

Simoneau Farms

612.14 Acres

Rooks County, KS

\$2,200,000



HAYDEN  OUTDOORS.

Simoneau Farms

TOTAL ACRES:

612.14

PRICE:

\$2,200,00

COUNTY:

Rooks County

CLOSEST TOWN:

Damar, KS

Presented by



Stacy Johnson

- 📍 Salesperson, Licensed in KS
- ✉️ Stacy@HaydenOutdoors.com
- 📞 785.623.0458



Jack Johnson

- 📍 Salesperson, Licensed in KS, MO, & FL
- ✉️ Jack@HaydenOutdoors.com
- 📞 785.639.1113





Property Summary

Simoneau Farms is a turn-key 612.41± acre cattle ranch with a fully remodeled 3,869 sq ft Victorian home, with a 2500+/- SqFt basement that blends historic charm and modern comfort. Includes cross-fenced pastures, working pens, hydraulic chute, 149± acres of cultivation, and alfalfa. Ideal for livestock, wildlife, and rural living just a half mile from blacktop, this property is ready for immediate ranching use with no detail overlooked.

Land

This exceptional, contiguous 612.41± acre ranch offers a highly functional and thoughtfully managed layout, designed for both productivity and long-term sustainability. The entire property is fenced, allowing for rotational grazing and effective herd control. Pastures are equipped with well-placed gates, chutes, and working alleys that simplify livestock movement and increase operational efficiency.

The ranch includes 149± acres of cultivation, of which 39± acres are established in high-quality alfalfa, offering valuable feed or income potential. The remaining acreage features native Kansas grasses, with gentle draws running through that provide natural drainage, forage diversity, and cover for wildlife.

Each pasture is serviced by rural water tanks, ensuring consistent water access for cattle, and the home site includes a private water well for added reliability. The property's natural terrain and vegetation make it ideal not only for livestock but also for maintaining healthy soil and a diverse ecosystem. Access is easy, with the ranch located just a half mile from a blacktop road.



Activities & Amenities

ATV/Off Road
Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Mineral Rights
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane

Land Details

Address: 1910 2 Rd, Damar, Kansas 67632, USA

Closest Town: Damar

Total Acres: 612.14

Mineral Rights: Yes, Seller is conveying all mineral rights he owns. This will include 2 of the 4 quarters.

Source of lot size: Unknown

Building Details

Homes: 1

Style of Home(s): Victorian

Finished Sq. Ft.: 3,869

Bedrooms: 6

Full Bathrooms: 4

Basement: Full finished

Parking Types: Driveway

Cooling Systems: Forced Air Cooling

Heating Systems: Forced Air



Improvements

At the heart of this ranch is a beautifully remodeled 3,869 sq ft Victorian home with an approximate 2500 SqFt basement that blends old-world charm with modern luxury. This 6-bedroom, 4-bath home boasts an open floor plan, highlighted by a spacious kitchen with a large island, seamlessly connected to a generous living area that offers panoramic ranch views. While preserving its historical character, the home includes updated amenities and finishes to meet the needs of a modern home.

The residence is surrounded by meticulously maintained landscaping and a well-kept yard, providing a beautiful centerpiece in the midst of a working ranch. Additional comfort features include a whole-farm backup generator that powers the home and main ranch systems—ensuring uninterrupted operations. Outdoor amenities include a private pool, covered patio with a built-in grill, ice maker, and dedicated pool shed, creating an ideal space for entertaining or relaxing after a day's work.

Ranch infrastructure is first-class and designed with operational ease in mind:

- Excellent working pens with negotiable hydraulic chute
- Calving barn with pens and integrated chute system
- Multiple cross-fenced pastures for rotation and separation
- Well-built gates, alleys, and sorting areas
- All facilities are well-maintained and ready to handle cattle, horses, or other livestock efficiently.









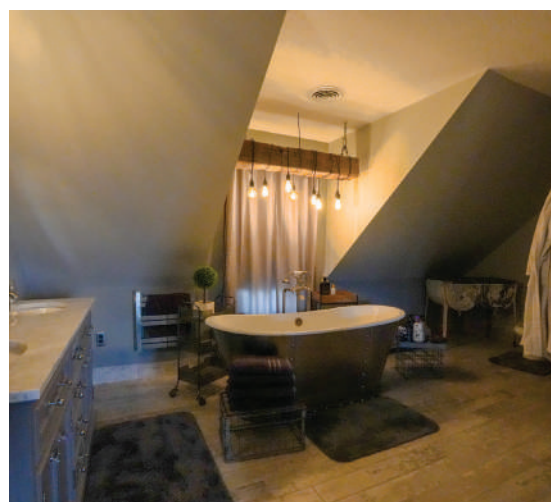
Recreation

In addition to its robust agricultural capability, this property offers exceptional recreational value. The combination of native grasses, cultivated fields, draws, and water resources creates ideal conditions for wildlife. The ranch is home to healthy populations of whitetail deer, turkey, and upland game birds, offering outstanding hunting opportunities throughout the year.

For those who enjoy the outdoors beyond hunting, the landscaped pool area and patio make it easy to unwind and entertain, turning this working ranch into a lifestyle retreat. Whether you're an avid outdoorsman, a ranching family, or someone looking for a self-sufficient rural escape, the recreational offerings are as strong as the operational ones.

Region & Climate

Damar, Kansas, experiences a moderate climate typical of Central Kansas. Summers are warm to hot, with daytime temperatures often reaching the upper 80s and low 90s, while nighttime lows fall into the 60s. Winters are colder, with daytime highs usually in the 30s to 40s, and nighttime lows dropping into the 10s and 20s. Spring and fall are transitional seasons with moderate temperatures and shifting weather patterns. Spring tends to be wet and stormy, while fall is typically dry and mild, making it a favorite season for outdoor activities and harvests. The area receives an average of 25 inches of precipitation annually, most of which falls during the late spring and early summer months. Snowfall is light to moderate in the winter.





Location

Simoneau Farms is located just 1 mile straight south of Damar, a small rural town located in Rooks County in north-central Kansas. It is also just a half mile from blacktop with highway 18. Damar lies along U.S. Highway 18, offering a peaceful setting surrounded by farmland and prairie.

- The town is approximately 23 miles west of Stockton, the county seat of Rooks County, which offers local services and amenities.
- To the east, Plainville is about 20 miles away, providing additional shopping, healthcare, and educational facilities.
- Hays is a major hub in northwestern Kansas, is located about 45 miles southeast of Damar. Hays is home to Fort Hays State University and Hays Medical Center, and is the largest city in the region. It features a wide variety of shopping centers, restaurants, coffee shops, entertainment options, making it a popular spot for weekend trips, errands, and social outings.
- Hill City, another nearby community, lies about 16 miles west of Damar.

In terms of natural and recreational attractions:

- Webster State Park, a popular spot for fishing, boating, hiking, and camping, is located about 14 miles east of Damar near Stockton.
- Kirwin National Wildlife Refuge, known for its birdwatching and scenic prairie views, is around 50 miles northeast.

*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.





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.

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





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

501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | www.HaydenOutdoors.com

DISCLAIMER: Hayden Outdoors Real Estate is a licensed real estate brokerage in multiple US states. For a complete list of states and territories, please visit HaydenOutdoors.com/About. © Copyright 2025 Hayden Outdoors Real Estate. All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates make no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics or other items contained in this magazine. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



HAYDEN OUTDOORS.
REAL ESTATE



866.741.8323 • www.HaydenOutdoors.com