

Kingman Prairie Reserve

314.50 Acres | Kingman County, KS | \$800,000



HAYDEN  OUTDOORS.

Kingman Prairie Reserve

TOTAL ACRES:

314.50

PRICE:

\$800,000

COUNTY:

Kingman County

CLOSEST TOWN:

Cunningham, KS

Activities & Amenities:

Cattle/Ranch
Farm/Crops/Ag
Food Plots
Hunting - Predator/Varmint, Small
Game, Turkey & Upland Birds
State Hunting Unit: 15

Land Details:

Address: 00000 NW 10 ST,
Cunningham, Kansas 67035, USA
Total Acres: 314.50
Zoning: Agricultural
Tillable/Crop/Orchard Acres: 39
Pasture Acres: 276
Mineral Rights: Yes
Estimated Taxes: \$691.78 - 2025

About This Property

Kingman Prairie Reserve features 314± acres of premium Kansas wildlife habitat with tall native grasses, rolling terrain, and thick draws. Three ponds and two solar-powered water tanks provide reliable water year round for wildlife.

Land

Kingman Prairie Reserve offers 314± acres of diverse and highly productive wildlife habitat in south-central Kansas. Dominated by tall native grasses, rolling terrain, and thick draws, this property provides outstanding cover and food sources for upland birds, whitetail deer, and other native wildlife.

The landscape features approximately 274 acres of quality grassland and 40 acres of tillable ground, creating a balanced mix of nesting cover, bedding areas, and supplemental food. Numerous draws and scattered thickets throughout the property offer essential shelter from prevailing winds and seasonal weather, making this tract especially well-suited for upland birds and year-round wildlife use.

Water is a strong asset on the property with three ponds and two solar-powered water tanks, ensuring reliable water sources across the landscape. The rolling topography and varied habitat create natural travel corridors and edge cover that enhance both hunting opportunities and overall habitat value.





Land (continued)

An added highlight is the property's direct border with the Byron Walker Wildlife Area, expanding effective habitat acreage and offering long-term protection of the surrounding landscape. Conveniently located between Cunningham and Kingman, the property sits just one mile north of Highway 54, providing excellent access while maintaining a quiet, secluded feel.

Whether managed for upland bird hunting, deer habitat, or long-term conservation, Kingman Prairie Reserve is a rare opportunity to own a high-quality Kansas grassland tract in a proven wildlife corridor

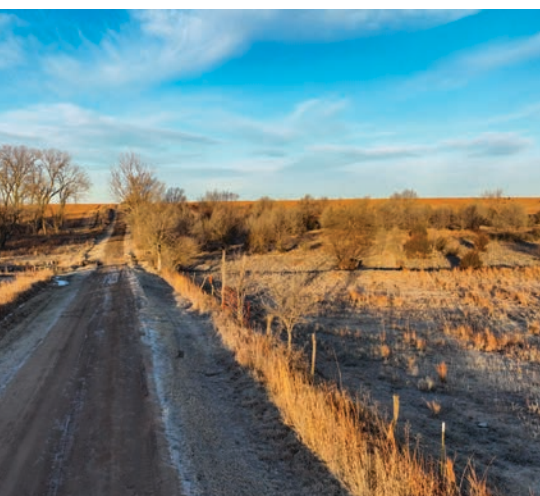
Recreation

The property directly borders the Byron Walker Wildlife Area, a well-managed public hunting and conservation area known for its strong populations of upland birds, whitetail deer, and other native wildlife. This adjacency effectively expands usable habitat, enhances wildlife movement, and provides long-term protection of the surrounding landscape

Region & Climate

Kingman County lies in the heart of south-central Kansas, a region known for its productive grasslands, strong agricultural roots, and excellent wildlife habitat. The area experiences a climate with warm summers, mild to cool winters, and average annual precipitation around 26–28 inches, supporting healthy native grasses and dependable water sources. Consistent sunshine, prevailing south and west winds, and gently rolling terrain create ideal conditions for upland birds, deer, and long-term habitat management, making this region a proven destination for both hunting and conservation-focused land ownership

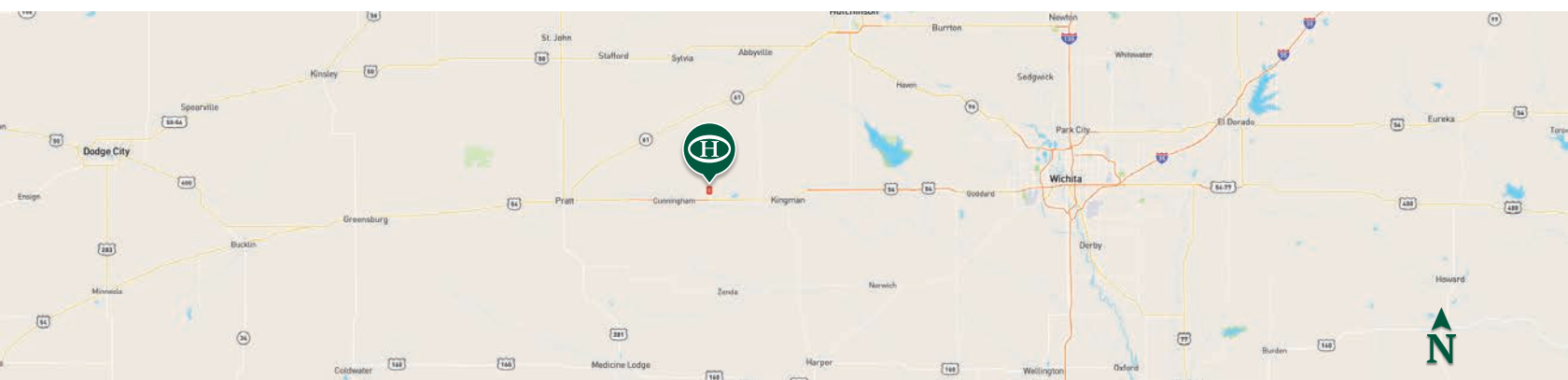
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 Boundary

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



HAYDEN OUTDOORS

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