

Bird City Homestead

232.93 Acres

Cheyenne County, KS

\$495,000



HAYDEN  OUTDOORS.

Bird City Homestead

TOTAL ACRES:

232.93

PRICE:

\$495,000

COUNTY:

Cheyenne County

CLOSEST TOWN:

Bird City, KS

Activities & Amenities:

ATV/Off Road
Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
House/Cabin
Outbuilding/Barn/Shed/Shop
State Hunting Unit: Unit 1

Land Details:

Address: 1850 Road 25 , Bird City , Kansas 67731, USA
Closest Town: Bird City
Total Acres: 232.93
Tillable/Crop/Orchard Acres: 45
Pasture Acres: 179
Estimated Taxes: \$3,399.95 - 2025

Building Details

Homes: 1
Style of Home(s): Ranch
Full Bathrooms: 2
Basement: Partial finished
Parking Types: Detached Garage
Outbuildings: 3
Heating Systems: Forced Air

About This Property

A well-rounded 232+/- acre homestead featuring 180± acres of productive pasture and 45± acres of dryland farm ground. The property includes a remodeled farmhouse and a spacious, functional yard designed for ag operations. A large 80'X50' shop provides ample space for equipment, storage, or projects, making this an ideal setup for agricultural use or rural living.

Land

The property includes 180± acres of open pasture well suited for grazing, with ample space to support a livestock operation. An additional 45± acres of dryland farm ground provide productive acreage for crops or supplemental feed, creating a balanced and efficient land base.

Livestock pens are in place for convenient handling, sorting, and holding, adding practical value to the operation. The land is laid out for ease of use, offering room to work and flexibility for a variety of agricultural uses.

Improvements

This recently updated 3-bedroom, 2-bath farmhouse offers comfortable, functional living with modern improvements throughout. Updates enhance both style and efficiency while maintaining a practical rural feel. The home features a well-designed layout with ample natural light, inviting living spaces, and bedrooms sized for everyday living. With refreshed finishes and thoughtful upgrades, this farmhouse is well suited for country life.

A detached two car garage provides parking near the house out of the elements. A 50'x80' steel building provides additional storage or workspace for projects, machinery or recreational equipment.

Recreation

Northwest Kansas offers exceptional recreational opportunities, particularly within Unit 1, known for its wide-open spaces and strong wildlife populations. The area provides excellent hunting for mule deer, whitetail deer, upland birds, and waterfowl, with a mix of pasture, crop ground, and native cover creating ideal habitat. With low pressure, expansive views, and a true sense of solitude, Unit 1 delivers a classic High Plains experience for those who value space, privacy, and quality outdoor recreation.





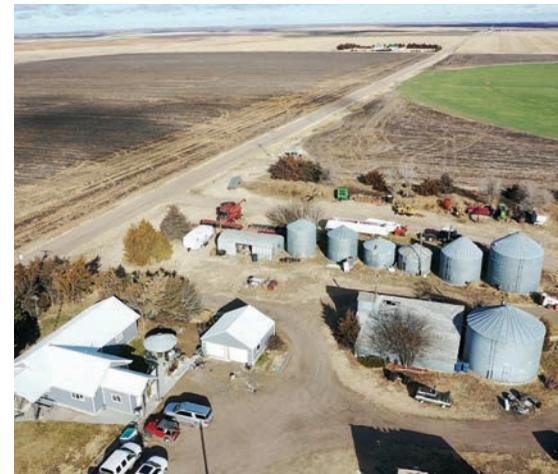
Agriculture

Primary crops for the area consist of corn, wheat and milo or sorghum.

