

# Teichgraeber – Bar S Ranch

54.73 Acres | Greenwood County, KS | \$2,500,000



HAYDEN  OUTDOORS

# Teichgraeber – Bar S Ranch

TOTAL ACRES:

54.73

PRICE:

\$2,500,000

COUNTY:

Greenwood County

CLOSEST TOWN:

Eureka, KS

*Presented by*



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### About This Property

This historic ranch resides in the middle of the famed Flint Hills of Kansas and features a masterpiece home, horse barn, guest house, a large metal barn and more than 54 acres all nestled alongside the banks of the Fall River. It is easy to envision this ranch as a full-time residence, family weekend retreat, wedding or event venue, bed and breakfast or hunting basecamp. This property has everything you need to let your imagination run wild.



## Activities & Amenities

ATV/Off Road  
Cattle/Ranch  
Cycling/Mountain Biking  
Equestrian/Horse Property  
Farm/Crops/Ag  
Fishing  
Hiking/Climbing  
Hotel/B&B/Resort  
House/Cabin  
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds, Waterfowl  
Income Producing  
Mineral Rights  
Outbuilding/Barn/Shed/Shop  
Stream/River  
Water Access  
Water View  
Waterfront  
State Hunting Unit: Kansas Whitetail Unit #14

## Land Details

Address: 1482 130th St, Eureka  
, Kansas 67045, USA  
Closest Town: Eureka, Kansas  
Total Acres: 54.73  
Deeded Acres: 54.73  
Zoning: Agricultural  
Tillable/Crop/Orchard Acres: 17  
Pasture Acres: 26  
Water Rights: Yes  
Seller's portion of water rights shall  
pass to the Buyer at closing.  
Mineral Rights: Yes  
Seller's portion of the mineral rights  
shall pass to the Buyer at closing.  
Include Business?: Yes  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 2  
Stories: 3  
Full Bathrooms: 8  
Half Bathrooms: 1  
Basement: Partial finished  
Water Provider: Public  
Parking Types: Attached Garage, Driveway  
Outbuildings: 3  
Types of Outbuildings: Horse Barn, Metal Building  
Fence Type: Pipe  
Cooling Systems: Forced Air Cooling  
Heating Systems: Fireplace, Forced Air  
Waterfront Features: Fall River  
Flooring: Carpet, Hardwood, Marble, Stone, Tile  
Siding: Brick



## Land

The Teichgraeber — Bar S Ranch sits on more than 54 acres of famed Flint Hills country, with the southern border of the property defined by the Fall River, offering year-round live water access, natural wildlife habitat, and some of the most picturesque views Greenwood County has to offer. Whether you're drawn to fishing, hunting, or simply the peaceful soundtrack of moving water, this riverfront acreage delivers. The diverse terrain provides excellent grazing ground, recreational opportunity, and a sense of seclusion that is increasingly rare.

This place has watched the tallgrass turn green in the spring and golden every autumn for over six decades. The northern portion of the property has nearly 18 acres of tillable farmland. The southern end of the property is reserved for horses or livestock. The pasture is approximately 26 acres in size with good fences. It sits riverside and is flanked by some of those massive trees. While currently occupied by two horses, the pasture seems like a setting from a movie with the sun setting over the large rolling hills in the background. Finally, there is a hay pasture that sits just to the east of the house. Add it all together and you have a culmination of everything this part of Kansas has to offer.





## Improvements

### The Main Home

This is a massive home built in a manner that is seldom seen today. The materials, fixtures and grand scale all combine to create this beauty on the prairie.

You approach the home across a broad brick front terrace — the kind of entry that slows you down and the tone is set when you swing open the thick, solid wooden double doors, the weight of which dictates a double take. The formal living room flanks the entry and is finished with intricate wood work including expertly crafted crown molding throughout. The fireplace is one of five total in the residence and is a show-stopper. The floors in this area feature a mix of inlaid wood and natural marble tile positioned in a checkerboard fashion. Whether you look up or down, the craftsmanship is on display.

The kitchen features all the modern amenities and also includes a built-in indoor, wood-burning grill, with commercial-grade ventilation, double ovens, 5 burner stove and an island. A butler's pantry and breakfast room flow naturally off the main kitchen area. There are large windows in both the formal dining room and the breakfast room that provide excellent views of the sycamore, elm and oak trees that protect the home.

The main floor has a total of three bedrooms with corresponding walk-in closets and bathrooms. There is also a game room that opens to the exterior, back yard patio area. Finally, an indoor atrium with a wall of glass and its own soil and drainage system make it hard to determine where the interior meets the exterior.

