

Built for Big Things

464.00 Acres

Sherman County, KS

\$2,998,000



HAYDEN  OUTDOORS.

Built for Big Things

TOTAL ACRES:

464.00

PRICE:

\$2,998,000

COUNTY:

Sherman County

CLOSEST TOWN:

Goodland, KS

Presented by



Jhett Hadley

📍 Salesperson, Licensed in KS, CO & WY

✉ Jhett@HaydenOutdoors.com

📞 307.331.3678



HAYDEN OUTDOORS[®]
REAL ESTATE





Property Summary

This 464.4 ± acre Sherman County, Kansas property is the total package — a stunning 7,420 ± sq ft home built in 2021, an unmatched collection of outbuildings, and productive pasture ground. Whether you're running livestock, chasing wildlife, or building a business, this western Kansas property delivers on every front.



Activities & Amenities

ATV/Off Road
Cattle/Ranch
Equestrian/Horse Property
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey, Upland Birds
Outbuilding/Barn/Shed/Shop
State Hunting Unit: 1

Land Details

Address: 1785 Road 69, Goodland,
Kansas 67735, USA
Closest Town: Goodland
Total Acres: 464.00
Deeded Acres: 464.00
Source of lot size: Appraiser

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 7420
Bedrooms: 8
Full Bathrooms: 3 | Half Bathrooms: 1
Basement: Full finished
Gas Provider: Black Hills Energy
Water Provider: Well
Parking Types: Detached Garage,
Attached Garage, Driveway
Outbuildings: 12
Types of Outbuildings: Work Shop, Office
with living quarters and man cave, Stall barn,
Storage building, Detached garage, Hay barn
Fence Type: Hi-tensile wire
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air
Exterior Features: Deck, Covered
patio, Riding arena
Appliances: Dishwasher, Dryer,
Refrigerator, Hot Water Heater, Microwave,
Oven, Stainless Steel, Washer
Flooring: Vinyl
Siding: Stucco
Roofing: Metal
View: Scenic



Land

Spanning 464.4 ± total acres across Sherman County, Kansas, this property delivers the kind of versatile, hard-working land you've been looking for. The main block of 301.4 ± acres at the home site is bisected by Road 69, featuring gently rolling terrain with South Beaver Creek winding through — running only occasionally, but providing an excellent habitat corridor for whitetail and mule deer, turkey, and upland birds. An additional 163 ± acres of pasture ground lies just 6 miles to the west, rounding out a well-balanced operation with room to grow.

The pasture is well-fenced and each pasture has reliable water for livestock to run on the land. Whether you're running livestock on open pasture or chasing whitetails through the creek bottom, this Sherman County property checks every box.





Improvements

The centerpiece of this Sherman County property is a 7,420 ± square foot showpiece built in 2021 — 3,710 ± square feet on the main level, paired with a fully finished walk-out basement that looks directly out over the South Beaver Creek. Thoughtfully designed for both family living and entertaining, the main level features an open-concept layout with a large dining area and kitchen with island and bar top seating, an upstairs office, and a standout veranda complete with a partial kitchen. A walk-out deck off the veranda and dining area provides the perfect setting to take in those wide-open western Kansas sunsets. Arriving home is equally well considered — an oversized attached 2-car garage flows into a spacious mudroom and directly into the pantry, a practical and polished setup built for rural living.

With 8 bedrooms and 3.5 bathrooms across both levels, there is no shortage of space for family and guest. The walk-out basement is built for versatility — housing 5 bedrooms, a dedicated workout room, a wide-open flex space, and a wet bar area with plumbing and electrical already in place. Whether you envision a family gathering space, a bunkhouse-style setup, or a full entertainment hub, there is plenty of room for it.

