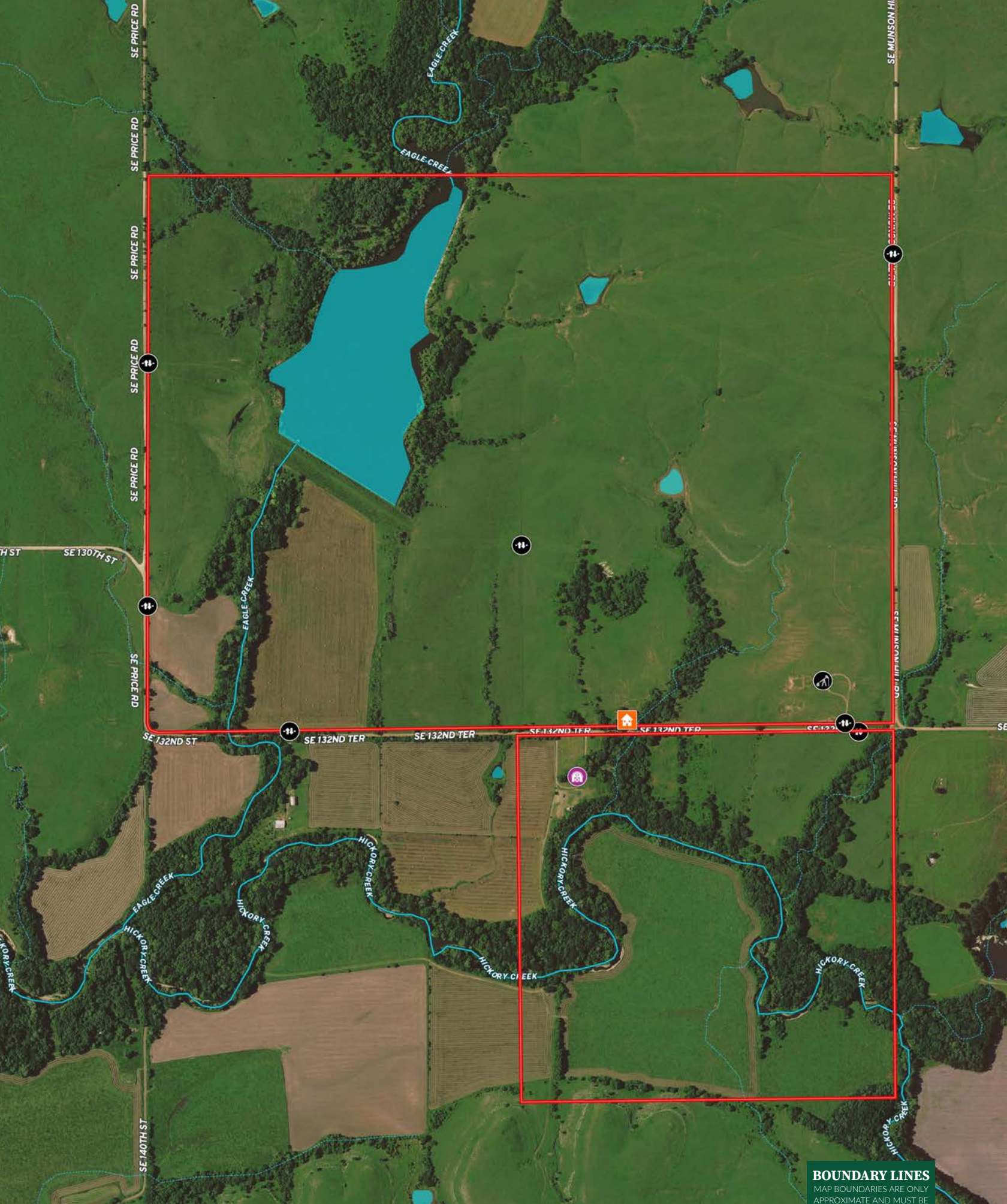
Water/Mineral Rights & Natural Resources

Any and all owned mineral rights owned by the sellers will convey to the buyer.

It should be noted: Oil production is in progress on a part of the property that the seller does NOT own any mineral rights to. There is another parcel of the property that the seller owns 50% of the mineral rights to, with the remaining balance of the property the sellers owning 100% of the mineral rights.





