

# Two Wide Dryland 511

511.00 Acres | Wallace County, CO | \$1,025,000



HAYDEN  OUTDOORS.



# Two Wide Dryland 511

TOTAL ACRES:

511.00

PRICE:

\$1,025,000

COUNTY:

Wallace County

CLOSEST TOWN:

Wallace, KS

## Activities & Amenities:

ATV/Off Road  
Farm/Crops/Ag  
Hiking/Climbing  
Hunting - Big Game, Predator/Varmint,  
Small Game & Upland Birds  
Income Producing  
Mineral Rights  
Wind/Energy  
Water Rights  
State Hunting Unit: Kansas Whitetail Deer Unit 2

## Land Details:

**Address:** 0000 Blue Bird Road,  
Wallace, Kansas 67761, USA  
**Closest Town:** Goodland, Kansas  
**Total Acres:** 511.00  
**Zoning:** Agricultural  
**Tillable/Crop/Orchard Acres:** 511  
**Water Rights:** Yes  
Water rights are believed to be  
owned 100% by Sellers. Seller's  
portion of the water rights shall  
transfer to Buyers at closing.  
**Mineral Rights:** Yes  
Mineral rights are believed to be  
owned 100% by Sellers. Seller's  
portion of the mineral rights shall  
transfer to Buyers at closing.  
**Include Business?:** Yes  
**Income Type:** Farm and Wind  
**Estimated Taxes:** \$1,160.38 - 2025

## About This Property

The Two Wide Dryland 511 provides a large, contiguous dryland farm property in Western Kansas that provides additional income with a Wind Development Lease. The wind lease provides an initial income stream with the chance for more income if the turbines are erected. Add in solid soils and new terraces built in 2024, and you won't want to miss this opportunity.

## Land

Located in Wallace County, Kansas, this parcel is now for sale for the first time in more than a generation. While the land has been used as production farmland for many years, looking over it, you can envision days gone by with soldiers and stagecoaches filled with westward adventure seekers scattered across the landscape.

The property had new terraces installed in 2024 and has very little waste ground and ability to farm it multiple ways.

Over 79.5% of the property has class 3 Ulysses Silt Loam soils with 1 to 3 percent slopes. The specific soil report for the property is as follows:

- 403.96 acres – Ulysses Silt Loam with 1 to 3% slopes – Class 3E
- 92.8 acres – Buffalo Park Silt Loam with 3 to 6% slopes – Class 4E
- 8.02 acres – Colby Silt Loam with 3 to 6% slopes – Class 4E
- 2.42 acres – Colby Silt Loam with 6 to 15% slopes – Class 6E
- .82 acres – Kim-Otero Complex, 6 to 25% slopes Class 6E

Legal Description: S15, T11, R38, Acres 511.1, S 1580(s) Of N2/ & S/2 Less Rd R/W

## Recreation

Hunting opportunities on this parcel would include both mule deer and famed Kansas whitetail deer, along with antelope. Ringneck pheasants are also a very popular draw to this area with upland bird hunters from all over the United States converging on the region to walk farm fields with their dogs and flush roosters. Dove and predators can also be found on this parcel.







## Agriculture

This parcel has been custom farmed for the last handful of years, so opportunities exist for an absentee landowner or farm operator.

This property has a PLC Yield of:

- Wheat: 44 PLC Yield on 170.26 base acres
- Corn: 125 PLC Yield on 19.63 base acres
- Sunflowers: 1213 PLC Yield on 67.73 base acres

## Region & Climate

Wallace County, Kansas has a climate that is typical of most other areas in the Great Plains region. Summers can be hot with average high temperatures hitting the upper 80s. Winters can be cold with average lows dropping into the teens. Overall, Wallace County, Kansas experiences warm summers and cold winters providing a pleasant range of temperatures to enjoy all four seasons.

Wallace County, Kansas gets 19 inches of rain, on average, per year.

Wallace County averages 24 inches of snow per year.

## History

This parcel is part of a large, Wallace County, Kansas farm for sale. There are currently four parcels totaling more than 1,546 acres for sale in the region. Please contact Listing Agents for more information about the entire offering.

