

Jewell County Pasture

258.00 Acres | Jewell County, KS | \$799,800



HAYDEN  OUTDOORS.



Activities & Amenities

ATV/Off Road

Cattle/Ranch

Equestrian/Horse Property

Hunting - Big Game, Predator/Varmint, Small
Game, Turkey, Upland Birds & Waterfowl

Income Producing

Natural Spring

Pond/Lake

State Hunting Unit: Deer
Unit 7, Turkey Unit 2

Land Details

Address: 140 RD, Burr Oak,
Kansas 66936, USA

Total Acres: 258.00

Zoning: Agricultural

Pasture Acres: 258

Income Type: Cash Rent



About This Property

Meticulously maintained, this approximately 258 acre pasture provides ample opportunity for the cattle producer and the sportsman alike. This pasture was not grazed but hayed in 2025 and the grass is flourishing and ready for the next grazing season.





Land

This rolling brome and native grass mix pasture is well watered with 4 ponds and Long Branch Creek, which appears to have multiple sporadic spring locations along it's run through the property. Any deadfall from the trees that lie along the creek and fence rows have been piled, while fences and gates have been maintained annually to keep cattle contained. The owner has worked to keep the pasture clear of invasive trees and weeds which has led to optimized grazing opportunities and rates it at 7 acres per cow-calf pair.

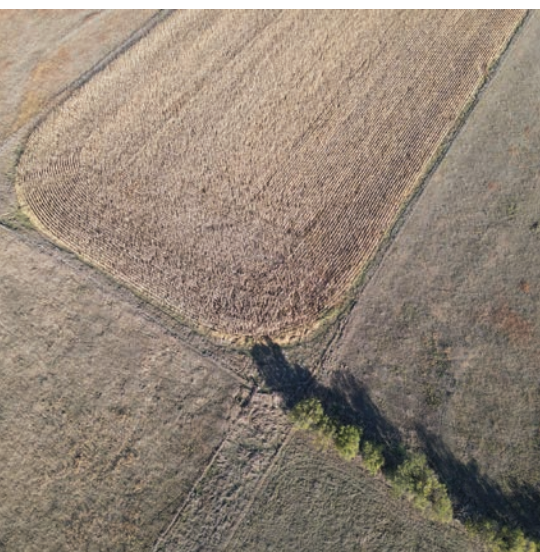
The Pasture(s) can be ran as a contiguous ~258 acres or split off from the East ~73 acres:

- The East approximately 73 acres has 3 ponds and the continuation a drainage coming from the N. This pasture also has a small catch pen set up. An old electric well that has not been used for several years is in the catch pen area.
- The West roughly 185 acres has 1 large pond and Long Branch Creek. There is also an old windmill in this pasture that is non-functional.

A gravel road ends on the NE corner of the East pasture, and the pastures are accessible via dirt roads or through one of the multiple gate locations and can be traversed throughout.

Recreation

Versatile, this pasture offers the opportunity to hunt whitetail deer, quail, and waterfowl. The creek offers bedding areas along it's South end and also serves as a travel corridor along with the many fencerows. Many deer bed in the grass pockets and waterways in the fields during the day and move at dusk to feed in the fields. Implementing a small food plot in one of the secluded areas along the creek could improve the hunting for deer and quail.





Several coveys of quail have been found in the pasture and it's easy to understand why with the large expanse of diverse grasses and good grain food sources nearby which has also lent itself to the pheasants that have been seen in the area. The large stock dam provides waterfowl opportunities as it has been observed to hold flocks of ducks and geese during their migrations in the Spring and Fall.

Water/Mineral Rights & Natural Resources

Any and all mineral and water rights that are owned by the seller will convey to the buyer.

Region & Climate

Jewell, KS County has a climate that is characterized as humid continental. Summers in the county tend to be hot and humid with average temperatures between 70-80°F. Winters in the area are generally cold and dry, with temperatures averaging between 20-30°F. Precipitation in the area is relatively balanced year-round, with about 3-4 inches of average rainfall each month. Jewell County experiences all four distinct seasons, making it an ideal place to live in for those who enjoy experiencing changing weather patterns throughout the year.





Region & Climate

Summer High: the July high is around 90 degrees

Winter Low: the January low is 15

Rain: averages 28 inches of rain a year

Snow: averages 21 inches of snow a year

***Information according to bestplaces.net

Location

Directions to the NE corner of the property via HWY & gravel road:

- From Burr Oak, KS – 7 miles N on HWY 128 to Cedar RD and 3 miles E to 140 RD, then 2 miles S
- From Guide Rock, NE – 6.8 miles S on HWY 78/128 to Cedar RD and 3 miles E to Cedar RD, then 2 miles S
- From Superior, NE – S on HWY 14 to Diamond RD, then W 5 miles to 160 RD, then S 1 mile to Cedar RD, then W 2 miles to 140 RD, and S 2 miles.

Mankato, KS and Superior, NE are both roughly 10 – 15 minutes away via country roads for supplies and dining needs.

**To view this property, please contact the listing agent to schedule your showing.

Please note: A survey may need to be completed to determine the exact boundary and acres should this parcel be purchased separate of the crop ground tract.

