



# Washington County Kansas Pasture & Hunt

304.80 Acres | Washington County, KS | \$1,220,000



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## Activities & Amenities

ATV/Off Road  
Hunting - Big Game  
Hunting - Small Game  
Hunting - Upland Birds  
Income Producing  
Stream/River  
Water Access  
Wooded  
Cattle/Ranch  
Hunting - Predator/Varmint  
Hunting - Turkey  
Hunting -Waterfowl  
Pond/Lake  
Timber  
Waterfront

## Land Details

Address: 29th & Prairie Rd. , Hollenberg,  
Kansas 66946, USA  
Closest Town: Hollenberg  
Total Acres: 304.80  
Deeded Acres: 304.80  
Zoning: Agricultural  
Pasture Acres: 304.8  
Estimated Income: 8235  
Income Type: Cash Rent  
Estimated Taxes: \$1,312 - 2022  
Source of lot size: Assessor/Tax Data



The property consists of around 305 acres of native grass pasture in the northern part of Washington County Kansas, which is well-suited for grazing cattle and hunting.

### **Land**

Native grasses are typically hardy and well-adapted to the local climate. The presence of good exterior fencing is essential for keeping cattle contained and secure within the property. It helps in managing the livestock effectively. The property has multiple sources of water, including a pond located in the southeast part of the property. Additionally, there are active springs leading to flowing creeks, ensuring that both cattle and wildlife have reliable access





to water. Adequate water sources are crucial for both livestock and wildlife on the land. The property also boasts excellent hunting opportunities. The native grassland and the presence of water sources can attract a variety of wildlife, making it an attractive location for hunting enthusiasts. Having access to multiple areas of the property makes it convenient for hunters to enter their favorite stands, providing ease of movement and ensuring a successful hunting experience.

This property offers a combination of livestock management and recreational opportunities, which can be appealing to individuals or organizations interested in both cattle ranching and hunting activities.

Overall, this property offers a well-rounded package for those interested in agricultural and recreational land use. It has the elements required for successful cattle ranching and provides recreational opportunities that can make it a multi-purpose investment.

## Region & Climate

### Summers:

- Summers are hot and humid.
- High temperatures often reach the upper 80s to mid-90s °F (approximately 27-35°C).





- This is the warmest and most humid season, making it suitable for activities like swimming and outdoor events.

#### **Winters:**

- Winters are cold with cold temperatures.
- Temperature ranges typically from the teens to low 30s °F (approximately -7 to 1°C).
- Snow is likely during the winter season, and this could make for snowy landscapes and potentially winter sports activities.

#### **Spring and Fall:**

- Spring and fall are milder, but chilly nights can occur.
- These seasons provide a more moderate climate with pleasant temperatures.
- Spring is the season of rejuvenation, while fall





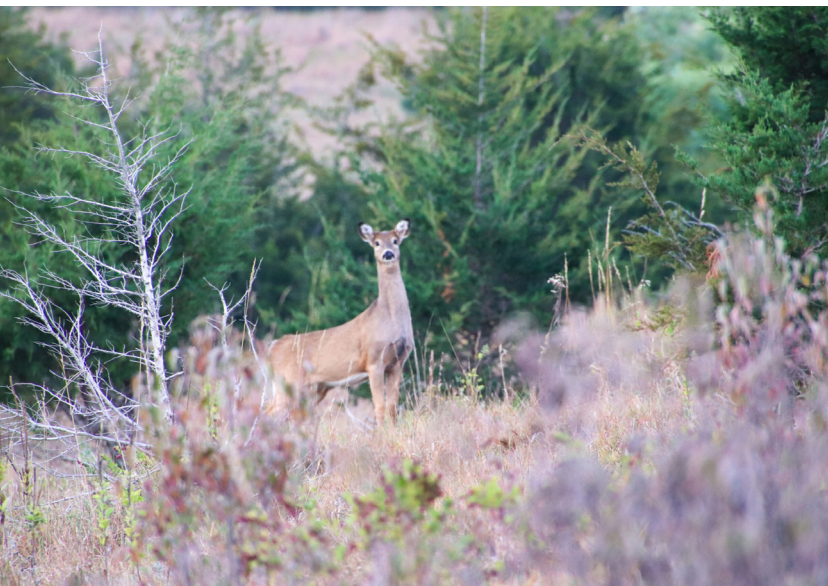
brings the beauty of changing foliage.

### **Precipitation:**

- Hollenberg receives an annual precipitation of around 28 inches (approximately 71 cm) per year.
- Most of the precipitation comes in the form of rain, which is typical of continental climates.
- Occasional snowfall is also mentioned, indicating that there may be some winter snow accumulation.

This climate description suggests that Hollenberg experiences a wide range of temperatures throughout the year, with significant variations between hot summers and cold winters. It's important to note that continental climates often have relatively low humidity and can be characterized by distinct seasonal changes. This information is useful for residents, farmers, and visitors to Hollenberg to prepare for the various weather conditions they may encounter throughout the year.

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## 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."

