

CEDAR CREEK RANCH

137.32 ACRES | ANDERSON COUNTY, KANSAS



CEDAR CREEK RANCH

OVERVIEW

LAND

IMPROVEMENTS

REGION
& CLIMATE

LOCATION

MAPPING

OVERVIEW



WELCOME TO CEDAR CREEK RANCH



QUICK FACTS

- 137.32 Acres
- Farm
- Hunting
- Recreational
- 2 Homes
- Water View

Welcome to Cedar Creek Ranch, a once-in-a-lifetime legacy property in eastern Kansas just outside Garnett. Featuring over a mile of Cedar Creek, a stocked 2.5-acre pond, fertile bottomland, and mature hardwood timber, this ranch combines world-class hunting with exceptional natural beauty. A stunning main home and charming guest house sit overlooking the water, creating the perfect blend of outdoor adventure and Kansas living.

LAND

Located just two miles outside of Garnett, this extraordinary property offers a rare opportunity to own one of eastern Kansas' most complete and well-kept legacy hunting and recreational retreats. Encompassing a diverse mix of hardwood timber, fertile creek bottom, rolling elevation, and water features, the property has been meticulously maintained and improved to create a turn-key destination for hunting, family gatherings, and outdoor living—all within easy reach of Kansas City, Lawrence, and Ottawa.



Stretching across a landscape of heavy timber and open meadows, the land features over one mile of Cedar Creek winding through the property, known for its excellent fishing and scenic beauty. A 2.5-acre pond reaching depths of up to 20 feet is stocked with bass, crappie, bluegill, and channel catfish. The pond includes a rock dock, concrete paver dock, boat ramp area, and even a water trampoline for summer fun. Multiple food plots are scattered throughout the property, supporting abundant populations of whitetail deer, turkey, and ducks. The terrain is marked by dramatic topography changes that enhance both habitat and views, while an established, well-maintained trail system allows easy access throughout the property. A heavy-duty bridge crosses Cedar Creek, and the gated private access road at the end of a dead-end lane ensures complete seclusion.

Of the total acreage, approximately 46± acres are productive bottomland tillable ground, providing both food and income potential. The remainder consists of mature hardwood timber—oak, pecan, maple, and black walnut—with fruit trees including apple, pear, and peach adding to the landscape's diversity. The property is accented with rock retaining walls, landscaped beds, and a chip-sealed driveway leading to two beautiful homes and a large heated shop. There are also park areas along the creek bottom, multiple fire pits, a 12'x18' greenhouse, and even a small frisbee golf course for recreation.

The property is fully set up for serious hunters, featuring five two-person tree stand sets, two enclosed elevated blinds, and several strategic food plots positioned along natural travel corridors. The combination of thick cover, water, crops, and elevation changes makes this property one of the finest turnkey hunting setups in eastern Kansas.



IMPROVEMENTS

MAIN HOME

The main home, built in 2006, is a stunning 3,287± square-foot residence that perfectly blends rustic Kansas character with modern comfort. Set on a gentle rise overlooking the pond, it captures the spirit of a true country lodge while offering the quality and craftsmanship of a custom build. From the moment you step onto the wrap-around porch, the attention to detail is evident—natural wood finishes, stone accents, and wide-open views that stretch across the water and timbered hillsides.



Inside, the home features three bedrooms and three and a half bathrooms, highlighted by warm wood floors, granite countertops, and a vaulted timber-beam ceiling that gives the great room an inviting, open feel. The large kitchen island serves as the centerpiece of the main living area, designed for gatherings after long days on the land. Two gas fireplaces add warmth and ambiance, framed by custom wood and stonework that reflect the home's rustic elegance.

The walk-out basement continues the same level of craftsmanship, with heated concrete floors, a wet bar with refrigerator, and a spacious open area perfect for entertaining or hosting family. Large windows and patio doors lead out to a covered porch creating a seamless indoor-outdoor flow that takes full advantage of the property's serene views. Upstairs, a lofted deck extends from the main living area, offering a panoramic overlook of the pond—an ideal spot for morning coffee, while watching the sun rise from the east.

Custom stone siding ties the home to its surroundings, blending naturally into the landscape. The residence operates on propane with a 500-gallon tank, and includes an instant hot water system for added efficiency. Every element of the home—from the layout and finishes to the way it sits on the land—was designed with both comfort and connection in mind, creating a place that feels equally suited for quiet evenings or hosting friends and family.





