

Larkin Ranch

152.50 Acres | Cowley County, KS | \$950,000



HAYDEN  OUTDOORS.

Larkin Ranch

TOTAL ACRES:

152.50

PRICE:

\$950,000

COUNTY:

Cowley County

CLOSEST TOWN:

Winfield, KS

Presented by



Jim Elliott

📍 Salesperson Licensed in CO, KS, NE, OK & TX

✉ Jim@HaydenOutdoors.com

📞 316.214.3848



**HAYDEN OUTDOORS.
REAL ESTATE**





Property Summary

Sitting upon the edge of the Kansas Flint Hills, the Larkin Ranch fulfills the dream that so many have...to live rural with farmland, ranchland and the opportunity to own livestock, hunt, fish and enjoy the spoils of South Central Kansas. Opportunities like this do not come along very often. Do not miss your chance to own this very clean, extremely well maintained ranch that offers so many of the attributes we all day dream about.



Activities & Amenities

ATV/Off Road
Cattle/Ranch
Cycling/Mountain Biking
Farm/Crops/Ag
Fishing
Food Plots
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds, & Waterfowl
Income Producing
Mineral & Water Rights
Natural Spring
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
Stream/River
Water View
Wooded
State Hunting Unit: Kansas Whitetail Unit #13

Land Details

Address: 15242 51st Road,
Winfield, Kansas 67158, USA
Closest Town: Winfield, Kansas
Total Acres: 152.50
Zoning: Agricultural
Tillable/Crop/Orchard Acres: 93.53
Pasture Acres: 57.37
Mineral & Water Rights: Yes, Seller's portion of the mineral & water rights (believed to be 100%) shall transfer to Buyer upon closing.
Include Business? Yes
Income Type: Farm and ranch lease
Estimated Taxes: \$3,974.12 - 2024

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 1,456
Unfinished Sq. Ft.: 1,456
Bedrooms: 3 | Full Bathrooms: 2
Basement: Unfinished
Parking Types: Attached Garage
Outbuildings: 3
Fence Type: Barbed Wire
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air
Waterfront Features: Pond and Spring Fed Stream



Land

The Larkin Ranch is comprised of 152.5 total acres of mixed use agricultural land with great water availability and access. The ranch is surrounded by roads on three sides, providing good access to all portions of the property and making it even more attractive to potential development.

There is an 8 acre brome field directly south of the farmstead that is flat and has been a great bale producer for years. Guarded by a 1.3 acre catalpa tree grove in the extreme SW corner of the property, this field produced a strong 30 large round bales in the summer of 2025.

There is also a 31.3 acre hay meadow north of the home that was originally planted using twelve differing types of native grasses, including big bluestem, little bluestem and others. This meadow has also been hayed and produced a total of 58 big bales in the summer of 2025.

The middle of the ranch features a 53.4 acre pasture that includes a deep 1 acre pond and spring fed creek that runs continually, even through the most recent drought. The creek water runs clean and clear and it is lined with tall, mature timber, made up of native elm, cottonwood, oak and other deciduous tree species. The pasture has been extremely well maintained and is clean of weeds and brush.

The remaining 54 acres has historically all been used as tillable farmland, but currently only 18.25 acres are planted, while the remaining balance has been planted to native grass and used as an expansion of the pasture, even though you can still see the terraces. This area could perceivably be put back into grain production, if so chosen.





Improvements

The Larkin Ranch farmstead has been remarkably well maintained. As soon as you take two steps onto the property, you will see and appreciate the hard work and dedication to the upkeep of this property. The small details and planning that go into creating a great property are all present on this one.

The home consists of three bedrooms and two baths spread across 1456 square feet of upstairs finished living space and an unfinished basement with styrofoam and steel basement walls that create an unmatched insulation barrier helping to keep utility bills low. The dining area is large and easily fits a table big enough to accommodate six adults. Each bedroom features a large closet with the master bedroom having two. The kitchen provides ample counter space for prepping those big harvest meals enjoyable. The laundry room/mud room has an integrated sink, which makes cleaning up easy. The living room has a large picture window that currently looks out at hummingbird feeders that are extremely active throughout the summer months with many different species of hummingbirds darting in for nourishment. While the basement is unfinished, it does have a sink, stove and some cabinetry installed that makes canning and other activities a breeze. The home also boasts an attached, oversized, one car garage that is big enough to hold a large vehicle and any tools you may need. It is currently holding three large chest freezers alongside an SUV, so there is no shortage of storage space or electricity capacity. The home has impact resistant shingles on the roof and concrete siding.

The property has three distinct outbuildings that coordinate and look sharp together. The first is the original barn on the property that has had the outside metal updated and now the red color shines like it was new. The interior has a tack room and box stalls on both the north and south side. The middle is open and can hold stacked bales from floor to ceiling.

There is also a Butler Building that measures 48'x80' and has sliding doors at both ends allowing you easy access and the ability to pull equipment straight through. This building has an extra thick concrete floor that can withstand just about any heavy load you can put on top of it. Like the rest of the property, this building was built right and continues to be strong, clean and well-kept.

The third large outbuilding is a three sided metal storage building that can be used to house large equipment, hay or just about anything else you may need to keep out from the weather. Finally, there are a number of round grain bins that are no longer used to store grain, but are rather used for any overflow storage needs.