The improvements extend well beyond the home, with a remarkable collection of outbuildings that set this property apart from anything else on the market in the region:



- **Main Shop** — Over 7,600 square feet of work space that is heated and air conditioned made up. 42'x103' with an attached 27'x103' bay, fully heated and air conditioned with liner panel throughout. Includes an attached 24'x50' office and parts room, additional storage near the main entrance, a 15'x103' lean-to, and large overhead doors on both ends — a true turnkey operation headquarters.
- **Workshop/Man Cave with Living Quarters** — 36'x40' office building featuring a kitchen, two offices, a reception area, and stackable washer/dryer, with two non-conforming bedrooms upstairs. Attached 37'x50' workshop with liner panel — ideal for a man cave, guest accommodations, or a serious hobbyist setup.
- **Storage Building** — 41'x84', spray foam insulated and heated with a large overhead door — plenty of room to keep RVs, vehicles, feed, or equipment out of the elements.
- **Horse Barn** — 36'x84' with a 12' lean-to, 6 stalls with runs and automatic waterers, 3 foaling stalls, a wash rack, and a dedicated tack and feed area. Fully insulated and built for a serious equine operation.
- **Detached 3-Car Garage** — three overhead doors situated behind the home, providing additional covered parking and storage right where you need it.
- **41'x100' Quonset** — currently used for hay storage, equally suited for equipment or bulk storage needs.
- **Numerous Additional Outbuildings** — serving a variety of storage and livestock shelter functions, adding further utility across the `.

The improvements here are truly a must-see!





Recreation

This Sherman County property is as well-suited for play as it is for work. A dedicated riding arena is already in place, and the gently rolling pastures and creek bottoms offer great riding through the western Kansas countryside — right out your back door.

When the the work is done, the hunting takes over. The South Beaver Creek bottom and surrounding terrain hold whitetail and mule deer, turkey, and upland birds — making this a solid multi-species hunting property. Whether you're setting up a blind along the creek, working dogs through the pasture edges, or simply enjoying the wildlife that calls this place home, the recreational value here runs deep.

For the buyer looking for a true western Kansas lifestyle, this one is hard to beat.

Water/Mineral Rights & Natural Resources

All water and mineral rights owned by the sellers will transfer with the land to the buyers.