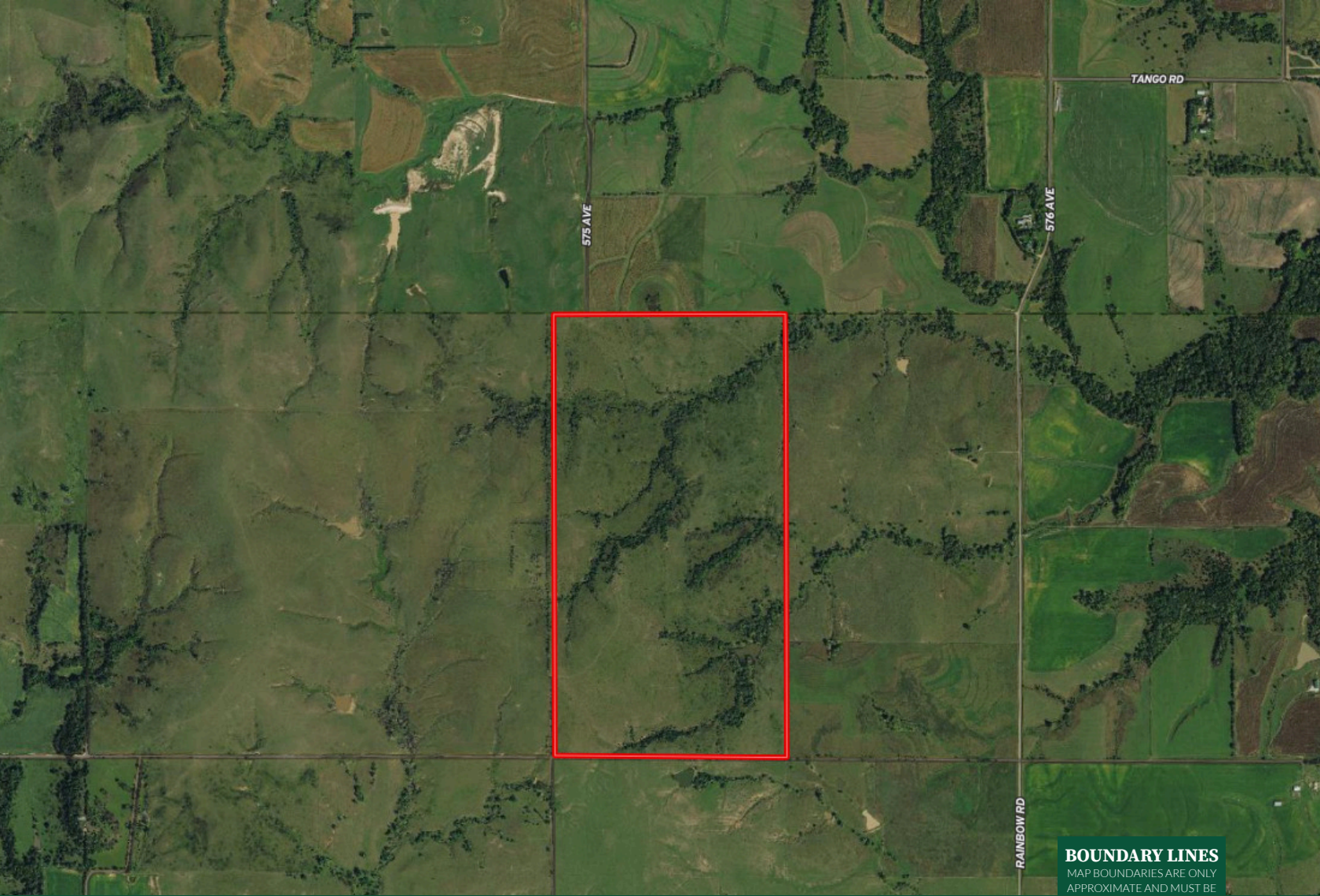


*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

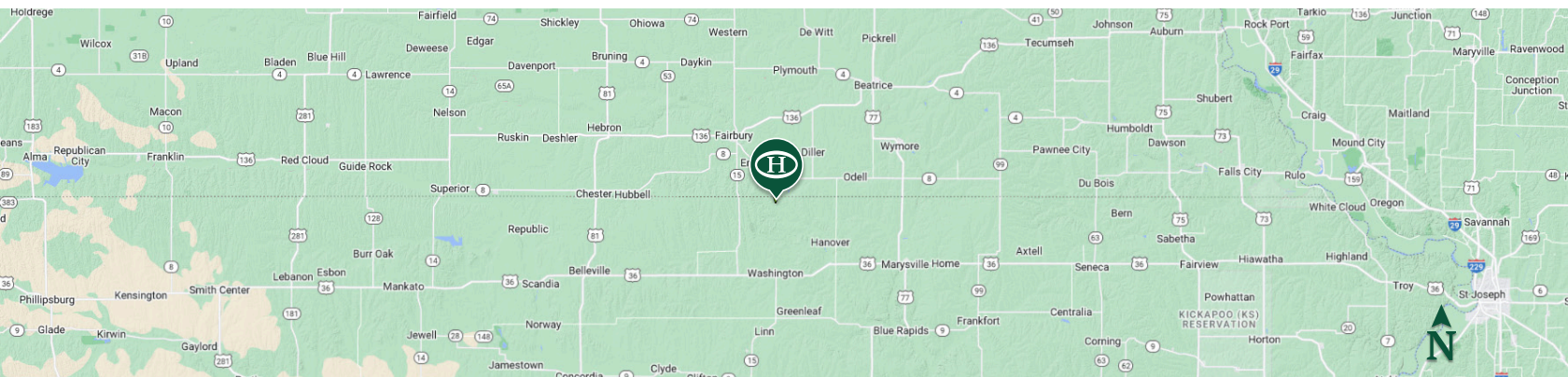
Scan to see more  
testimonials





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

 Boundary



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