Below is an attached map regarding the areas of owned interest.

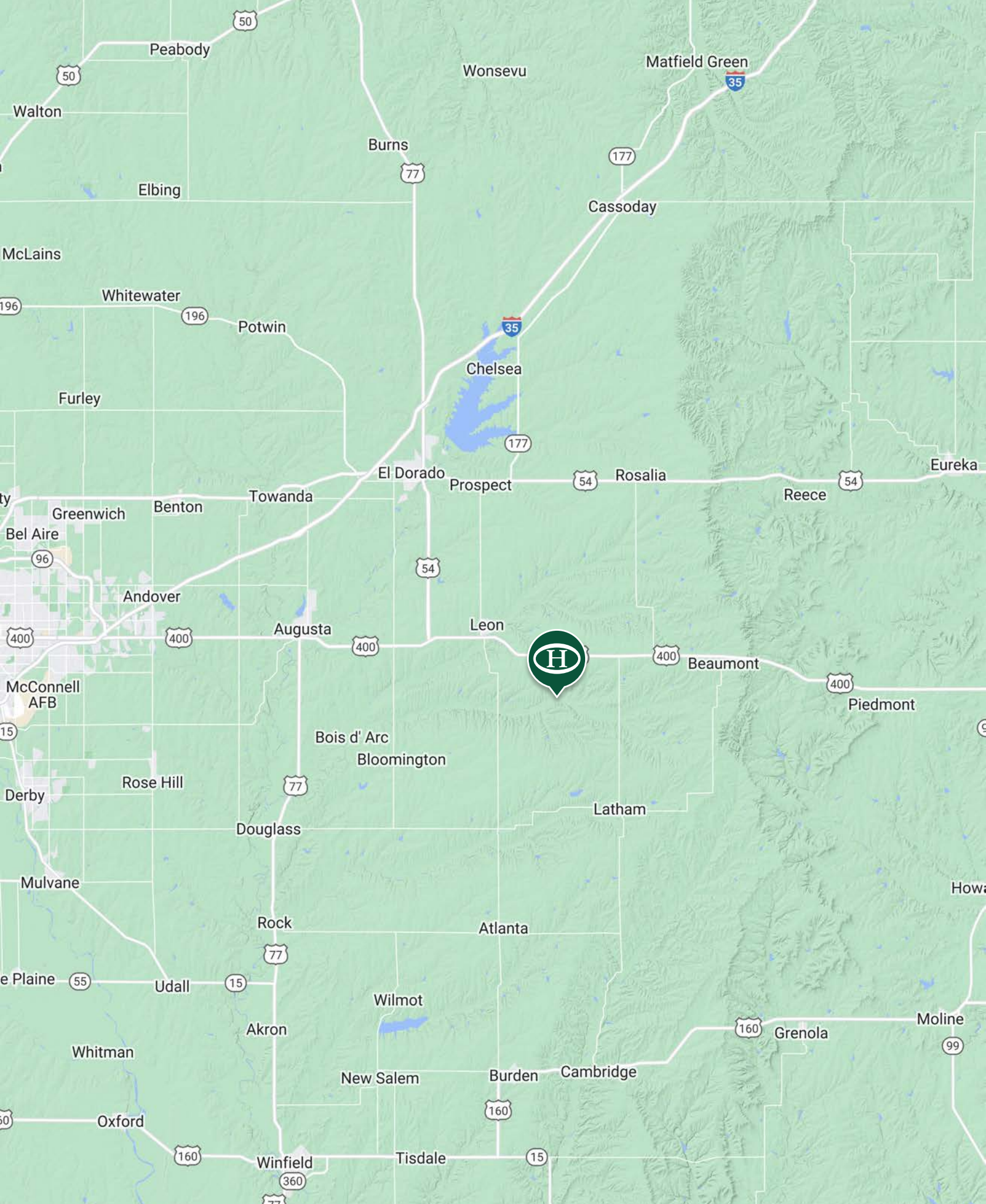




BOUNDARY LINES

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

-  Boundary
-  House
-  Barn
-  Oil Well
-  Gate





Region & Climate:

Leon, KS has a temperate climate with hot summers and cold winters. The average high temperature during the summer months is around 86°F (30°C) while the average low temperature in winter is 24°F (-4°C). Rainfall is fairly spread out throughout the year, but the region does experience some snow and ice in the winter months. The area experiences moderate winds all year round, making it an ideal location for wind energy production.

