

Switzler Creek 480 Ranch

480 Acres

Osage County, KS

\$2,208,000



HAYDEN  OUTDOORS.

Switzler Creek 480 Ranch

TOTAL ACRES:

480.00

PRICE:

\$2,208,000

COUNTY:

Osage County

CLOSEST TOWN:

Burlingame, KS

Presented by



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Property Summary

This property is three contiguous quarter section parcels with a great mixture of farmland, pasture and some of the best wildlife habitat in the area. It's hard to find a property that is big enough to be your own neighbor, have agricultural income and have year-round world class hunting and recreation....welcome to the Switzler Creek 480 Ranch.



Activities & Amenities

ATV/Off Road
Equestrian/Horse Property
Fishing
Hiking/Climbing
Hunting - Predator/Varmint
Hunting- Turkey
Hunting - Waterfowl
Mineral Rights
Stream/River
Water Rights
Cattle/Ranch
Farm/Crops/Ag
Food Plots
Hunting - Big Game
Hunting - Small Game
Hunting - Upland Birds
Income Producing
Pond/Lake
Timber
Wooded
Kansas Whitetail Deer Unit: 14

Land Details

Address: NA South Valencia Road , Burlingame,
Kansas 66413, USA
Closest Town: Burlingame, Kansas
Total Acres: 480.00
Deeded Acres: 0.00
Leased Acres: 0.00
Zoning: Agricultural
Water Rights: Yes
All Water Rights Owned By Seller Shall Convey To
Buyer
Mineral Rights: Yes
All Mineral Right Currently Owned By Seller Shall
Convey To Buyer
Include Business?: Yes
Income Type: Hay Production, Farming, Cattle
Grazing & Timber
Estimated Taxes: \$3,685.46 - 2022
Source of lot size: Unknown



Land

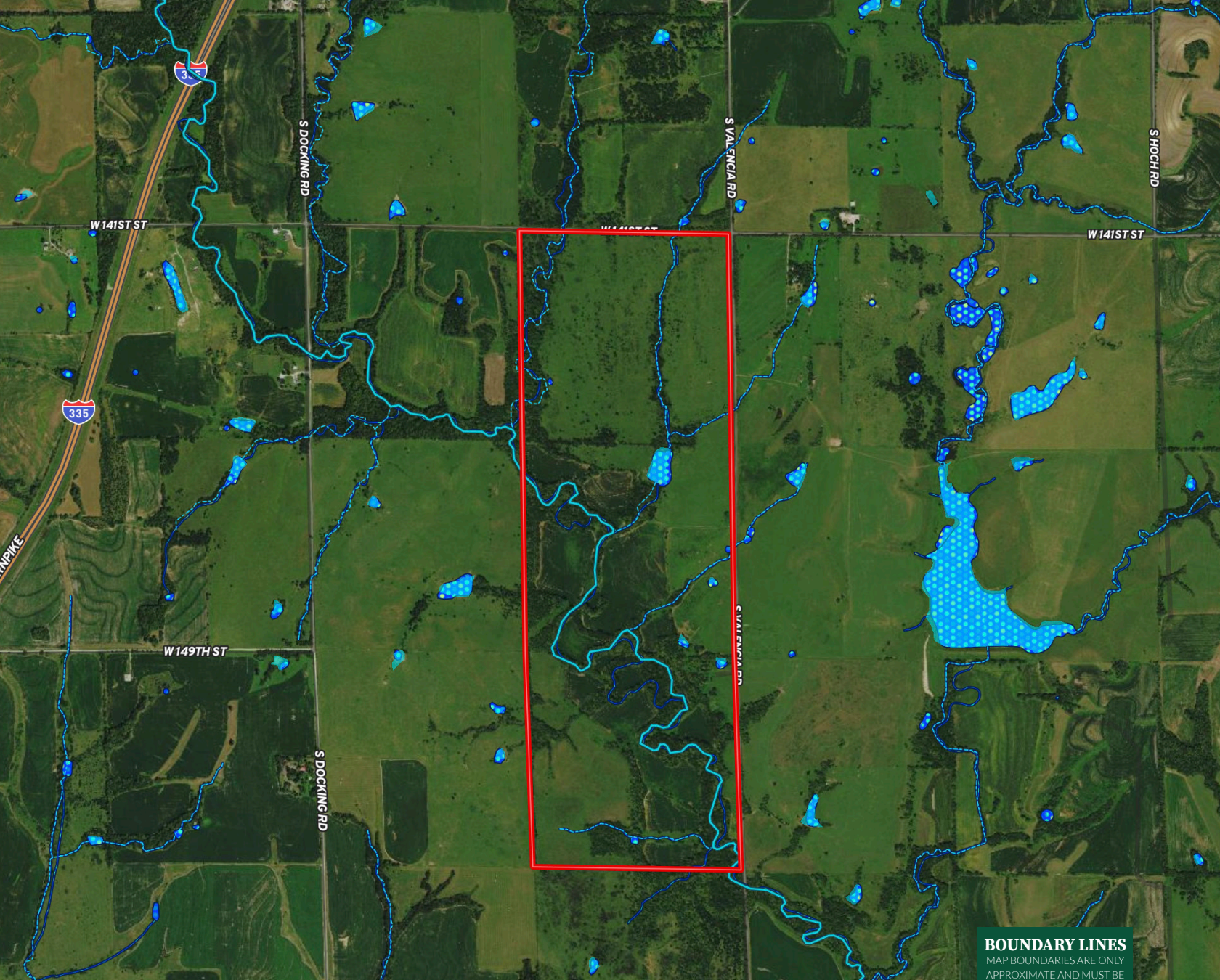
This is just a beautiful parcel with everything you need to grow world class bucks. The property has a great mixture of tillable farmland, food plots, hay meadows and water that flows through the property in timbered creek bottoms. There are protected pockets of food that are connected by the ravenous creek beds and stands of tall timber. There are well worn travel corridors connecting all of these spots where the deer have beaten trails that rival what you typically see from generations of cattle.

