

Settler Road Off-Grid Ranch

19.70 Acres | Elk County, KS | \$439,000



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Activities & Amenities

ATV/Off Road
Fishing
House/Cabin
Hunting - Big Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Mineral Rights
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
Solar
Timber
Water Access
Wind/Energy
Water Rights

Land Details

Address: 1036 Settler, Piedmont,
Kansas 67122, USA
Subdivision: Union Center Township
Closest Town: Piedmont, KS
Total Acres: 19.70
Zoning: Single Family Residential
Timber Land Acres: 15
Pasture Acres: 4
Water Rights: Yes
Mineral Rights: Yes

Building Details

Price: \$439,000
Homes: 1
Style of Home(s): Single Family
Finished Sq. Ft.: 1350
Stories: 2
Bedrooms: 3
Full Bathrooms: 1
Electrical Amps: 125
Electricity Provider: Solar and Wind Energy
Gas Provider: SEK Coop Propane
Water Provider: Well water / Rain Water
Parking Types: Detached Garage
Total # of Spaces: 2
Outbuildings: 1
Types of Outbuildings: Detached
Garage, Shed, Pole barn
Heating Systems: Forced Air, Wood Stove
Flooring: Laminate
Roofing: Metal



About This Property

Located at 1036 Settler in Piedmont, KS, this 19.7± acre property offers timbered land ideal for hunting, recreation, or a peaceful weekend getaway. The property features mature plum, pear, cedar, and hedge trees, a 0.25± acre fishing pond, off-grid solar and wind power, well water, a pole barn, fenced garden area, and east-facing porch views. Water and mineral rights convey.





Land

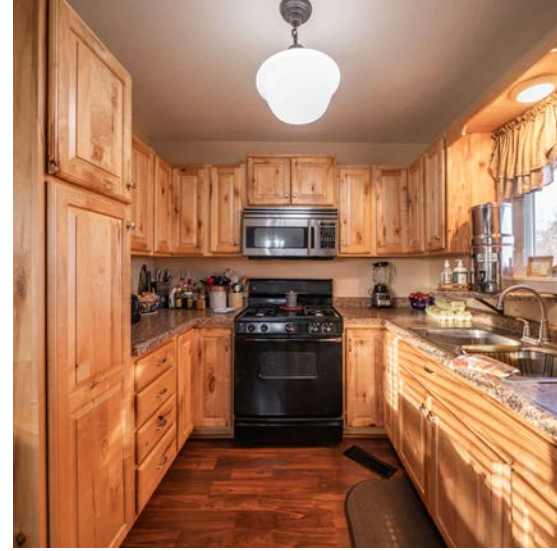
- Total Acreage: 19.7± acres
- Land Type: Ranch, recreational, hunting, residential, timberland
- Timber: Predominantly wooded with American plum, pear, cedar, and hedge trees
- Water Features: 0.25± acre pond located on the north end of the property
- Wildlife: Excellent habitat for deer and turkey
- Fencing: Entire parcel is fenced, as is the garden
- Outbuildings: Pole barn for equipment and storage
- Utilities: Well water; solar and wind energy systems
- Mineral & Water Rights: Convey to buyer at closing
- Access & Use: Ideal for hunting, ATV trails, recreation, or a quiet rural retreat

Improvements

The property features a 1,350± square foot single-family residence, completed in 2015, designed for efficient rural and off-grid living. The 3-bedroom, 1-bath home with 1 additional office is powered by an extensive energy system consisting of 10,000 watts of solar, a 1,000-watt wind turbine, and a backup propane generator, providing multiple, reliable power options. The home is serviced by well water and utilizes a lagoon system for wastewater, along with rainwater storage tanks used for supplemental water purposes, resulting in no electric, water, or trash bills.

The home is topped with a metal roof and offers multiple heating and cooling options, including forced-air propane, a forced-air wood-burning furnace, a propane ventless wall heater, a mini-split system upstairs, and a split A/C with heat pump in the living room. An east-facing porch provides peaceful sunrise views and functional outdoor living space.





Additional improvements include a detached two-car garage shed and a 1,000± square foot pole barn with metal roof, ideal for equipment and storage. The entire property is fully fenced, including fencing around the lagoon and garden area, supporting livestock use, recreation, and secure rural living.

Recreation

The property offers excellent deer and turkey hunting with dense plum, pear, cedar, and hedge trees providing ideal cover and travel corridors. A 0.25± acre pond adds a reliable water source and fishing opportunity. The layout supports deer stand placement, ATV access, and quiet weekend hunts, making it a strong recreational tract or private hunting retreat.

Agriculture

The property offers agricultural versatility with approximately 3± acres of open grassland centrally located within the parcel, suitable for small-scale livestock, hay production, or pasture use. The balance of the acreage is established timber, providing natural wind protection and privacy. A 0.25± acre pond supports livestock and wildlife water needs, while a fenced garden area, well water, and off-grid solar and wind energy make this an ideal homestead or hobby farm opportunity.

Water/Mineral Rights & Natural Resources

All water and mineral rights owned by the seller shall convey to the buyer at closing. The property is serviced by well water and includes a 0.25± acre pond for recreational, agricultural, and wildlife use. The property also features rainwater storage capabilities, supporting off-grid living and supplemental water needs.

