

Lone Tree Farms

1,509.18 Acres | Harper County, KS | \$4,300,000



HAYDEN  OUTDOORS.

Lone Tree Farms

TOTAL ACRES:

1,509.18

PRICE:

\$4,300,000

COUNTY:

Harper County

CLOSEST TOWN:

Attica, KS

WILSON

Presented by



Stacy Callahan

- 📍 Managing Broker LA & OK
Licensed in AR, KS, LA & OK
- ✉ Callahan@HaydenOutdoors.com
- 📞 918.710.0239

**HAYDEN
OUTDOORS®**
REAL ESTATE



Dax Hayden

- 📍 Broker Partner,
Licensed in CO, KS, NE, NM, OK, & WY
- ✉ Dax@HaydenOutdoors.com
- 📞 303.619.6774



About This Property

Lone Tree Farms is a historic south-central Kansas property featuring productive cropland, native pasture, quality wildlife habitat, and strong cattle grazing potential. Located near Attica and Highway 160, the farm combines agricultural productivity, recreational opportunities, and generations of family stewardship into a unique legacy holding.

Land

Lone Tree Farms is a highly diverse agricultural holding with roots dating back to the late 1800s and early 1900s. Rich in heritage and tradition, the farm has remained under the stewardship of the current ownership family since shortly after World War II, reflecting generations of agricultural productivity and responsible land management.

The property offers a blend of productive farmland, native habitat, and natural landscape features that create exceptional opportunities for wildlife enhancement and recreational enjoyment. With its combination of grasslands, agricultural fields, wetland areas, and natural cover, Lone Tree Farms provides ideal habitat for upland bird species such as ring-necked pheasant and bobwhite quail, while also supporting strong migratory waterfowl potential throughout seasonal flyways and wetland corridors.

The farm's natural setting and long-standing agricultural history position it well for future habitat development and conservation improvements, making it not only a productive farmstead but also a property with significant recreational and wildlife value. Generational ownership, historic roots, and diverse habitat opportunities combine to make Lone Tree Farms a truly unique legacy property.

Location is another outstanding feature of this property. Situated just two miles from Attica and in close proximity to Highway 160, the farm offers convenient access for transporting grain, equipment, and cattle. The nearby grain elevator adds further efficiency and value for agricultural production and logistics.

In addition to its productive tillable acreage, the farm also includes quality grazing pasture, creating opportunities for cattle operations and diversified agricultural use. Whether utilized as a working farm, ranch headquarters, investment property, or legacy holding, this property represents a unique opportunity to own a productive and historic piece of south-central Kansas.





Activities & Amenities

ATV/Off Road
Cattle/Ranch
Farm/Crops/Ag
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Income Producing
Outbuilding/Barn/Shed/Shop
Water Rights
State Hunting Unit: 16

Land Details

Address: 918 NW30RD, Attica,
Kansas 67009, USA
Closest Town: Attica
Total Acres: 1,509.18
Zoning: AG
Elevation: 1450
Topography: gentle rolling to flat
Vegetation: Native / wheat
Tillable/Crop/Orchard Acres: 963.31
Pasture Acres: 188
Mineral Rights: Yes
1/2 of the minerals owned will be conveyed
Include Business?: Yes
Income Type: Crop and grazing
Source of lot size: Assessor/Tax Data

Building Details

Price: \$4,300,000
Homes: 3
Style of Home(s): Ranch
Basement: None
Parking Types:
Detached Garage
Carport
Driveway
Outbuildings: 7
Fence Type: Barbed wire



Improvements

The main headquarters of Lone Tree Farms is well-equipped to support day-to-day agricultural operations, featuring rural utilities, expansive equipment areas, and multiple functional outbuildings designed for storage and maintenance. The farm includes a 50' x 146' building utilized for equipment storage and as a general maintenance barn, accompanied by an additional 30' x 60' building serving similar purposes. These structures are situated within the main headquarters equipment lot, which provides ample space for equipment storage, maintenance, and operational activities.

Adding to the property's unique character, the historic homestead, barn and grain silo date back to the farm's earliest years and stand today as enduring reminders of Lone Tree Farms' rich agricultural heritage and long-standing history. These vintage structures serve as a testament to the generations of stewardship and tradition that have shaped the property over the decades.





Recreation

For the outdoor enthusiast or conservation-minded buyer, Lone Tree Farms represents a rare opportunity to own and further develop a premier wildlife and recreational property in the heart of south-central Kansas. The farm possesses the essential backbone and natural framework necessary to create an exceptional wildlife development property, with a diverse combination of native grasses, productive cropland, pastureland, wetlands, ponds, natural drainage corridors, and reliable water sources that collectively provide ideal year-round habitat for a wide variety of game species.

Located within the renowned Kansas Deer Unit 16, the area has long been recognized for exceptional whitetail deer genetics and trophy-caliber hunting opportunities, with numerous mature bucks harvested on and around the property throughout the years. The farm's size, habitat diversity, and low hunting pressure create outstanding potential for further deer management and habitat enhancement programs.

Equally impressive are the waterfowl opportunities found throughout the property. The farm's ponds, seasonal wetlands, and small lakes regularly attract large concentrations of migrating ducks, geese, and other waterfowl during the winter months. One of the larger ponds, in particular, offers the potential to be developed into a truly premier duck hunting destination. Positioned directly within the Central Flyway, Lone Tree Farms lies between two major migratory bird corridors — Quivira National Wildlife Refuge to the north and Oklahoma's Great Salt Plains National Wildlife Refuge to the south — placing the property in a highly desirable location for consistent migratory bird traffic throughout the fall and winter seasons.