GUEST HOUSE

The guest home, built in 1996, offers 1,716± square feet of comfortable living space with three bedrooms and two bathrooms, providing an ideal retreat for family, friends, or hunting guests. Designed with a warm rustic feel, the home features oak kitchen cabinetry, wood accents throughout, and a striking custom interior stone accent wall that adds character and charm. The open-concept floor plan creates an inviting atmosphere, while the primary bedroom includes a private en suite bath for added convenience. A screened-in porch overlooks the pond, offering a peaceful place to unwind and enjoy the view. The guest house has its own water meter, septic tank, and 500-gallon propane tank, ensuring complete independence from the main residence. A small storage building nearby provides space for tools, outdoor gear, or equipment. Thoughtfully designed and well-maintained, this guest home complements the main lodge perfectly—offering privacy, comfort, and a true sense of place in the Kansas countryside.

SHOP

The property's 60'x40' heated and insulated shop is built for both functionality and longevity, offering ample space for equipment, vehicles, and gear. With concrete floors, a floor drain, and high clearance, it's perfectly suited for everything from tractors and ATVs to boats or travel trailers. The building features a 12't x 16'w powered overhead door and a 14't x 20'w sliding door, providing easy access for large machinery. A 250V electrical service with a 50-amp plug is ideal for heavy equipment or RV hookups, and the structure's insulation helps maintain comfortable working conditions year-round. Whether used as a full-service workshop, storage for recreational gear, or a staging area for hunting and land management, this shop offers the space and infrastructure needed to support every aspect of property ownership.



FEATURES

- Homes: 2
- Finished Sq. Ft.: 5003
- Bedrooms: 6
- Full Bathrooms: 5
- Half Bathrooms: 1
- Basement: Full finished
- Outbuildings: 1
- Cooling Systems:
 - » Forced Air Cooling
- Heating Systems:
 - » Fireplace
 - » Forced Air
- Appliances:
 - » Dishwasher
 - » Garbage Disposal
 - » Dryer
 - » Refrigerator
 - » Hot Water Heater
 - » Microwave
 - » Oven
 - » Washer
- Flooring:
 - » Hardwood
- Siding:
 - » Stone
- Roofing:
 - » Asphalt
- View:
 - » Creek
 - » Pond
 - » Private
 - » Scenic
 - » Water
 - » Wooded



REGION & CLIMATE



Located in the rolling hardwood country of Anderson County, Kansas, this property lies within one of the most scenic and biologically rich regions in the state. The land transitions between fertile creek bottoms, timbered hillsides, and open meadows — a landscape that supports both productive agriculture and thriving wildlife habitat. Eastern Kansas is known for its mix of oak, hickory, and walnut timber, abundant freshwater streams, and gently varied topography — all contributing to its reputation as a premier destination for deer and turkey hunting.

The climate in this part of Kansas features warm summers, mild springs and falls, and moderately cold winters. Average annual precipitation is around 38 to 40 inches, providing consistent moisture for crops and lush vegetation through the growing season. The area receives about 10 to 12 inches of annual snowfall and enjoys roughly 220 to 230 sunny days each year. Spring and early summer bring the bulk of rainfall, while autumn tends to be dry, crisp, and ideal for hunting and outdoor recreation.

Situated less than two miles from Garnett and just over an hour from the Kansas City metro, this property offers the rare balance of rural seclusion and modern convenience. The nearby Cedar Valley Reservoir and surrounding public lands add even more recreational opportunities, from fishing and kayaking to birdwatching and hiking. The region's mild climate, fertile soils, and accessible location make it one of the most desirable areas in eastern Kansas for those seeking both a working landscape and a year-round outdoor lifestyle.