*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 regard 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 bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

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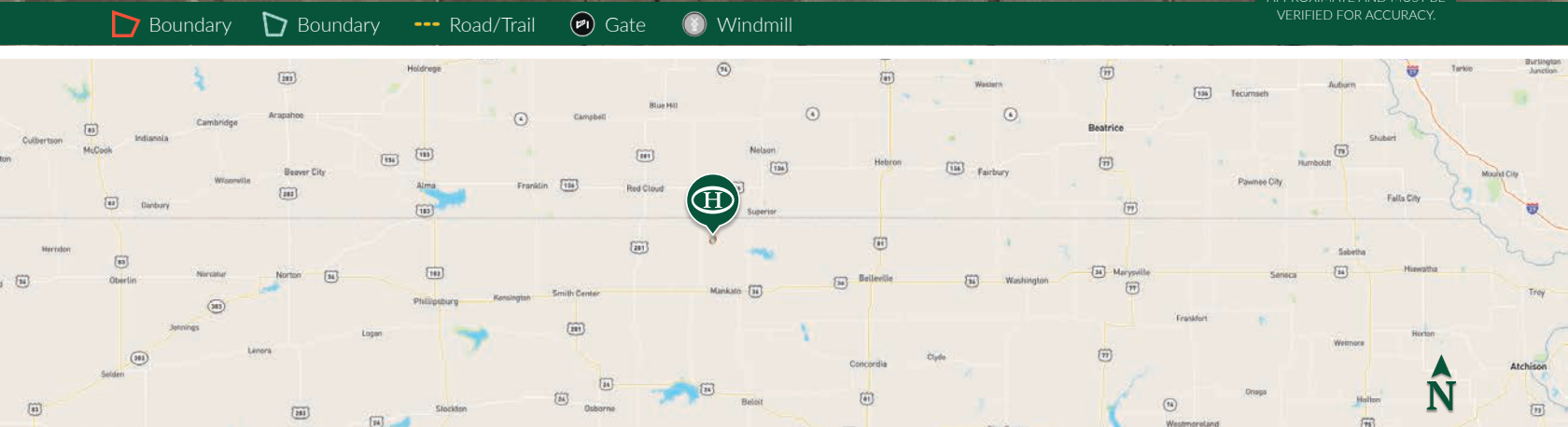
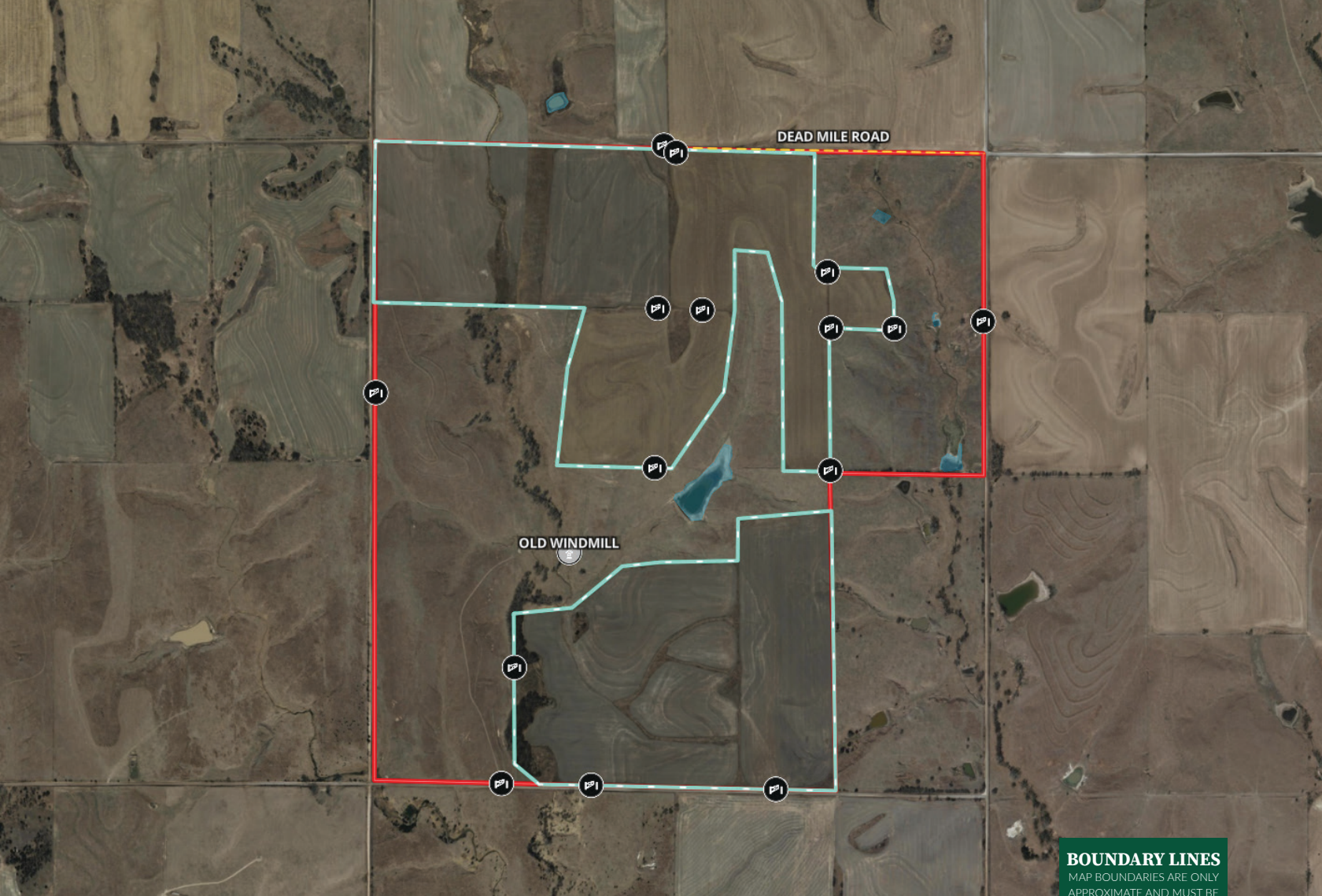


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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testimonials





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