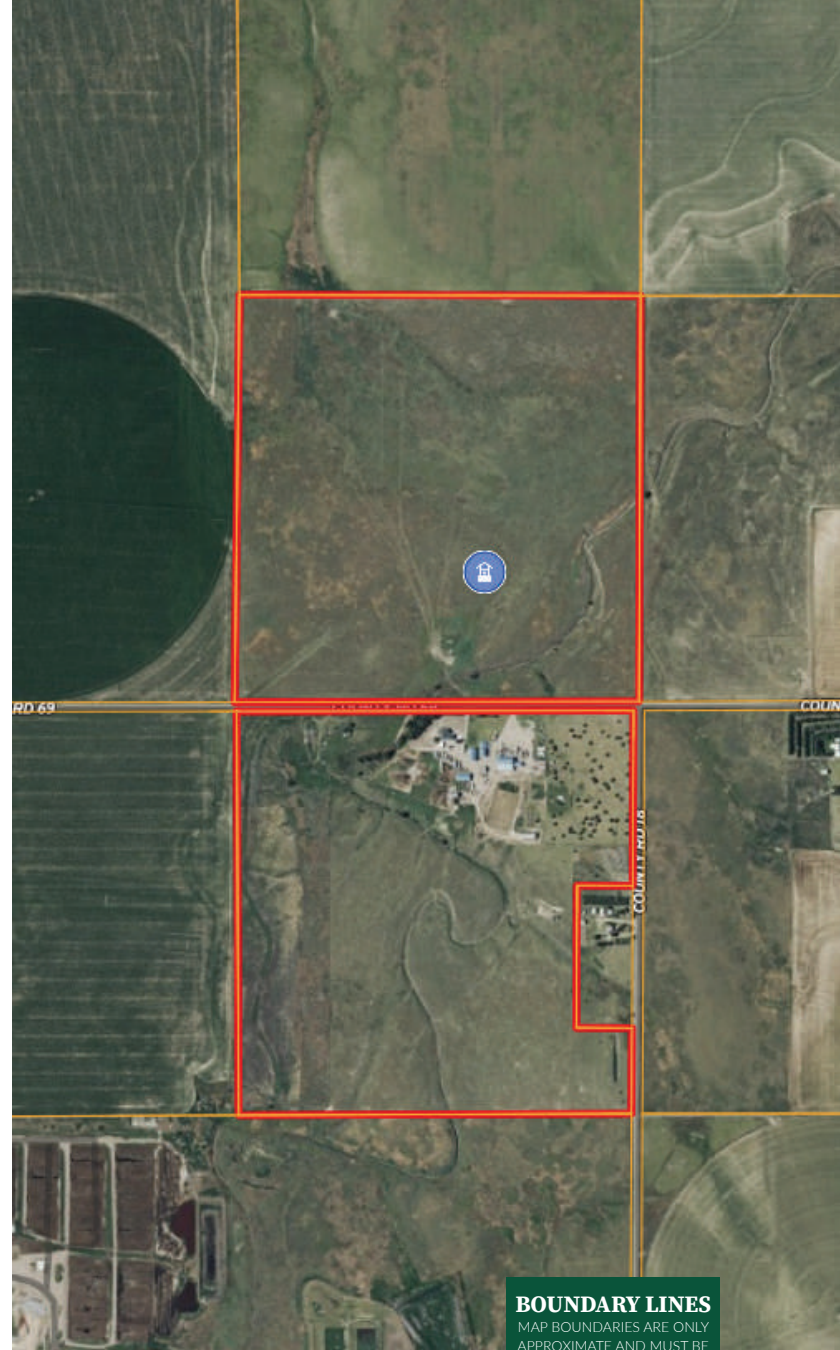
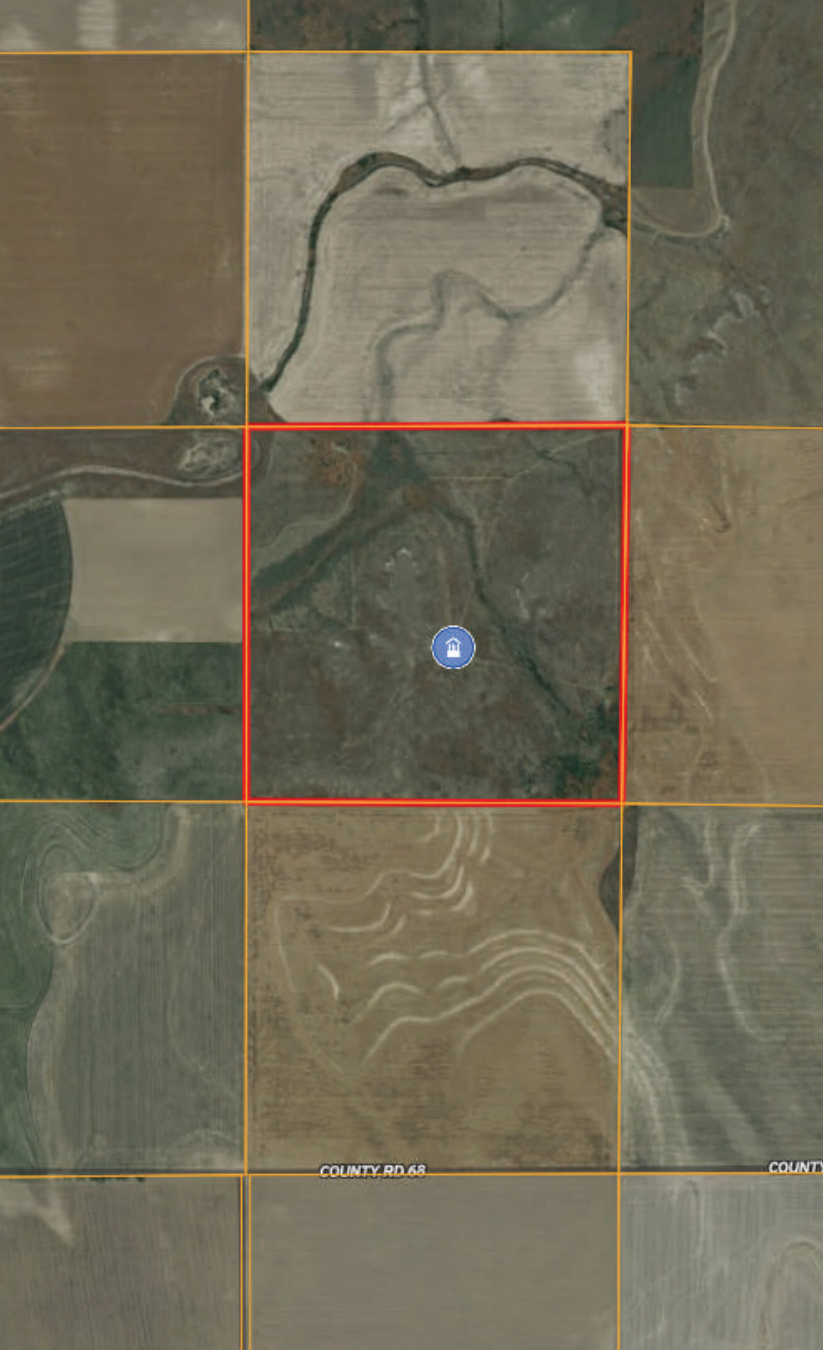
Region & Climate