General Operations

The property supports efficient rural use with off-grid solar and wind energy, well water, rainwater storage, and a lagoon system. A pole barn provides storage, and the mix of grass and timber allows for flexible, low-maintenance operation.





Region & Climate

Located in south-central Kansas, the property lies within the Flint Hills fringe, an area known for rolling terrain, native grasses, and productive wildlife habitat. The region experiences a temperate Midwestern climate with four distinct seasons—warm summers, mild to cool winters, and moderate annual rainfall. These conditions support agriculture, healthy timber growth, and year-round recreational use.

Location

Located near Piedmont, Kansas, this property offers a peaceful rural setting ideal for a weekend getaway. Conveniently situated approximately 30 miles from Leon, KS, and 60 miles from Wichita, it provides the perfect balance of seclusion and accessibility—far enough to unplug, yet close enough for easy travel, supplies, and dining.

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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 regards 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.

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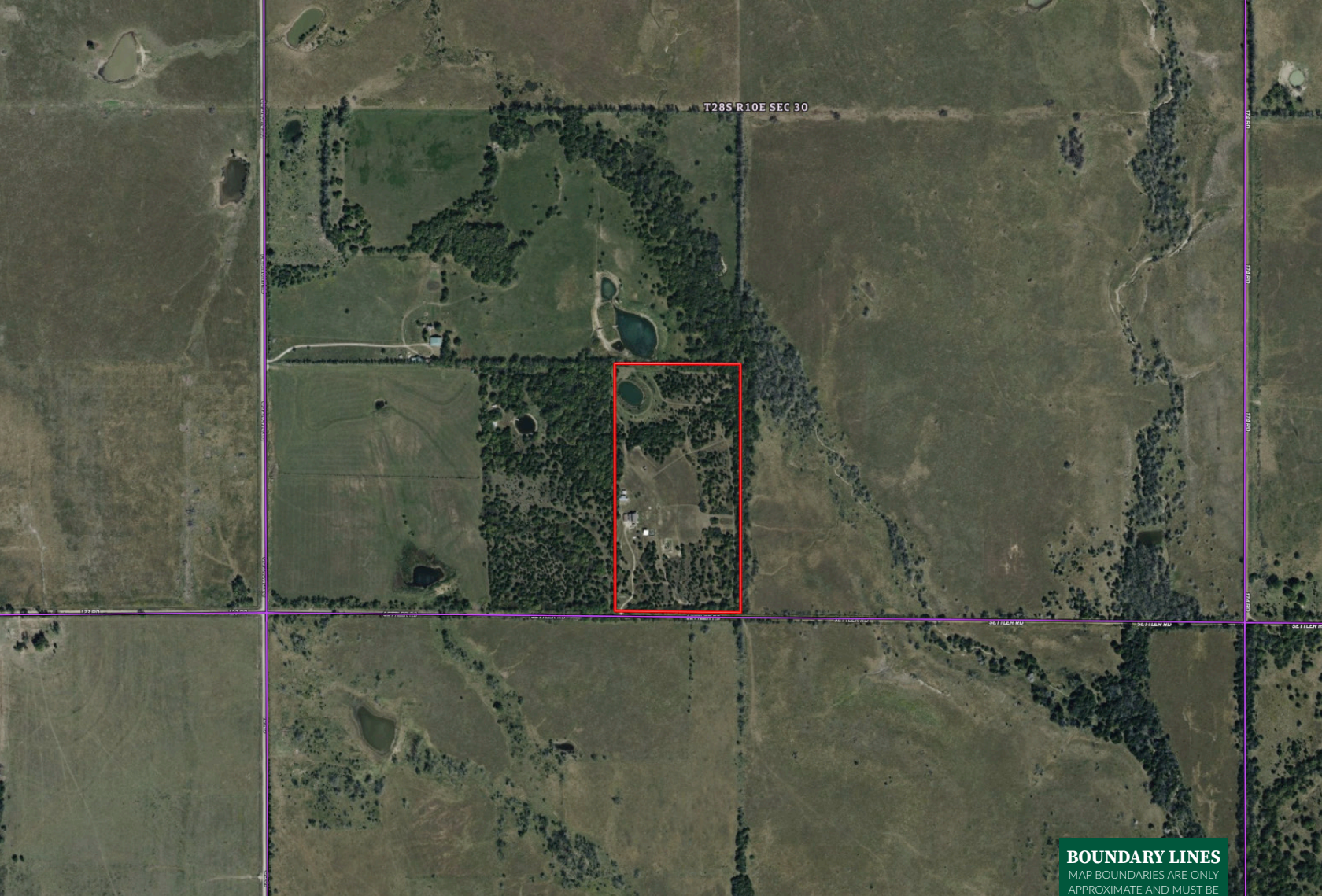


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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 Boundary

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



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FARM, RANCH & RECREATIONAL REAL ESTATE



Ron Baker

📍 Salesperson, Licensed in KS
✉ RonBaker@HaydenOutdoors.com
📞 620.214.2539

Jim Elliott

📍 Salesperson, Licensed in KS & NE
✉ Jim@HaydenOutdoors.com
📞 316.214.3848



www.HaydenOutdoors.com

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