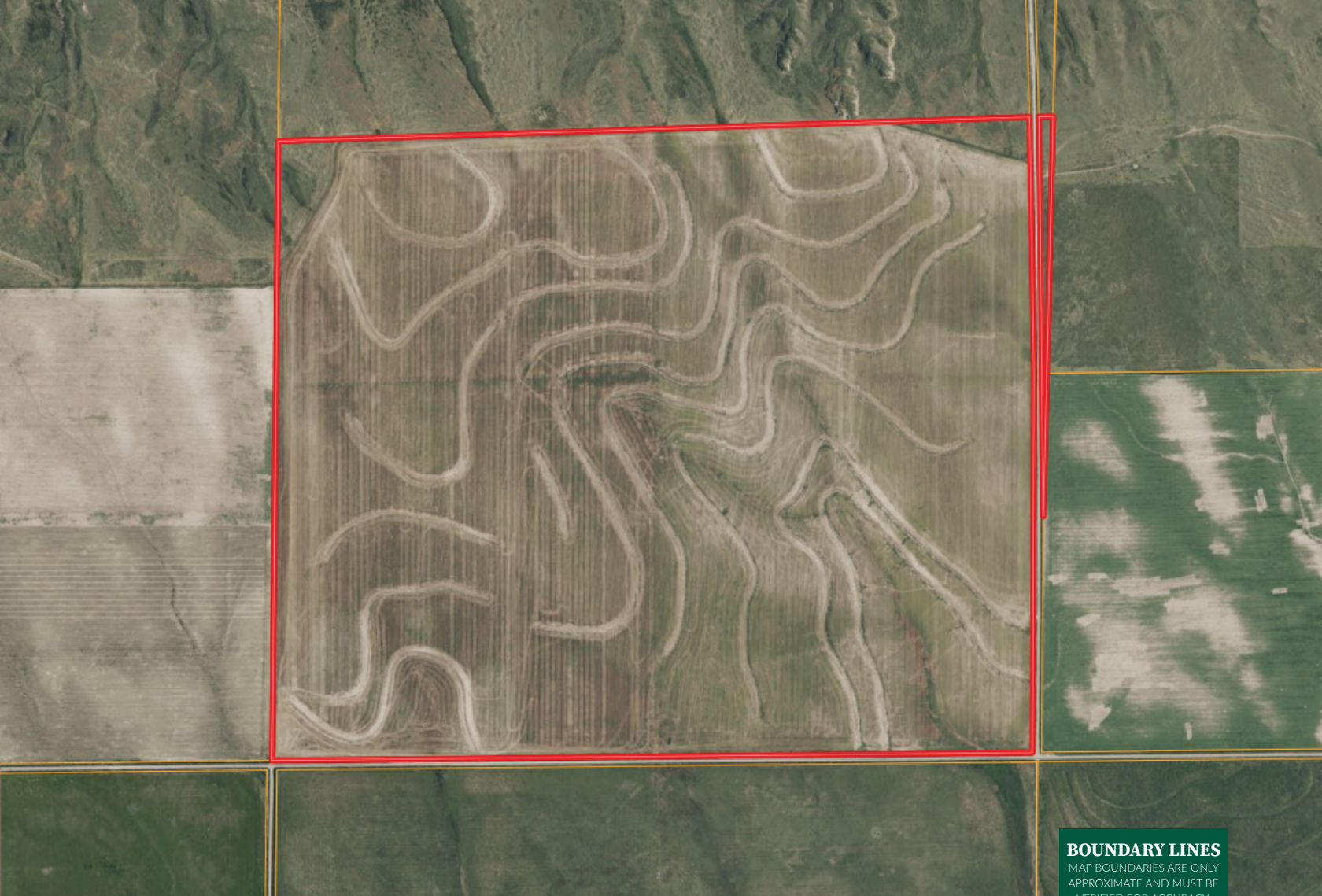
## Location

Rural Wallace County, Kansas is sparse in population and a great location to gain privacy and elbow room. The region is built upon farming and agricultural activities. This property is located between Sharon Springs, KS to its south and Goodland, KS to its north. Both towns have amenities such as fuel and groceries. Goodland has a regional hospital, airport, hotels, fast food, an 18 hole golf course and other amenities.

\*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.



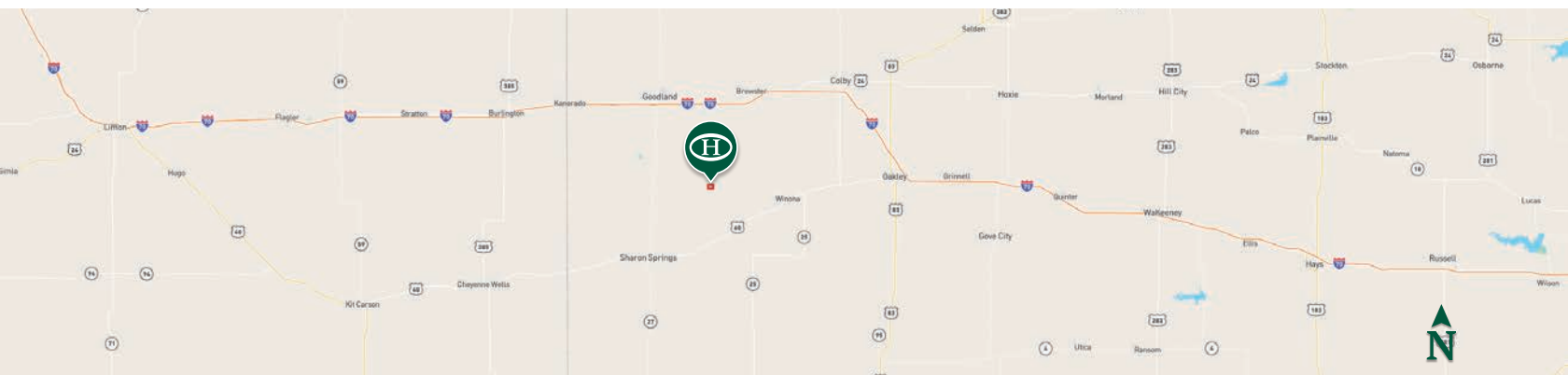




 Boundary

#### BOUNDARY LINES

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






## HAYDEN OUTDOORS




FARM, RANCH & RECREATIONAL REAL ESTATE



### Jim Elliott

 Salesperson,  
Licensed in CO, KS, NE, OK & TX  
 [Jim@HaydenOutdoors.com](mailto:Jim@HaydenOutdoors.com)  
 316.214.3848

### Seth Hayden

 Broker Partner,  
Licensed in CO, KS, NE, UT & WY  
 [Seth@HaydenOutdoors.com](mailto:Seth@HaydenOutdoors.com)  
 970.692.6321



[www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)

THE BRAND THAT SELLS THE *Land*

866.741.8323