



Blue Gate Ranch

417 Acres

Cowley County, KS

\$1,250,000



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Activities & Amenities

ATV/Off Road
Cycling/Mountain Biking
Farm/Crops/Ag
Hunting - Big Game
Hunting - Small Game
Hunting - Upland Birds
Mineral Rights
Stream/River
Water View
Cattle/Ranch
Equestrian/Horse Property
Hiking/Climbing
Hunting - Predator/Varmint
Hunting - Turkey
Hunting - Waterfowl
Pond/Lake
Water Rights
Wooded
State Hunting Unit: Kansas Whitetail Hunting
Unit 14

Land Details

Address: 0000 82nd Road , Winfield , Kansas
67156, USA
Closest Town: Winfield, Kansas
Total Acres: 417.00
Deeded Acres: 0.00
Leased Acres: 0.00
Zoning: Agricultural
Tillable/Crop/Orchard Acres: 92
Pasture Acres: 325
Water Rights: Yes
Water Rights To Transfer Upon Sale.
Mineral Rights: Yes
All Mineral Rights owned by Seller to transfer
to Buyer.
Estimated Taxes: \$1,388.86 - 2022
Source of lot size: Assessor/Tax Data



The Blue Gate Ranch is located in Cowley County, KS and features a total of 417 acres, with 97 of those acres tillable and 325 acres of pasture, ponds and recreational timber. Historically, the property has held 35 to 40 cow/calf pairs and the majority of the tillable acres are currently planted to brome and baled each season. There are 3 good ponds and good recreational value as well.

Land

This property is a wonderful mix of tillable farm acreage, cattle pasture and recreational opportunities. The landscape is typical of the Kansas Flint Hills and has a rolling appearance with huge cottonwood trees and thicker vegetation in the creek bottoms and lower lying areas. The property is easy to navigate and travel upon, making both ranching and hunting enjoyable.





Improvements

The pasture area of the property is fenced with barbed wire. There is a rural water line along two sides of the property and the northern frontage is on blacktop.

Recreation

This property has everything that a Kansas sportsman would want. There are pockets of heavily timbered creek bottoms, ponds that have proven their value by keeping water even through the worst of the drought years and ravines that provide cover for wildlife. Whitetail deer sign is everywhere. Tracks, rubs and scrapes beat up the landscape. Waterfowl frequent each of the ponds and bobwhite quail can be heard along the fence rows and among the plumb thickets. Turkey can be seen patrolling the lowlands and cedar filled southwest side of the property. Predator and small game hunting is also available on this property.

Please note that this property has been very lightly hunted over the last generation and is ready for you to further develop habitat and enjoy the rewards.

Agriculture

The tillable portion of the property is currently planted to brome grass and baled as supplement winter feed, although it could easily be put back into grain production as well. The pasture has historically held 35 to 40 pairs throughout the grazing season.





Water/Mineral Rights & Natural Resources

Water Rights and Mineral Rights are both set to transfer to the Buyer upon closing.

Region & Climate

Cowley County, Kansas experiences all four seasons, with summer highs reaching into the 100s and winter lows dipping toward zero degrees. The county averages 38 inches of rain per year and 9 inches of snow per annum. The sun shines an average of 225 days per year and there is typically a breeze in the air.





Location

This property sits just 8 miles north of Winfield, KS. Winfield provides all the needed amenities including medical care, grocery, hotels, restaurants, banking and entertainment. Winfield is also home to Southwestern College, two quality golf courses and an annual summer bluegrass festival.

The property is also only 35 minutes from Eisenhower National Airport in Wichita, Kansas.

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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."