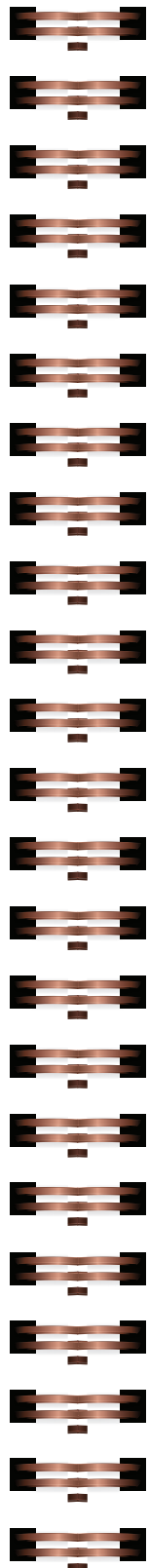
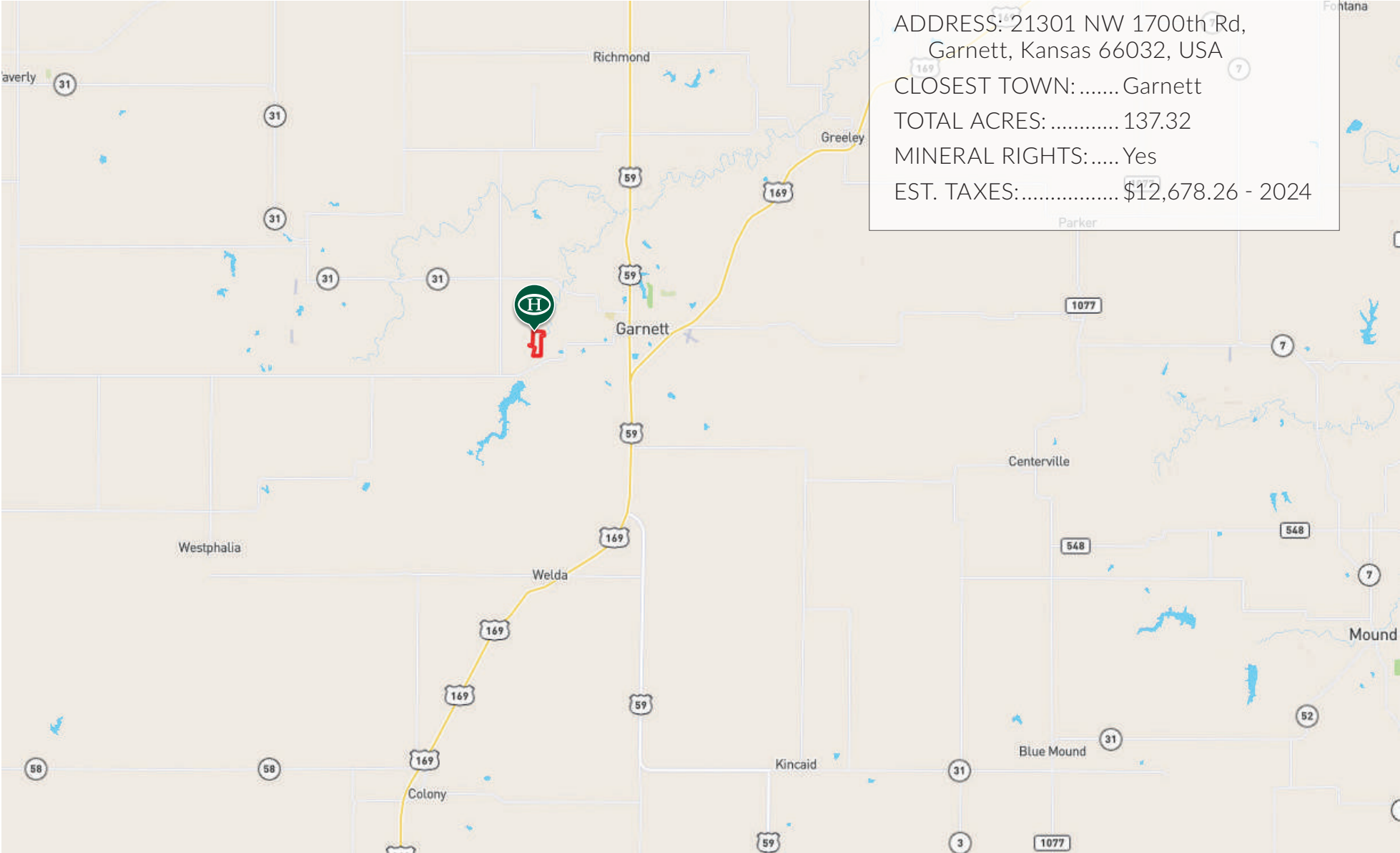
LOCATION

