

The Quivira Ranch

729.38 Acres

Stafford County, KS

\$5,470,350



HAYDEN  OUTDOORS®

The Quivira Ranch

TOTAL ACRES:

729.38

PRICE:

\$5,470,350

COUNTY:

Stafford County

CLOSEST TOWN:

Stafford, KS

Presented by



JC Bosch

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**HAYDEN
OUTDOORS
REAL ESTATE**



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Property Summary

The Quivira Ranch is a hunter's paradise that borders the famous 22,135 acre Quivira National Wildlife Refuge in the heart of Central Kansas. This property encompasses tremendous and quality habitat for all types of waterfowl species and shorebirds alike. Located just 9 miles northeast of Stafford, KS, this once in a generation ranch showcases an incredibly diverse variety of features that are truly unparalleled in North America.



Activities & Amenities

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Development Potential
Farm/Crops/Ag
Food Plots
Hunting - Big Game, Predator/Varmint, Small
Game, Turkey, Upland Birds & Waterfowl
Income Producing
Mineral Rights
Natural Spring
Pond/Lake
Stream/River
Water Access
Water View
Waterfront
State Hunting Unit: 5

Land Details

Address: 1 NE 130th, Stafford,
Kansas 67578, USA
Closest Town: Hudson
Total Acres: 729.38
Zoning: Agricultural
Mineral Rights: Yes
Estimated Taxes: \$5,652.9 - 2023
Source of lot size: Assessor/Tax Data



Land

The Quivira Ranch is +/- 730 deeded acres, sitting across the road from Quivira's Little Salt Marsh, one of the Refuge's main bodies of water, and directly adjacent to Quivira National Wildlife Refuge. This once in a lifetime property is a waterfowl hunter's dream, comprising well over 100 designated acres of wetlands with many more wetland areas throughout, 12 pit blinds strategically placed, 3 artesian water wells, a drilled water well, over a mile of both sides of Rattlesnake Creek (the last privately owned access before dumping into Quivira Nat. Wildlife Refuge), and multiple oil wells with the production royalty and mineral rights passing to the buyer.

Each season the landowner plants approximately 10 acres of milo/millet in the fenced, shallow water feeding ponds. Near to the big pond is an electrical outlet for hooking up your ice eater or aerator. The famous Rattlesnake Creek also winds through the property for over 1 mile, offering excellent habitat, water, and waterfowl loafing areas. When the surrounding water locks up in the winter, Rattlesnake creek offers some of the most incredible small water duck hunting opportunities imaginable. This area of Kansas is very well known for its incredible whitetail hunting and Boone & Crockett caliber bucks, phenomenal waterfowl hunting, great upland bird numbers (quail and pheasant), as well as turkey hunting.

There are no conservation easements in place on the ranch at this time, giving a buyer the opportunity to pursue one if they so please. Even with the current drought there is still a considerable amount of water on the ranch and it is holding quite a few resident mallards, teal, and Canada geese that are nesting and loafing. With the variety and diversity of this tract, there are plenty of options and opportunities to make this place your own. There isn't another property like it! It has been hunted on by a small group of owners for the past 30 years and as far back as we can find has been an incredible waterfowl hunting ranch. Additionally, the noxious red cedars have been removed from the ranch helping with the quality of grass habitat as well as water conservation. Native Sandhill Plum thickets are also abundant providing cover, habitat, and food for the birds and deer. The Quivira Ranch is THE premiere waterfowl hunting property on the market today in the Central Flyway.





Quivira National Wildlife Refuge

Quivira National Wildlife Refuge is part of the over 500 refuges managed by the U.S. Fish and Wildlife Service and one of four in Kansas. Spanning over 22,135 acres, it combines inland salt marshes and sand prairies.

