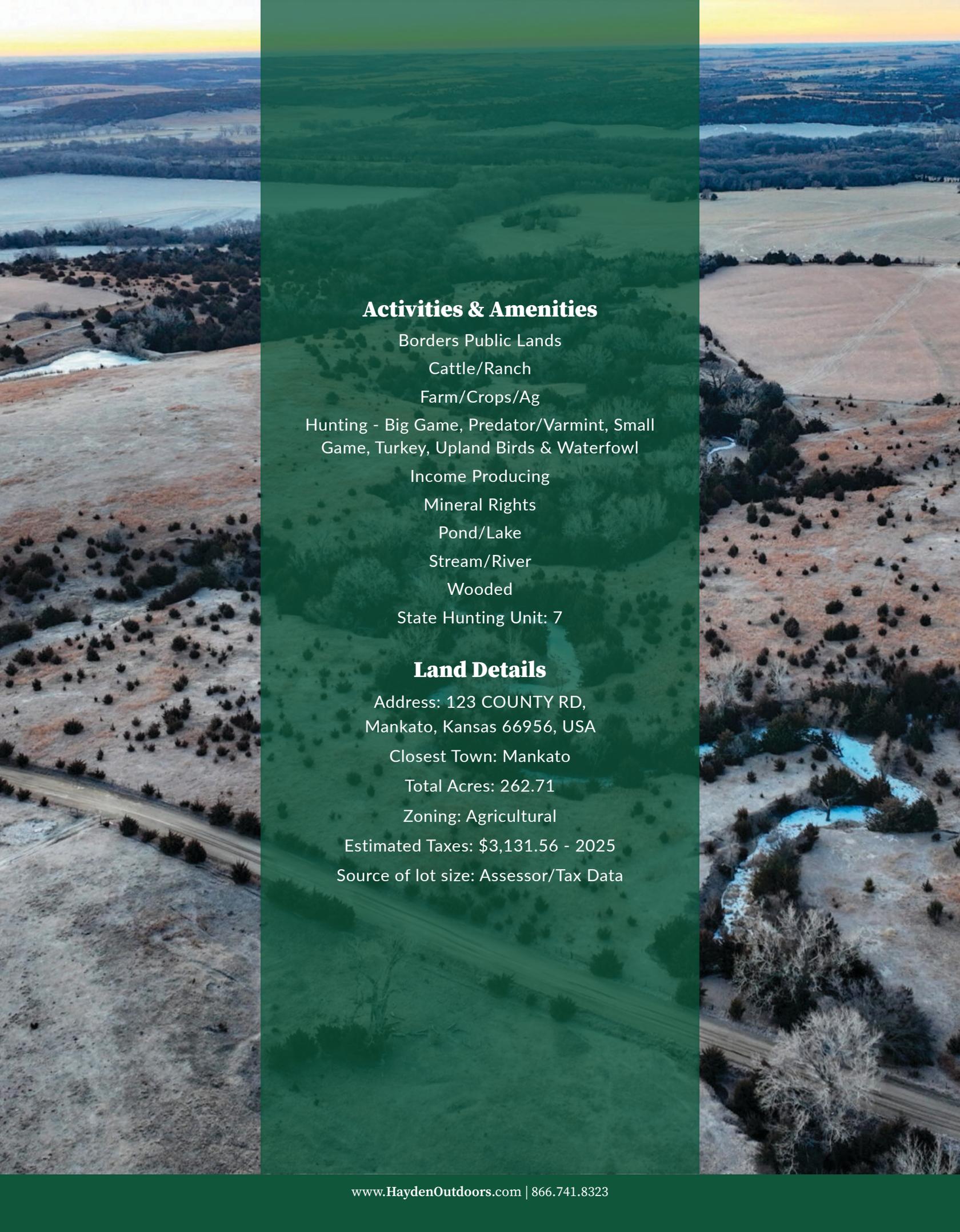


Lovewell Wildlife Reserve

262.71 Acres | Jewell County, KS | \$1,050,000



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Activities & Amenities

Borders Public Lands

Cattle/Ranch

Farm/Crops/Ag

Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds & Waterfowl

Income Producing

Mineral Rights

Pond/Lake

Stream/River

Wooded

State Hunting Unit: 7

Land Details

Address: 123 COUNTY RD,
Mankato, Kansas 66956, USA

Closest Town: Mankato

Total Acres: 262.71

Zoning: Agricultural