The second story is a tells a story all its own. There are two guest rooms on one wing and each of those has its own bathroom, wood burning fireplace and large closet. With the original wood floors in place, these two bedrooms would be considered showcases on their own....but the master suite is something entirely different. The size of the master suite would engulf many city apartments and rival many others. It has its own fireplace, sitting area, office/study and separate his/her bathrooms. Each of the bathrooms feature walls upon walls of built-ins and closets and are each large enough that each of the bathrooms are spa-like. Add in the ability to enjoy your coffee on the attached deck situated overlooking the Kansas Prairie and you may choose to never leave this suite for days and days on end.



## Improvements

The Ranch Room is the perfect location to watch the game and wind down with a cocktail. This comfortable space has a wood-beamed ceiling that climbs high above a fireplace and heavy, metal chandeliers. This room currently shows off a number of large whitetail mounts that were taken on the ranch and creates a perfect blend of comfort and classic western nostalgia. This room has secret storage areas and hidden tricks all it's own....you have to see to understand.

## The Bomb Shelter

The 3,154 sq. ft. finished basement holds one of the most extraordinary features you'll encounter on any private property in Kansas: a fully intact Cold War-era bomb shelter constructed right alongside the original home in 1963. This wasn't an afterthought — it was engineered as a serious protective structure, complete with its own diesel generator wired to a 3,000-gallon underground fuel tank, dedicated fresh-air filtration and ducting, a decontamination shower, provisions storage, and a concealed escape tunnel that exits to the surface.

This home feature is like a time capsule — a genuine, intact artifact from the Kennedy era — or reimagine it as a wine cellar, a media room, or a truly one-of-a-kind entertaining space that is unique and sure to evoke conversation.

## The Outbuildings

The Teichgraeber – Bar S was built to function as a real working ranch, and the outbuildings reflect that. Everything here has been assembled over decades of hard work and forethought.

- Four-stall horse barn with heated and cooled tack room, wood shop, and a hayloft large enough to repurpose as an event space or additional living area. Each horse stall has a nice, pipe fence paddock with water access.
- 50' × 162' steel building — substantial enclosed space for equipment, vehicles, hay, or operations. This building has large sliding doors on both the north and south ends and two additional sliding doors on the east side. With it's dirt floor, it could also be turned into an indoor riding arena.
- There are additional pipe fence pens and a loading chute that reside outside of the barn.

A large commercial grade dog kennel resides riverside. In addition to being on City water, there are 4 water wells on the property, multiple hydrants and a dedicated fire hydrant.

Separate guest house — ideal for extended family or ranch staff. This two bedroom, one bath house is currently rented and provides income to the owner.

The level lawns between the home and the river offer generous open space — room for outdoor events, additional building (maybe a chapel?), parking, or simply a location to enjoy some of the finest sunset views in Greenwood County.



## Recreation

Hunting, fishing, hiking, horseback riding and many other activities are all available to you on this special property. The diverse landscape lends itself to a variety of outdoor activities.

With a landscape providing everything they need to flourish, famed Kansas whitetail deer are both plentiful and have the large antler genetics that have made them famous in this region. Quality bucks have routinely been harvested on this property and a few prime examples are currently on display in the main house.

Turkey, quail, dove, waterfowl and the occasional pheasant also occupy the property...add in summer fishing and there is something to hunt and enjoy nearly all year long.

When fishing the Fall River, you can expect to catch largemouth bass, Kentucky bass, crappie and sunfish. There are also some deep holes that hold massive flathead, and channel catfish. The river runs year-round and lends itself to traditional baits or lures, flyfishing or even using limb-lines.

Horseback riding is another natural activity on this property. While riding your favorite horse is always enjoyable, it becomes even better when surrounded by great views and landscapes. Riding against the backdrop of a sunset dropping over the tall, rolling hills and surrounded by trees that have seen multiple generations come and go is a dream situation.