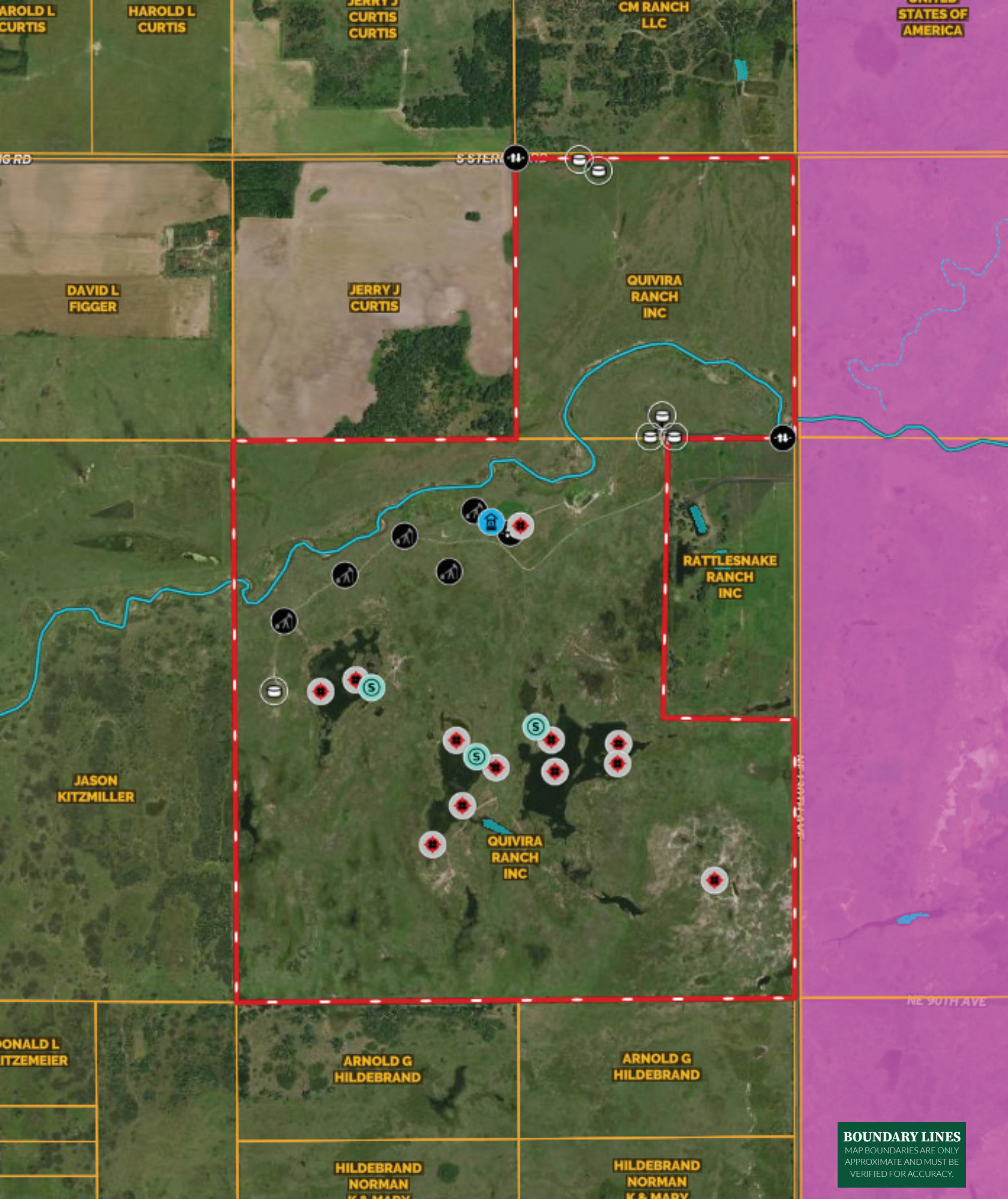
The refuge's main goal is to support migratory waterfowl by providing essential resources such as food, water, and shelter. Other migratory birds, endangered species, and diverse wildlife also benefit from the habitat management efforts. Over 300 bird species, including waterfowl, shorebirds, and songbirds, have been documented within the refuge.