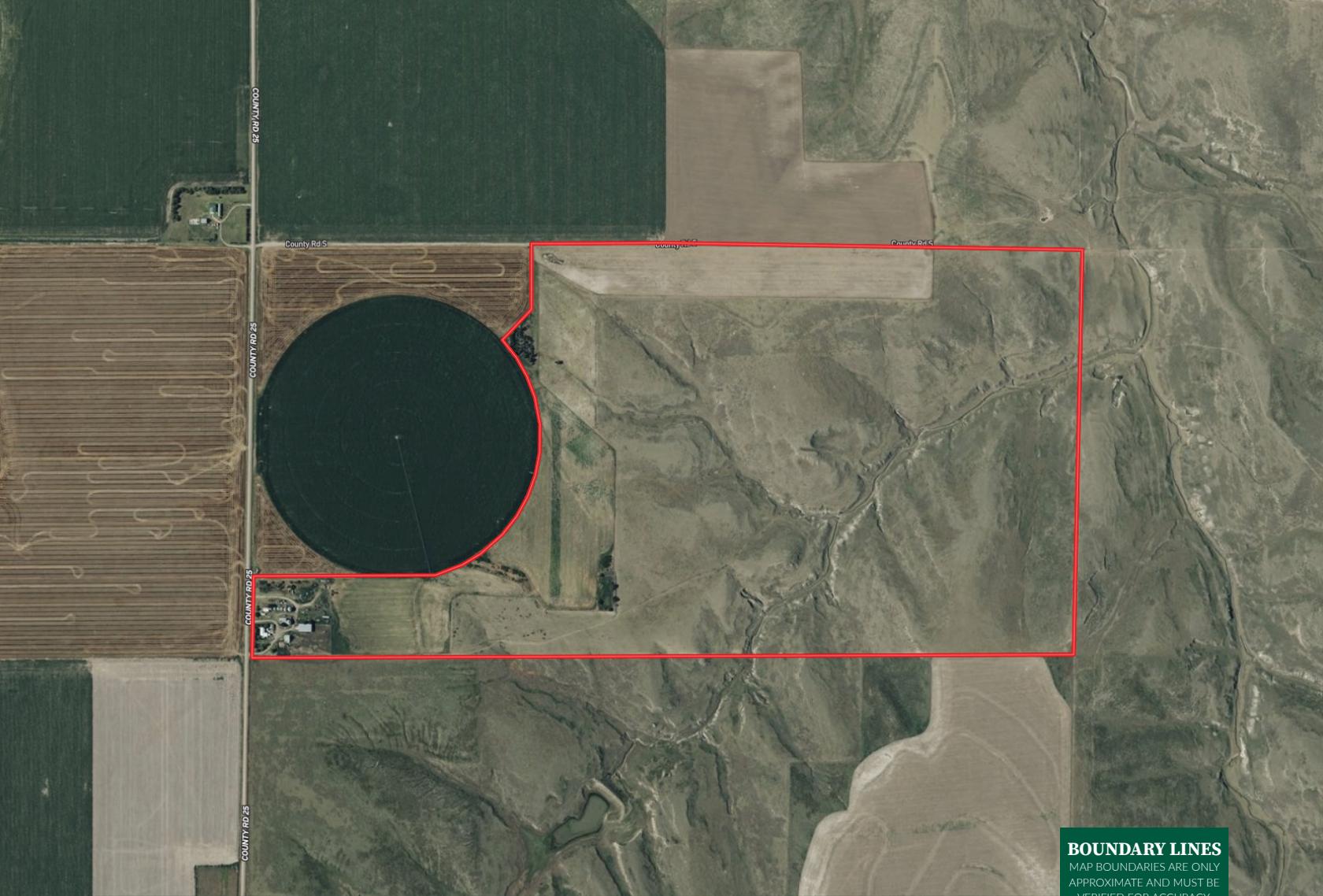
Soils on the farm ground primarily consist of Kuma Silt loam 0-1% slopes and Ulysses silt loam 1-3% slopes.

Region & Climate

Bird City, Kansas has a moderate climate all year round. Summers are hot, temperatures reaching the high 80s and low 90s during the day, while nights cool off into the low 60s and mid-70s. Winters remain fairly mild, with temperatures usually staying in the 40s during the day and dropping to the 20s at night. Rainfall is distributed evenly throughout the year, with an average annual rainfall of 18 inches



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

 Boundary



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