Estimated Taxes: \$3,131.56 - 2025

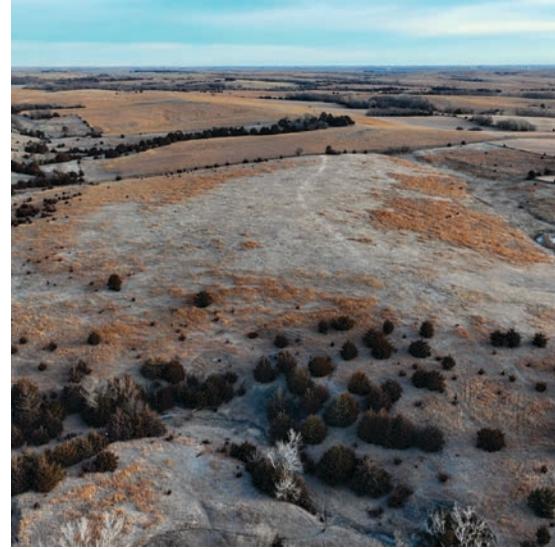
Source of lot size: Assessor/Tax Data



About This Property

Lovewell Wildlife Reserve offers +/-263 acres of premier Kansas wildlife habitat with approximately 83 acres of tillable ground with the balance in native grass, timber, and creek bottom. The property features unique elevation changes, thick timbered and grass draws, a 1/2 acre pond, and excellent deer travel corridors. This property borders the Lovewell Wildlife Area and is approximately one mile west of Lovewell Reservoir.