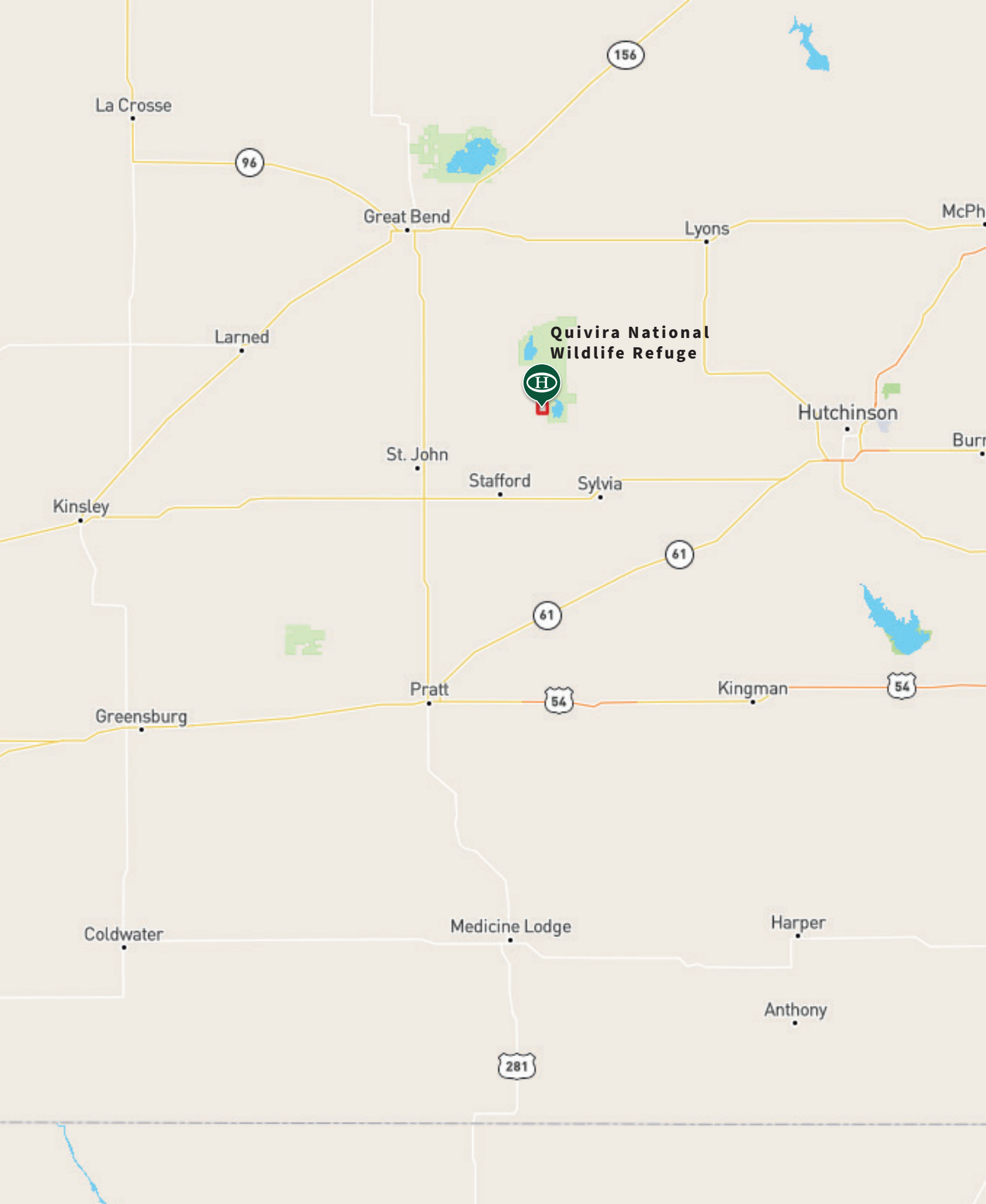
Located along the Central Flyway, this refuge sees significant fall migrations from September to December, with thousands of Canada geese, ducks, sandhill cranes, and shorebirds passing through. The refuge can occupy over 750,000 geese at peak migration time periods. Endangered whooping cranes may also stop by during their migration, and bald and golden eagles are commonly found in the refuge during the winter months from November to March. In spring, the refuge serves as a staging area for over 300,000 birds, including American white pelicans and gulls, heading to their nesting grounds.