Leon, Kansas gets 38 inches of rain, on average, per year. The US average is 38 inches of rain per year.

Leon averages 12 inches of snow per year. The US average is 28 inches of snow per year.

On average, there are 226 sunny days per year in Leon. The US average is 205 sunny days.

***Information gathered from bestplaces.net





Location:

With the property only being a few miles SE of Leon, KS, you will find that the larger town of Augusta, KS, is only 17 miles West. There you can find several eateries, lodging, a Walmart and Tractor Supply for all your needs.

To drive from some of the larger cities around the area, you will find that it is:

45 minutes to Wichita, KS

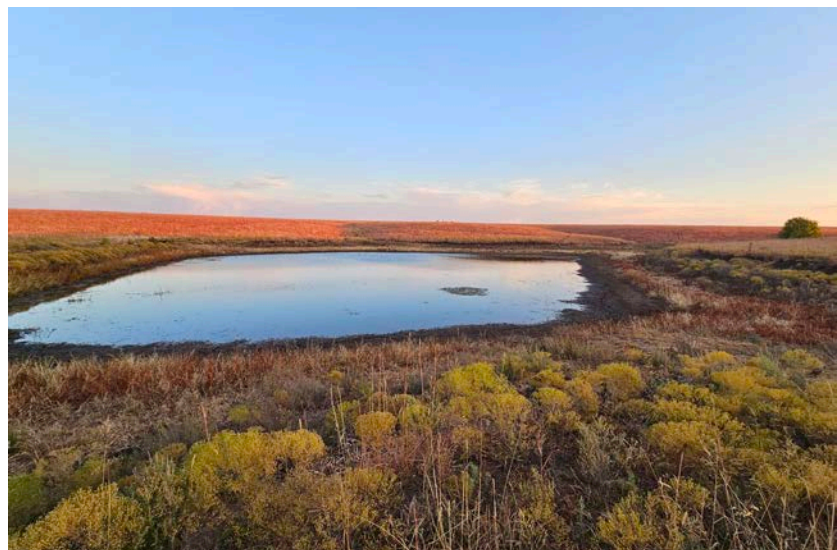
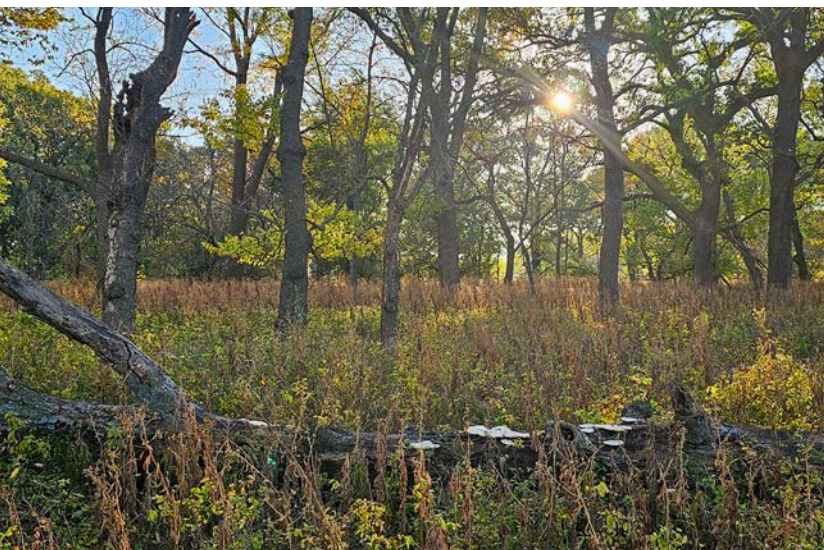
2.5 hours to Kansas City, KS

2.75 hours to Tulsa, OK

2.6 hours to Joplin, MO

For those that fly; it is 23 miles to the Augusta municipal airport, and 45 miles to Wichita's Dwight D Eisenhower National Airport.

Please note that there will be a 3% buyer's premium added to the purchase price



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

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**HAYDEN
OUTDOORS®
REAL ESTATE**

THE BRAND THAT SELLS THE *Land*®

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 150 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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