

Walnut Creek Ranch

471.32 Acres | Ness County, KS | \$825,000



HAYDEN  OUTDOORS.

Walnut Creek Ranch

TOTAL ACRES:

471.32

PRICE:

\$825,000

COUNTY:

Ness County

CLOSEST TOWN:

Utica, KS

Activities & Amenities:

Cattle/Ranch
Farm/Crops/Ag
Hiking/Climbing
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Stream/River
State Hunting Unit: 17

Land Details:

Address: 00000 County Rd 523,
Utica, Kansas 67584, USA
Total Acres: 471.32
Zoning: Agricultural
Tillable/Crop/Orchard Acres: 227
Pasture Acres: 249
Mineral Rights: Yes
Estimated Taxes: \$1,369.8 - 2024

About This Property

This 471-acre offering in Ness County, Kansas, is a rare blend of productive farmland and scenic creek bottom pasture, all wrapped in excellent wildlife habitat. With strong cropland potential, year-round water, and turnkey infrastructure, this property is ideal for farmers, ranchers, and outdoorsmen alike.

Land

The land consists of approximately 471± total acres, with 227± acres of productive tillable ground and 244± acres of native grass and creek bottom. Over two miles of Walnut Creek cuts through the property, providing a dependable year-round water source for both livestock and wildlife. The shaded creek corridor offers natural protection from the steady western Kansas winds while also serving as a vital travel route for game. The entire pasture is enclosed by sturdy boundary barbed wire fencing. Roughly 125 acres are currently planted to milo, with plans to rotate into wheat following harvest, supporting consistent yields and maintaining soil health. A verbal lease is in place with a trusted local farmer through the 2026 growing season, providing both income stability and a seamless transition for new ownership. This property also lies 6 miles from both Hwy 96 and Hwy 4 allowing you great access to numerous grain elevators. The current tenant is an experienced and respected producer who has managed the property well and is open to continuing under new ownership. A large rock outcropping overlooks the entire farm, offering sweeping views across the creek bottom and tillable fields—a perfect vantage point for watching the sunrise or sunset over the Kansas prairie. The blend of income-producing farmland, strong grass country, and scenic natural features make this a truly well-rounded and versatile property.

Recreation

This property sits in prime habitat for both whitetail and mule deer, a region known for producing record-class bucks. The combination of creek cover, native grass, crop edges, and water access makes this a high-quality deer area. Besides deer, opportunities for upland birds, turkey, ducks, and coyotes are present. The tree and brush cover along Walnut Creek also offers travel corridors and escape cover, and the overlook provides a strategic vantage point for game activity.

Water/Mineral Rights & Natural Resources

All mineral rights owned by the seller will transfer to the buyer at closing.





Region & Climate

Ness County lies in the semi-arid region of western Kansas, where the rolling plains gradually rise toward the High Plains and the horizon stretches endlessly in every direction. The area receives an average of about 22 to 23 inches of annual precipitation, around 19 inches of snow per year, and enjoys more than 250 days of sunshine. Summers are typically hot and dry, while winters are cool and clear, with the majority of rainfall occurring during the spring and early summer months. This balanced climate supports consistent production of wheat, milo, and native grasses, making it one of the most dependable agricultural regions in western Kansas.

History

Beyond its agricultural strength, the region carries a deep sense of history and heritage. The property sits near the well-known Indian Hill Ranch, a prominent landmark named for the nearby rise once used by Native Americans as a lookout point across the plains. Today, the hill is marked by a striking steel silhouette of a Native American horseman, symbolizing the area's enduring connection to its past. Long before settlement, tribes such as the Cheyenne and Sioux roamed this land, hunting along Walnut Creek and using the rolling prairie bluffs as vantage points and campsites. Traces of that history still echo through the landscape — in the creek crossings, the open draws, and the wide western skies — all reminders of a time when this land was both home and hunting ground.

Location

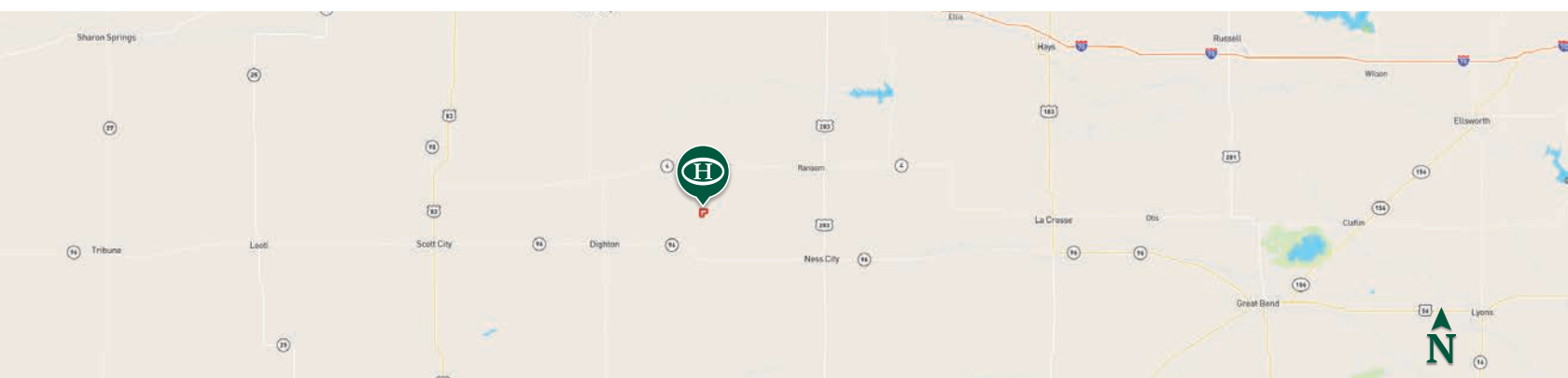
- 6 Miles north of Hwy 96, straight north of Beeler
- 6 Miles south of Hwy 4. south of Utica
- 15 Miles northwest of Ness City
- 16 Miles North East of Dighton

*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.





 Boundary



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FARM, RANCH & RECREATIONAL REAL ESTATE



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