

Ottawa County Creek Bottom

159.70 Acres | Ottawa County, KS | \$598,000



HAYDEN  OUTDOORS.



Activities & Amenities

Farm/Crops/Ag

Hunting - Big Game

Hunting - Predator/Varmint

Hunting - Small Game

Hunting - Turkey

Hunting - Upland Birds

Income Producing

Stream/River

Wooded

State Hunting Unit: 8

Land Details

Address: 1234 Homestead Rd,
Solomon, Kansas 67480, USA

Closest Town: Bennington

Total Acres: 159.70

Zoning: Agricultural

Estimated Taxes: \$1,935.98 - 2024

Source of lot size: Assessor/Tax Data



About This Property

This 159.7± acre tract of Ottawa County Creek Bottom near Bennington, KS offers 134 acres of productive tillable ground and exceptional hunting habitat. With nearly 1.5 miles of creek bottom, mature hardwoods, dense cover, and quality food sources, it's ideal for deer and turkey. Secluded, yet only 15 minutes from Salina, this property blends farm income with top-tier recreation, an excellent opportunity for any land buyer.





Land

Nestled just outside of Bennington, Kansas, this 159.7± acre Ottawa County tract offers a rare combination of productive farmland and premier recreational opportunities. With approximately 134 acres of fertile dryland tillable ground, the balance of the property is made up of mature timber, dense shelterbelts, and winding creek bottom, providing unmatched habitat diversity and seclusion.

The property is anchored by nearly 1.5 miles of winding creek bottom, flanked by mature hardwoods such as black walnut, hackberry, and pecan, creating excellent year-round water and cover for wildlife. The perimeter is lined with established shelterbelts, giving the entire tract a private, tucked-away feel. With defined pinch points, bedding cover, travel corridors, and food sources throughout, this property offers everything needed for the whitetail deer and turkey hunter success. Deer tracks and trails are abundant, and numerous roost trees are scattered across the property, providing consistent turkey action season after season.

Currently, the farm is planted to approximately 80 acres of corn, 22 acres of milo, and 32 acres of foxtail millet, providing some highly desirable forage to support and hold a healthy wildlife population. With multiple tree stand and blind locations, and no shortage of natural travel funnels, this farm is primed for success!

Whether you're looking to expand your farming operation or invest in a recreational getaway, this property checks all the boxes. And with Salina just a short 15-minute drive away, you'll enjoy convenient access to nearby amenities without sacrificing privacy. Properties with this caliber of habitat, seclusion, and production are rare, don't miss the opportunity to make this one yours!





Recreation

There are great White-tailed Deer populations, as well as Turkey, Quail, Dove. This property sits in Unit 8.

Agriculture

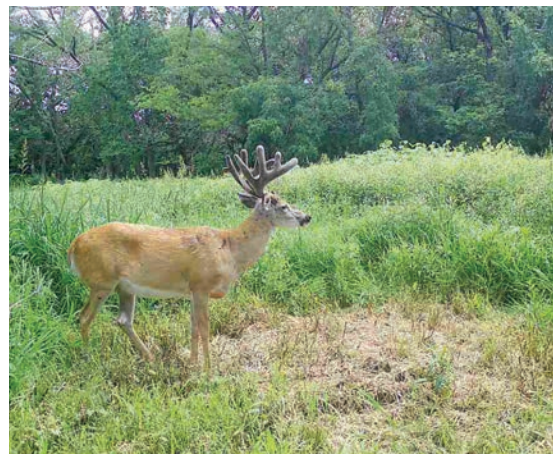
Approximately 80 +/- acres are currently planted to corn, which will be harvested in the fall of 2025. There are an additional +/-22 acres planted to milo as well as +/- 32 acres planted to foxtail millet. The farm ground is gently sloped, and consists of mostly all class 2 & 3 soils with silt loam soil compositions, and has an average NCCPI soil rating of 72.61. The tillable acres are currently on a year to year cash rent agreement with the farmer.

Water/Mineral Rights & Natural Resources

The seller's mineral rights shall transfer to the buyer at closing.

Region & Climate

Ottawa County, Kansas receives on average 30 inches of rain per year, 17 inches of snow per year, and +/- 226 sunny days per year. The area is known for its native grass rangelands and productive agricultural lands.





Location

This property is located approximately 5 miles northeast of Bennington, Kansas in Ottawa County. The property sits on the NW corner of Homestead Rd. and 240th Rd.

Property Features:

- 159.7 acres in Ottawa County, Kansas
- Approximately 1.5 miles of secluded creek bottom
- Mature timber and dense habitat
- +/- 134 acres of cropland
- White-tailed Deer
- Turkeys
- Seller's mineral rights shall convey
- 15 minutes from Salina, KS
- 170 miles from Kansas City

*Please contact the listing agent for more information on this property or to schedule a private showing. (**Financial verification is required**)*

*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.



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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 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."