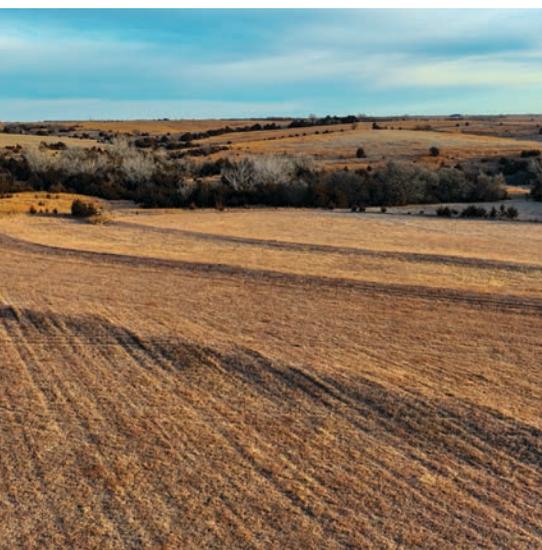


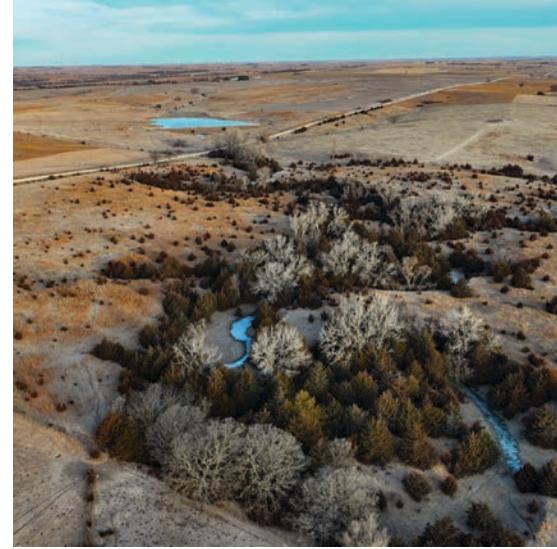
Land

Lovewell Wildlife Reserve packs a punch for the avid outdoorsman! Encompassing +/- 263 acres of diverse and highly productive wildlife habitat in north-central Kansas, the property features a balanced mix of approximately 83 acres of tillable ground and the remaining acreage in native grasses and creek bottom, creating excellent cover, food, and edge habitat for upland birds, white-tailed deer, turtle dove, waterfowl, and wild turkeys. The creek bed moves from the NW corner of the property to the SE corner of the property, providing a most excellent travel corridor.

Notable elevation changes and steep hillsides define the landscape, with numerous deep, thick gully's running throughout the property. Both timbered and grass draws provide outstanding bedding and natural pinch points for deer that travel across the property. The rolling terrain, mature timber, and varied habitat prompt a variety of ideal blind and tree stand locations, making the property well-suited for a variety of hunting strategies.

The tillable acres were planted to corn in 2025 and are currently open for the upcoming season, offering flexibility for future farming, food plots, or habitat enhancement. Just over a 1/2 acre pond is located in the north portion of the property, providing a reliable water source for wildlife and loafing area for the vast amounts of waterfowl that move through the area during the migratory season. Thick native grasses support strong upland bird populations, while mature trees throughout the draws offer excellent roosting habitat for turkeys.





An exceptional feature of this property is its direct border with the Lovewell State Wildlife Area and sitting just over one mile west of Lovewell Reservoir. This property strongly benefits from a proven wildlife corridor and strong regional hunting reputation. With good road access and a diverse mix of terrain, cover, and water, Lovewell Wildlife Reserve offers a rare opportunity to own a high-quality Kansas hunting and habitat property in a premier location. In addition to all the great hunting aspects this property offers, it also allows for other areas of recreation including camping, hiking, and target shooting.

Recreation

- +/- 263 acres of remarkable cropland, timber, creek bottom, and grasslands
- +/- 83 tillable acres
- 1/2 acre pond
- Incredible whitetail, turkey, & upland hunting
- Sitting in the middle of the Central Flyway, this tract offers excellent waterfowl hunting opportunities
- County road access
- Electricity adjacent to the property
- The mature hardwood trees offer endless tree stand locations
- Notable topographical changes throughout the property
- Excellent build site locations





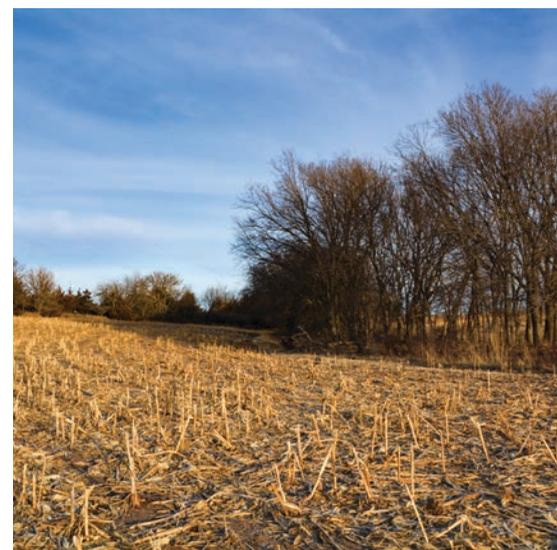
Location

- Convenient access with highway 14 1.5 miles away
- 6 miles south of the Kansas/Nebraska state line
- 1.5 miles west of Lovewell Reservoir and directly adjacent to Lovewell State Park
- 8 miles southeast of Superior, NE – (Superior Municipal Airport)
- Located 2 hrs from Lincoln, NE; 2 hrs 45 min from Omaha, NE; 1 hr 30 min from Grand Island, NE; 1 hr 30 min from Salina, KS

*Please contact the listing agent for more information on this property or to schedule a private showing. (**Financial verification is required**)*



*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.