Goodland, KS has a semi-arid climate with hot summers and cold winters. Summers in Goodland are typically hot and dry, with temperatures often reaching into the high 90s and low 100s (Fahrenheit). Winters in Goodland are usually cold and dry, with temperatures occasionally dropping below 0° F. Snowfall in Goodland is light to moderate throughout the winter months. Overall, the climate of Goodland is unpredictable but generally mild year-round. Goodland, KS averages 20 inches of rain per year, the US average is 38 inches of rain per year.

Location

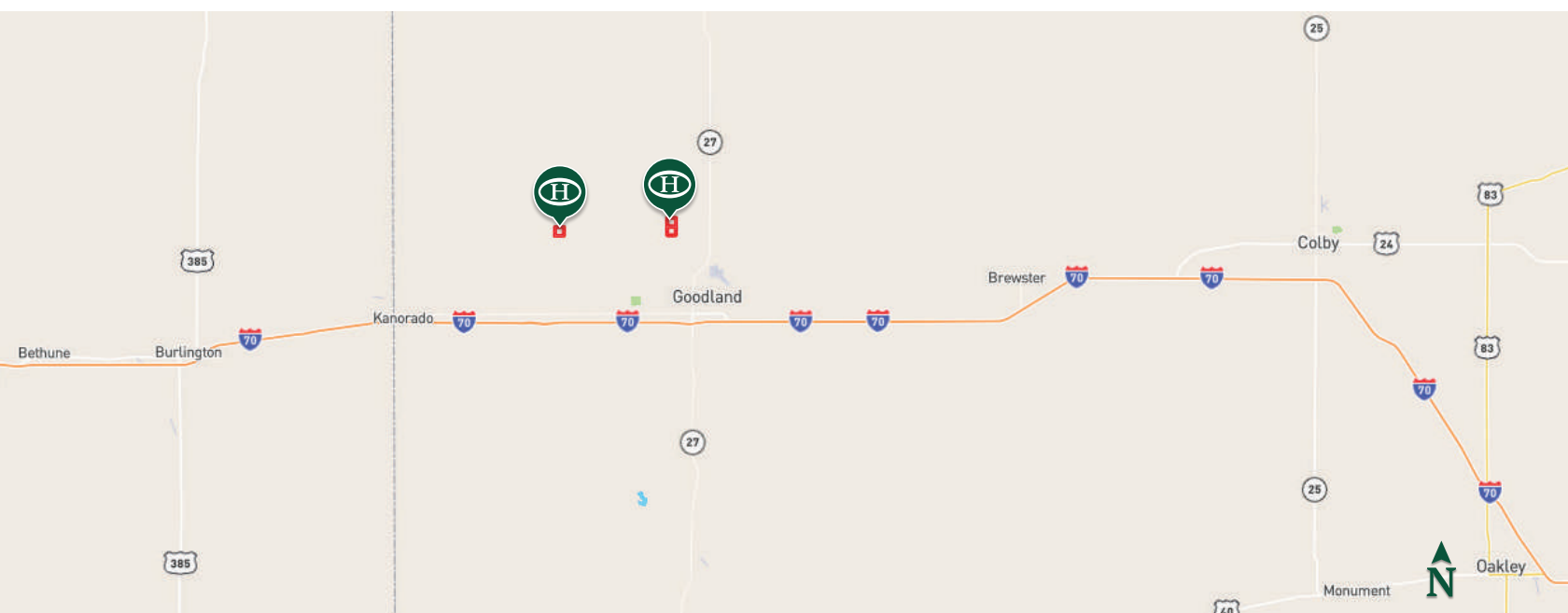
Located 5.5 miles North of Goodland and 2.25 miles West of Highway 27. There is great access to country living with minimal dirt roads. Goodland is located right on I-70 and has a population of approximately 4,465. Distance to Denver, CO 198 miles (3 hour drive).





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

 Boundary



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 Fair 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

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testimonials





THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990s, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to “Do what they say they will”. Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | www.HaydenOutdoors.com

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