The refuge offers about 8,000 acres of designated hunting areas open from September 1 to February 28, providing excellent opportunities for hunting waterfowl, upland game, pheasant, and quail. Fishing is available year-round. Additionally, the refuge welcomes schools and wildlife groups to explore the Visitor Center, nature trails, auto tour routes, and participate in special events.











Common Bird Species

- **Dabbling Ducks:** Mallard, Wood Duck, Blue-Winged Teal, Green-Winged Teal, Northern Shoveler, Gadwall, Northern Pintail, American Wigeon
- **Diving Ducks:** Canvasback, Redhead, Ring-Necked Duck, Great Scaup, Lesser Scaup, Bufflehead, Common Goldeneye, Barrow's Goldeneye, Hooded Merganser, Common Merganser, Red-Breasted Merganser
- **Geese:** Canada Goose, Greater White-Fronted Goose, Cackling Goose, Snow Goose, Ross's Goose
- **Cranes:** Whooping Crane, Sandhill Crane
- **Upland Birds:** Bobwhite Quail, Ring-Necked Pheasant
- **Dove:** Mourning Dove, Eurasian Collared-Dove

Deer Management State Hunt Unit: 5

Average Yearly Rainfall: 26" per year

Legal Description (+/- 729.38) Acres):

- SE4 of S27, T22, R11, Acres 159.68
- S34, T22, R11, Acres 569.68, All Sec Ex Tr Beg 6 S Ne Cor Ne4 Th S 2634 (S) Th W 1204.5 Th N 2634 (S) Th E 1204.5 To Pob







Financials:

- 2023 Approximate Real Estate and Personal Property Taxes: \$5,652.90
- Pasture Lease approx. \$15,793/year (cattle grazing)
 - » Expires October 1, 2024
- 2023 Oil Income approx. \$20,414 (4 producing oil wells)
 - » All of the seller's mineral interest (15.234375%) and ownership shall pass with land to Buyer at closing.

Directions:

- Head south out of Great Bend, KS on US-281 S for 18 miles and turn east on Hudson Rd. In 11 miles, turn north onto NE 110th Ave. Then turn east onto S Sterling Rd. Drive 1.5 miles and the property is on your right (South).
- From Wichita, Take KS-96 W and US-50 W to S Langdon Rd in Plevna for 69 miles. Stay on US-50 W for 16 miles then turn right onto S Langdon Rd. In 5 miles, turn left onto W 4th Ave and turn right onto NE 130th Ave in 10 miles. In 2 miles the property is on the left (West).
- From Hutchinson, head west on W 4th Ave and continue straight for 28.5 miles. Then turn right onto NE 130th Ave and in 2 miles the property is on the left (West).





Location:

- Directly adjacent to Quivira National Wildlife Refuge
- Approximately 34 miles south of Cheyenne Bottoms
- Approximately 7 miles east of the City of Hudson, Kansas (population: 99)
- Approximately 10 miles northeast of the City of Stafford, Kansas (population: 1,390)
- Approximately 22 miles southeast of the City of Great Bend, Kansas (population: 15,358)
- Approximately 70 miles northwest of Wichita Dwight D. Eisenhower Airport in Wichita, Kansas.

Financial verification is required. Please contact the listing agent for more information, questions, or to schedule a showing.



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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testimonials





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, LLC

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