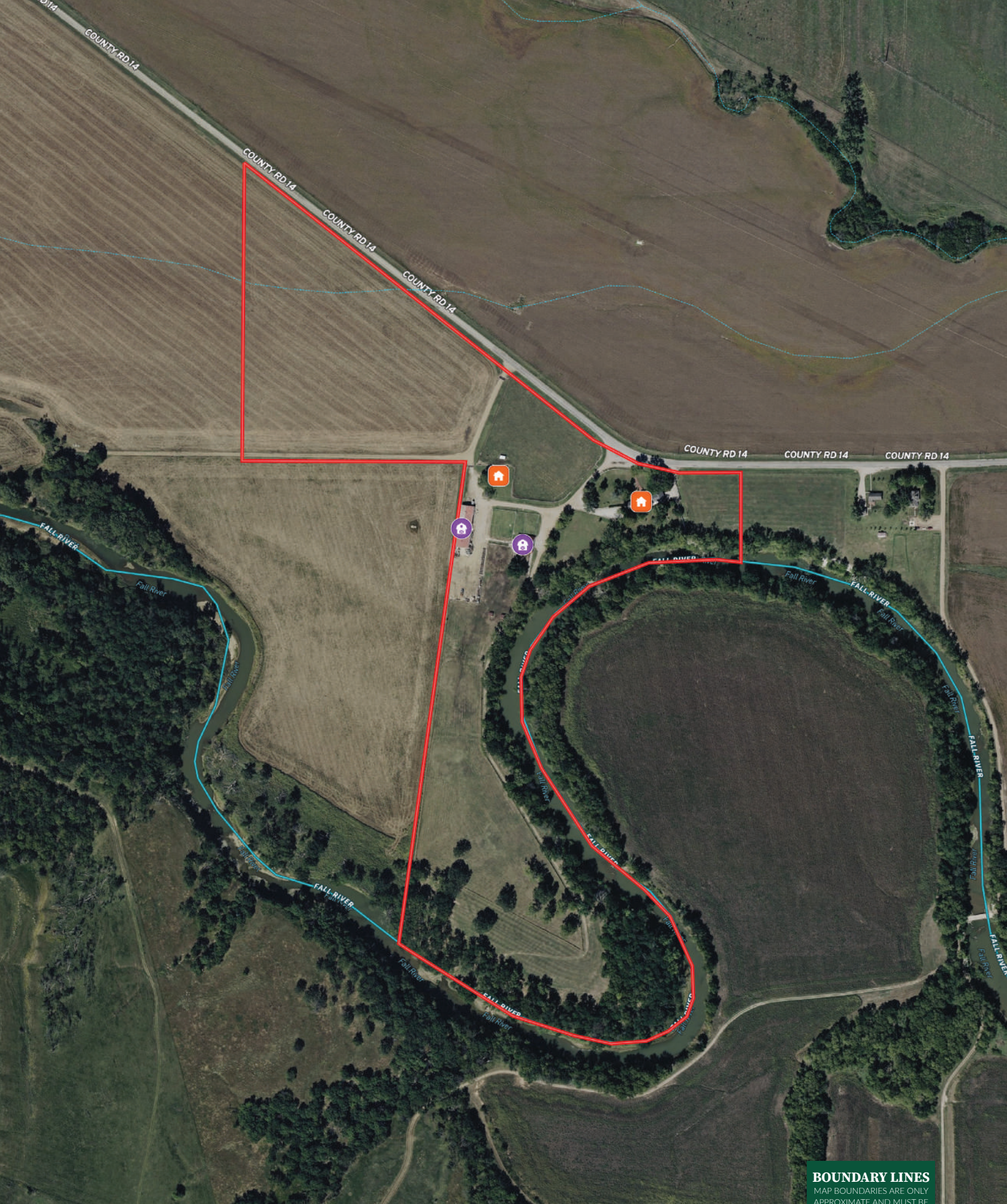
The activities on this property are only limited by your imagination. It would make a great place for a child to grow up and explore and let their mind run wild.

## Agriculture

This ranch has some of everything agricultural. The pasture currently holds two horses, but could be transitioned to hold other livestock like cattle. The pasture has good barbed wire fencing, water access and terrific Flint Hills grass.

There are approximately 18 acres to the north of the home that are tillable and planted to grain. There is also a hay pasture to the east of the main home. Both the farming and hay operations are currently managed by a tenant, who could be retained, if desired.