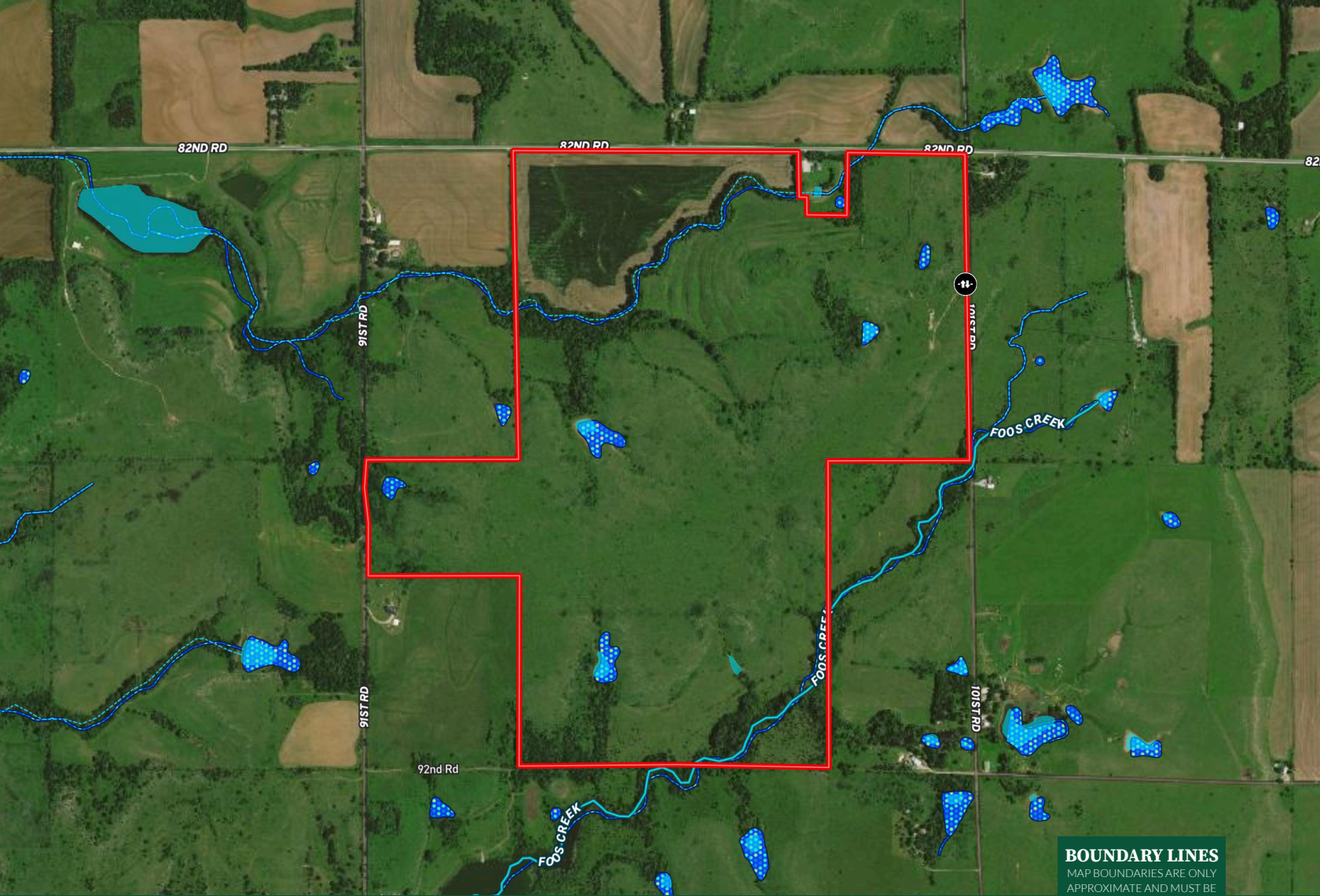


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

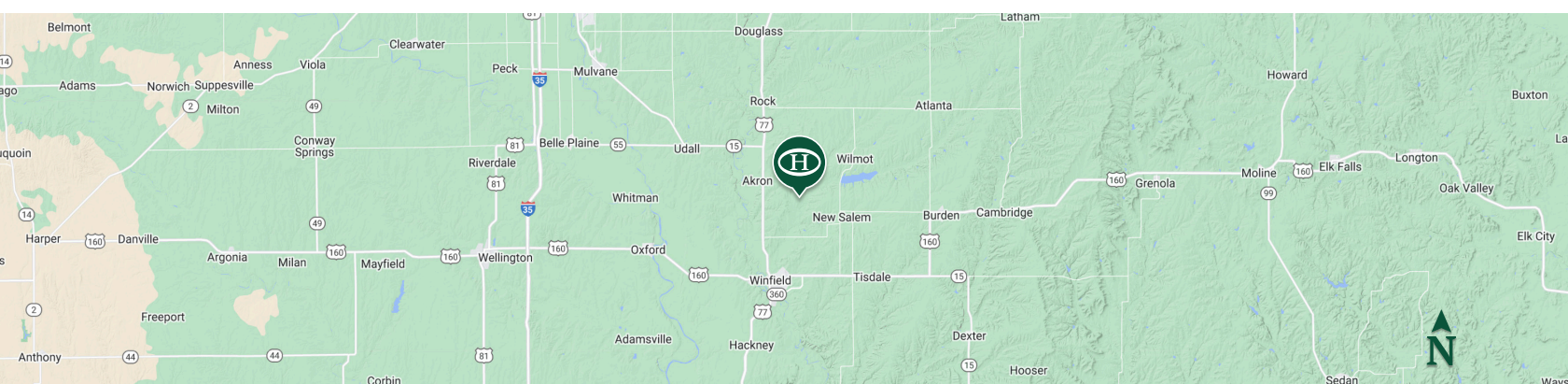
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BOUNDARY LINES
 MAP BOUNDARIES ARE ONLY
 APPROXIMATE AND MUST BE
 VERIFIED FOR ACCURACY.

Boundary



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