Hayden Outdoors

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 regard 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.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

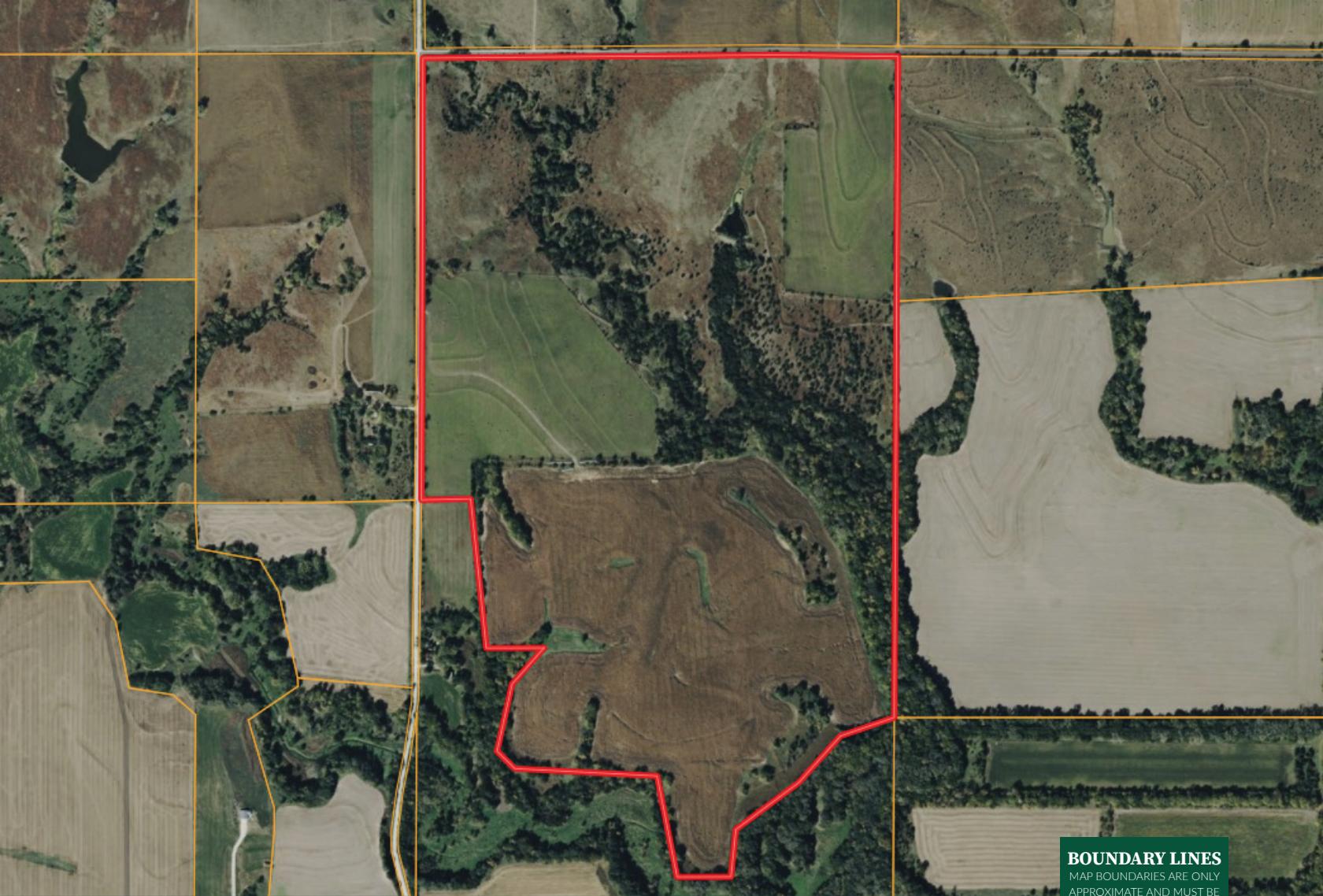


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials





 Boundary

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



HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE



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