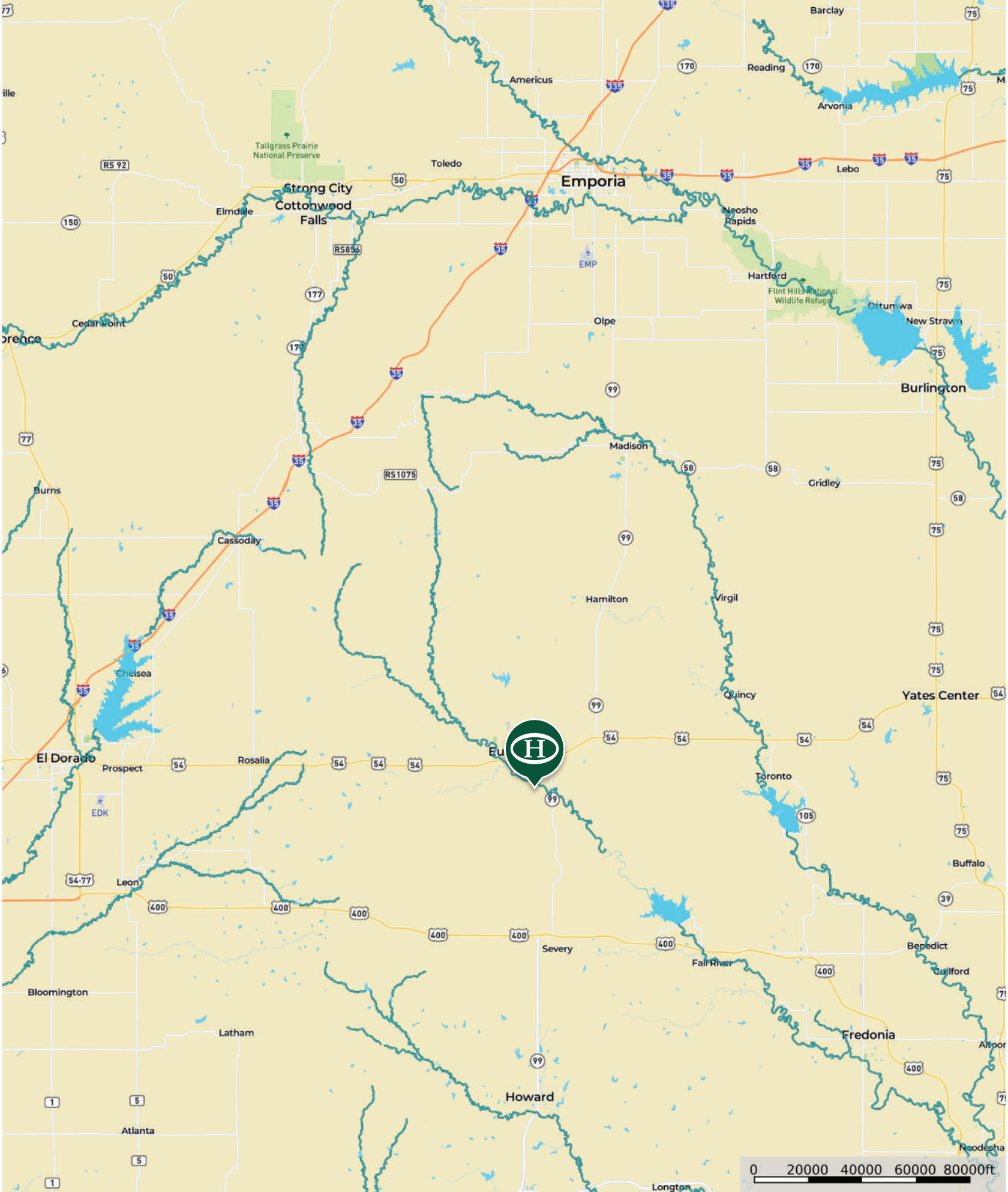




**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.

 Boundary  Barn  House

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## Water/Mineral Rights & Natural Resources

Seller's portion of both water and mineral rights shall transfer to Buyers at closing.

## General Operations

Whether you're looking for a working ranch, a hunting retreat, a family compound, or a legacy property to hold for the next generation, the Twisted Fan presents you the opportunity.

\*\*\* Please note: Any/all Buyers must provide proof of ability to perform prior to any scheduled showings. Please contact listing agents to set up your qualified showing. \*\*\*

## Region & Climate

Greenwood County gets real seasons without punishing extremes. Summer highs average in the upper 80s to low 90s — warm enough to work the land, hot enough to appreciate the river. Fall is the Flint Hills at its finest: the native grasses turn copper and rust across the hills in a way that genuinely stops people. Winters are cold but manageable, with January highs in the low 40s and snowfall that comes and goes rather than accumulates. Spring arrives fast and green, with average annual rainfall around 39 inches keeping the pastures productive and the river running steady.





## Location

Eureka is a genuine small town that functions well — about 2,400 residents, a new public library, an aquatic center, a restored historic hotel and train depot, a country club and golf course, medical services, grocery, and farm supply. Teter Rock, a short drive northwest of town, is one of the better-known prairie overlooks in the Flint Hills — and the wild horse herds that roam the surrounding pastures make it worth the trip any time of year.

Eureka Downs is a horse racing facility and was founded and built in 1872. Live horse racing is scheduled to make a return with up to 44 days of racing in the fall of 2026.

The ranch sits on paved road just minutes from Eureka's services and amenities. Regional access is better than most people expect from a property this private:

- Wichita / Dwight D. Eisenhower National Airport — approximately 90 miles west
- Kansas City — approximately 150 miles northeast
- Tulsa, Oklahoma — approximately 130 miles southeast

The Eureka Municipal Airport is also just north of town and has a 3500 foot runway.





# 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 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.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry 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*

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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 1990's, 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, LLC**

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