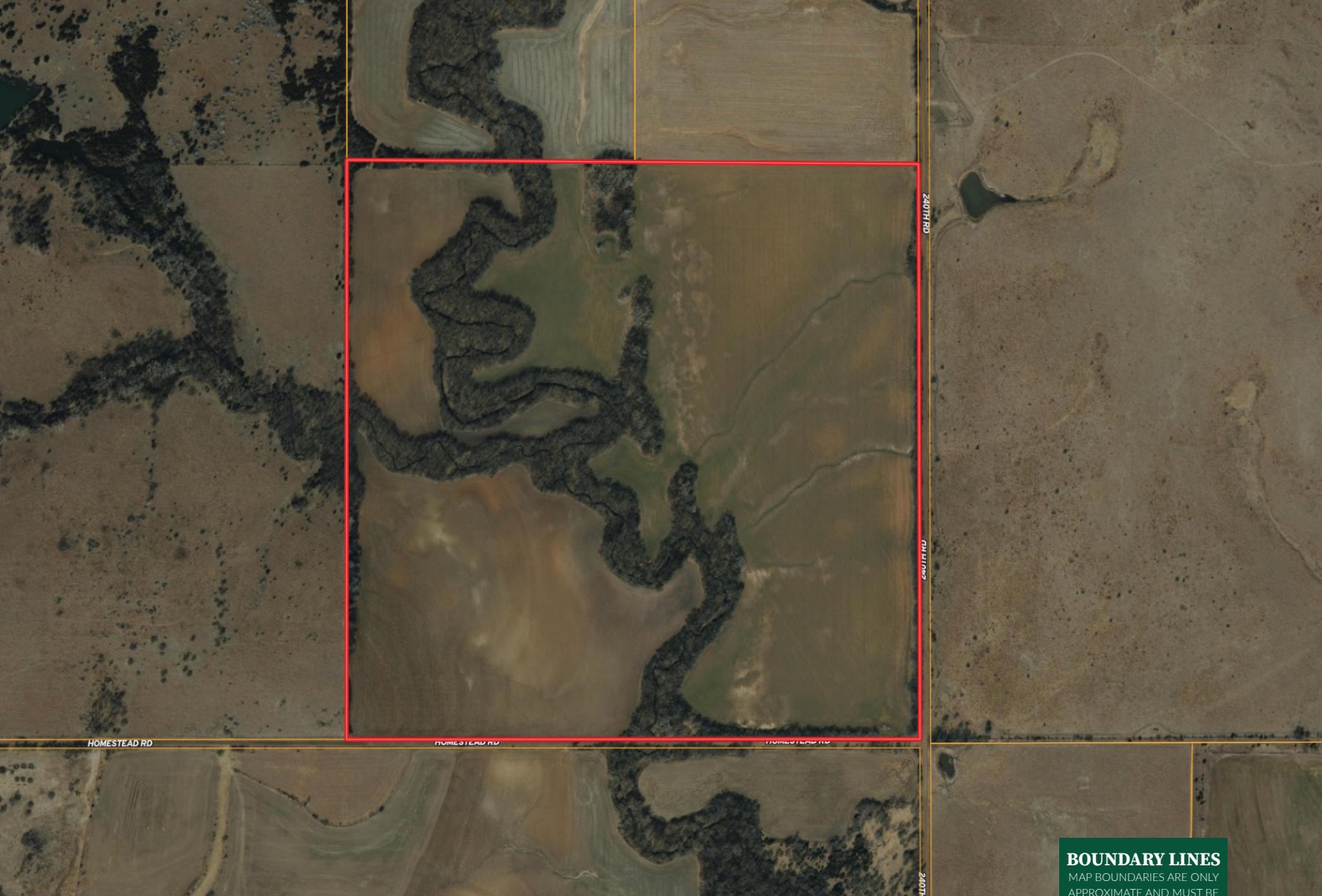


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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testimonials

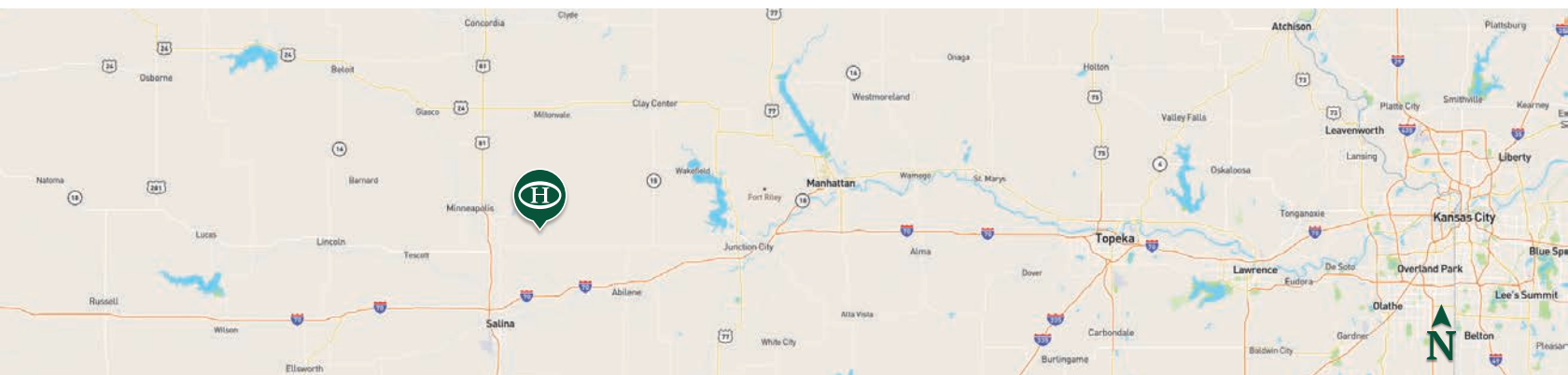




 Boundary

BOUNDARY LINES

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



Connor Williams

📍 Salesperson, Licensed in KS, MO & OK

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