The creek beds drain into a number of ponds and wetland areas that attract migrating ducks and geese. The hay meadows sit among the hillsides and provide a picturesque setting of the red and golden colors of native grasses against the backdrop of walnut, oak, elm and cottonwood trees.


Electric power is located nearby and several good options for build sites.

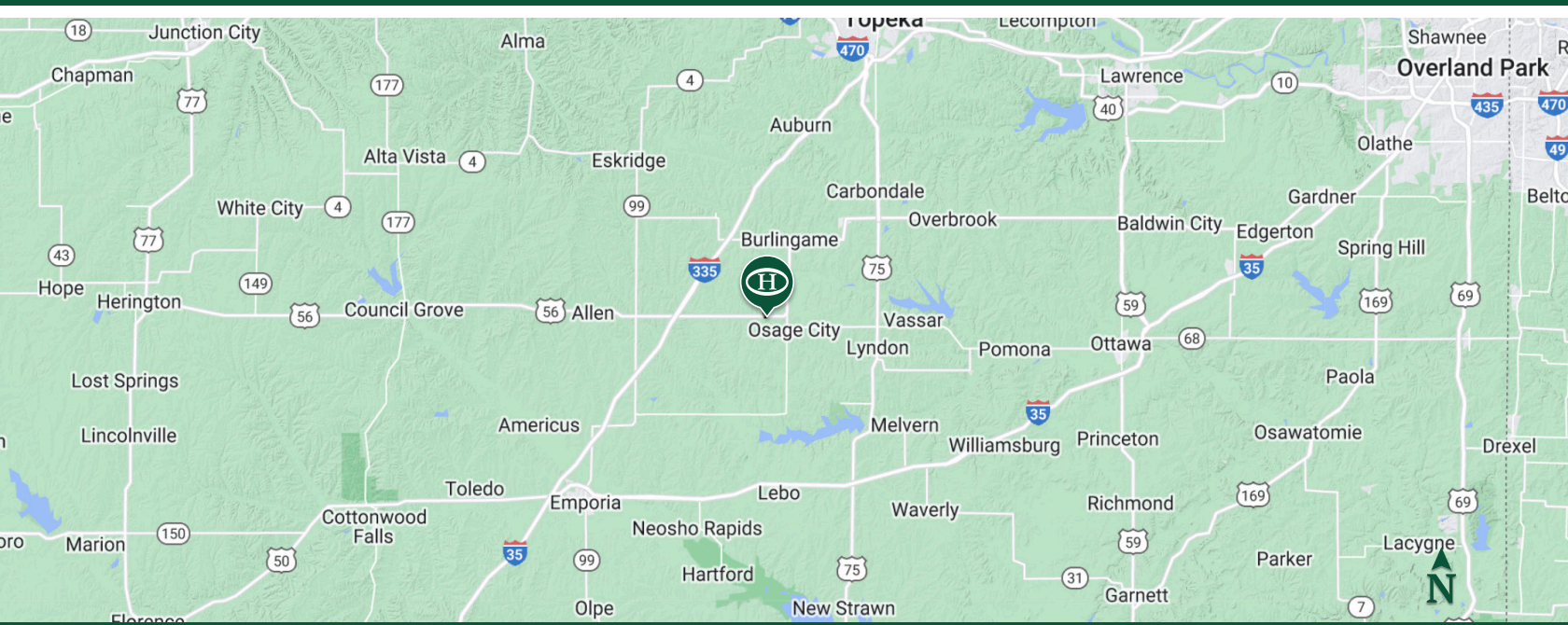






BOUNDARY LINES
 MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary





Recreation

This property is a recreational home run. The timbered creek beds, food sources and cover provide everything that Kansas game animals are drawn to. This property holds the giant whitetail bucks that Kansas is known for, along with turkey, quail, waterfowl, dove and furbearers. All throughout the property, everywhere you look there are tracks, scrapes, rubs and sign of the wildlife that make Switzler Creek 480 Ranch home. If that isn't enough, you can keep yourself busy in the summer months too, as the ponds are also full of largemouth bass and other Kansas game fish.

This property has had very little hunting pressure over the years and it is ready to go. As a turn-key property, you can get in early and start supplemental feeding and be ready to climb into your stand this fall.

Agriculture

There are all kinds of agricultural possibilities with this property. There are 226 acres of fenced pasture with good water for grazing, there are 100 tillable acres that are typically planted to wheat and beans, there are 150 acres of hay meadows that is cut annually into large round bales, and finally, the property has a proven history of producing quality walnut timber cut for lumber.





Water/Mineral Rights & Natural Resources

The water rights and mineral rights are both set to convey to the buyers.

Region & Climate

This ranch will experience all four seasons and have variety in the weather. The summers can be hot with temperatures able to reach 100 degrees and the winters can be cold with temperatures dipping at or below zero degrees, although average daily temperatures are more mundane. Spring and fall are typically very enjoyable and make for a great time to be outside. The area gets an average of 38 inches of rain and 17 inches of snow each year. The sun shines bright an average of 210 days per year.

Location

Located only 12 miles from Topeka, Kansas, the property is easy to get to with road access on both the north and east. Topeka is the capital of Kansas and has all city amenities including hospital/medical care, hotels, restaurants, grocery stores, big box stores and entertainment.

The property is also one hour and fifteen minutes from the west side of the Kansas City, KS metro and less than 2 hours from Wichita, KS.



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 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.

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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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 200 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 Real Estate

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