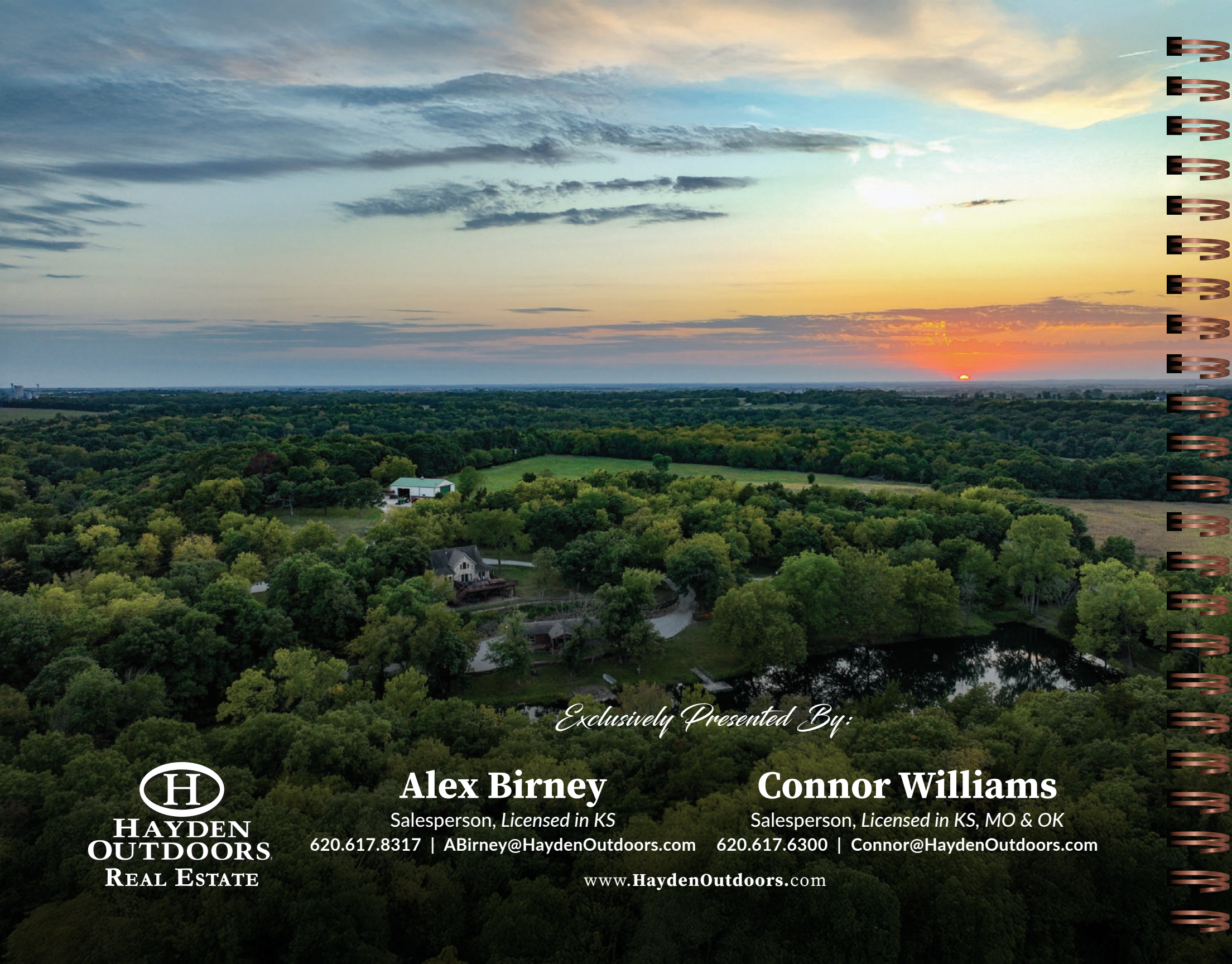


Located less than two miles from Garnett, ¼ mile from Cedar Valley Reservoir, and under 60 miles from Olathe, this property combines the best of both worlds—complete privacy and world-class recreation within easy driving distance of city amenities. The estate is approximately 27 miles from Ottawa, 55 miles from Lawrence, and just 90 minutes from Kansas City International Airport.



MAPPING





Exclusively Presented By:



**HAYDEN
OUTDOORS**
REAL ESTATE

Alex Birney

Salesperson, *Licensed in KS*

620.617.8317 | ABirney@HaydenOutdoors.com

Connor Williams

Salesperson, *Licensed in KS, MO & OK*

620.617.6300 | Connor@HaydenOutdoors.com

www.HaydenOutdoors.com