The home and buildings benefit from a nice northern cedar windbreak that has been thoughtfully designed to help shelter the farmstead from wind, snow and other elements that can impact country living. The property uses well water, propane, City of Winfield electricity and it has a septic lagoon.





Recreation

This ranch presents the opportunity to hunt famed Kansas whitetail deer, turkey, upland birds and waterfowl. Whitetail bed down in the pasture and run the creek bottom and although only lightly hunted over the years, many trophy sized bucks have been observed on the property. The whistle of bobwhite quail can be heard throughout the ranch and turkey can be seen strutting the timber edges. The pond creates a good opportunity to hunt waterfowl as well. The pond is stocked with bass, bluegill and sunfish and fishing has been a wonderful attraction for family and friends for many years.

The farmstead has a very large garden area that has been utilized to plant a variety of vegetables over the years. Hiking, riding ATVs, gardening, recreational shooting and simply sitting and enjoying the Kansas sunrises and sunsets are all available forms of recreation available as well.

Agriculture

This property can be utilized a number of different ways. Currently, there is a cattle lease in place for use of the pasture, the tillable acres are leased out via a crop share agreement and there are two separate fields that are contracted to be hayed and baled. None of these agreements are long-term in nature and could either be terminated, extended or re-negotiated by a Buyer.

The fences are in excellent shape and well-built. In addition to the natural water in the pond and creek, there is excellent water available via a number of different hydrants for livestock, in and around the pens surrounding the barn. There is also an automatic water station on the backside of the dam that stays open, even in the cold winter months. There is a well designed pen system around the original barn with a squeeze shoot in place for working your herd.

The currently planted tillable ground on the east side of the ranch consists mostly of class 2 Norge silt loam and class 3 Martin silty clay loam soils.

Water/Mineral Rights & Natural Resources

Seller's portion (believed to be 100%) of both Water Rights and Mineral Rights to transfer to 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.

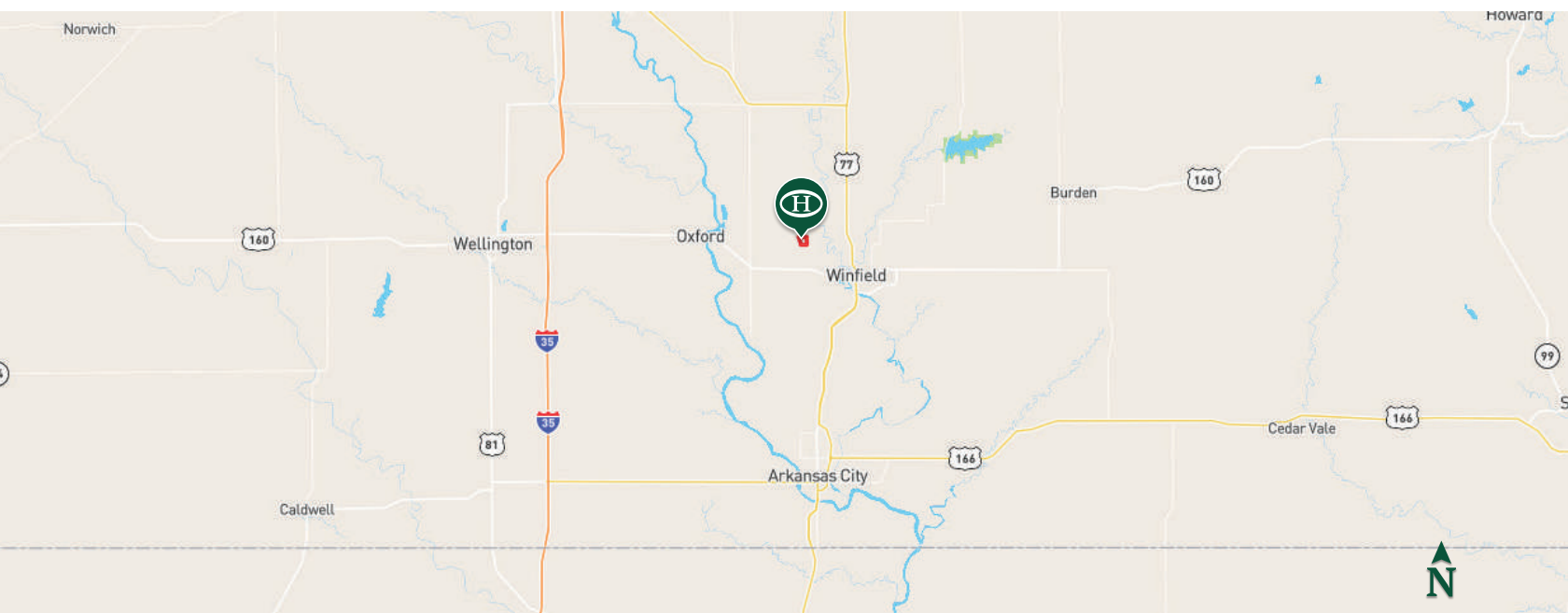
Location

The Larkin Ranch sits just 3 miles to the NW of Winfield, Kansas. Winfield, KS is the county seat and has all necessary amenities including a hospital, restaurants, entertainment including two golf courses and it is home to Southwestern College. The property location also provides easy access and a short 30-minute drive to Wichita, Kansas. The property is also only 2.5 hours to Kansas City, KS and less than 2 hours to Tulsa, Oklahoma, making it great option for a second home, weekend get-a-way or a full time residence.



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

 Boundary



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 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