The farm also supports healthy populations of bobwhite quail and ring-neck pheasant, with substantial opportunity for further upland bird habitat development. Existing native grass stands, edge habitat, cropland transitions, pasture, and water availability provide the structural components necessary to significantly expand and enhance upland bird populations. The property offers countless opportunities for conservation practices and wildlife improvements





including food plots, additional nesting cover, wetland enhancement, native grass restoration, controlled burns, and habitat management programs designed to maximize wildlife carrying capacity.

Kansas has long been recognized by wildlife biologists and conservation organizations, including Ducks Unlimited and the Kansas Department of Wildlife and Parks, as one of the most important regions within the Central Flyway migration system. Millions of migratory birds, including Canada geese, snow geese, sandhill cranes, puddle ducks, and diver ducks, utilize Kansas wetlands, agricultural fields, and native grasslands annually for feeding, loafing, and staging during migration. Lone Tree Farms possesses many of the same natural habitat characteristics found within these highly productive wildlife regions.

Large contiguous tracts of land with this level of habitat diversity, water resources, agricultural production, and wildlife development potential are increasingly difficult to find in Kansas. Whether envisioned as a private recreational retreat, corporate hunting property, family legacy ranch, or long-term conservation investment, Lone Tree Farms offers the scale, location, and natural resources necessary to create a truly exceptional wildlife property for generations to come.

Agriculture

The farm includes approximately 963 acres of cropland along with an estimated 500 acres of native pasture. The pasture system consists of three primary pastures supplemented by several smaller holding pens designed to support efficient cattle management and rotational grazing practices.

The operation is primarily centered around winter wheat production during the fall season, with stocker calves customarily placed on wheat pasture throughout the winter months. Depending on weather conditions and forage availability, the farm is capable of supporting approximately 300 head during the winter grazing season. In addition, the native grass pastures offer an estimated carrying capacity of approximately 8–10 acres per cow/calf animal unit during the growing season, providing seasonal grazing potential and operational versatility.





History

A Remarkable Chapter in Kansas Aviation History

Few properties can claim a connection to the pioneering days of American aviation. In the early 1920s, this ranch near Attica, Kansas became the headquarters of the renowned Garver Flying Circus, a barnstorming operation that helped bring the excitement of flight to communities across the Midwest. Founded by local rancher Karl Garver and World War I pilot Cyle Horchem, the Flying Circus emerged during a time when airplanes were still a novelty and aviation was capturing the imagination of the nation.

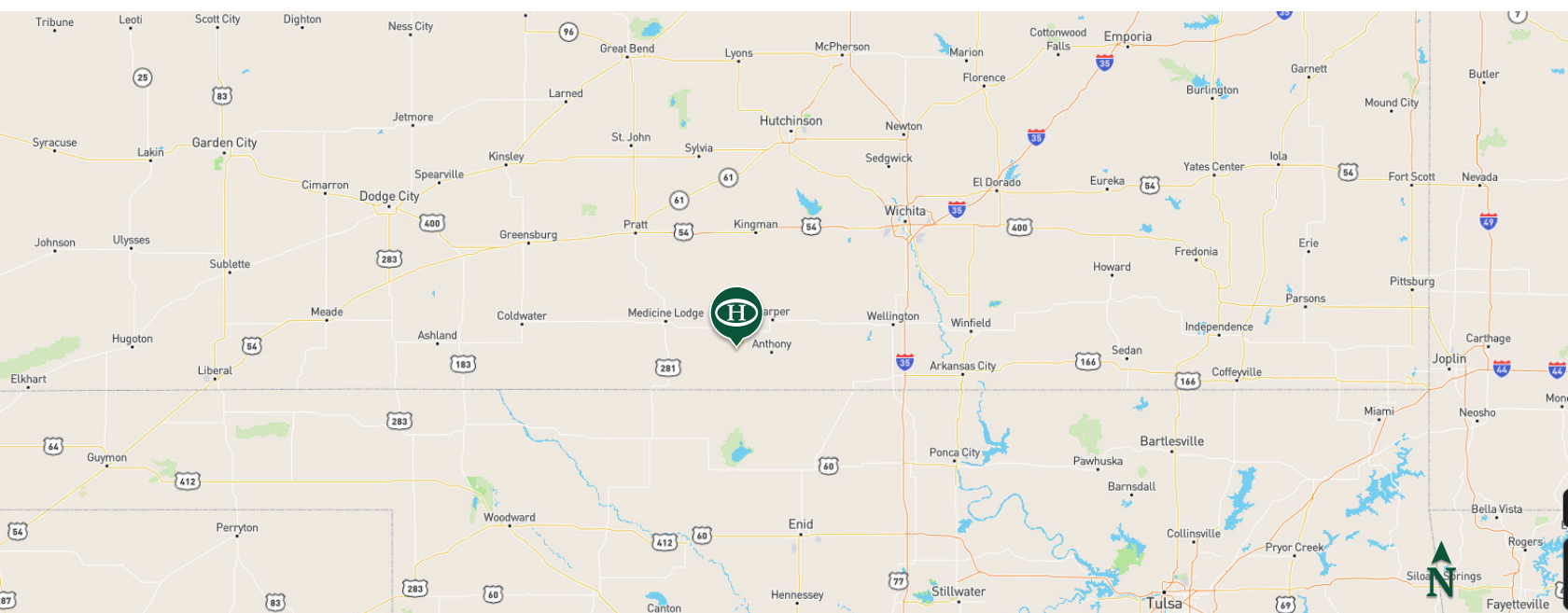
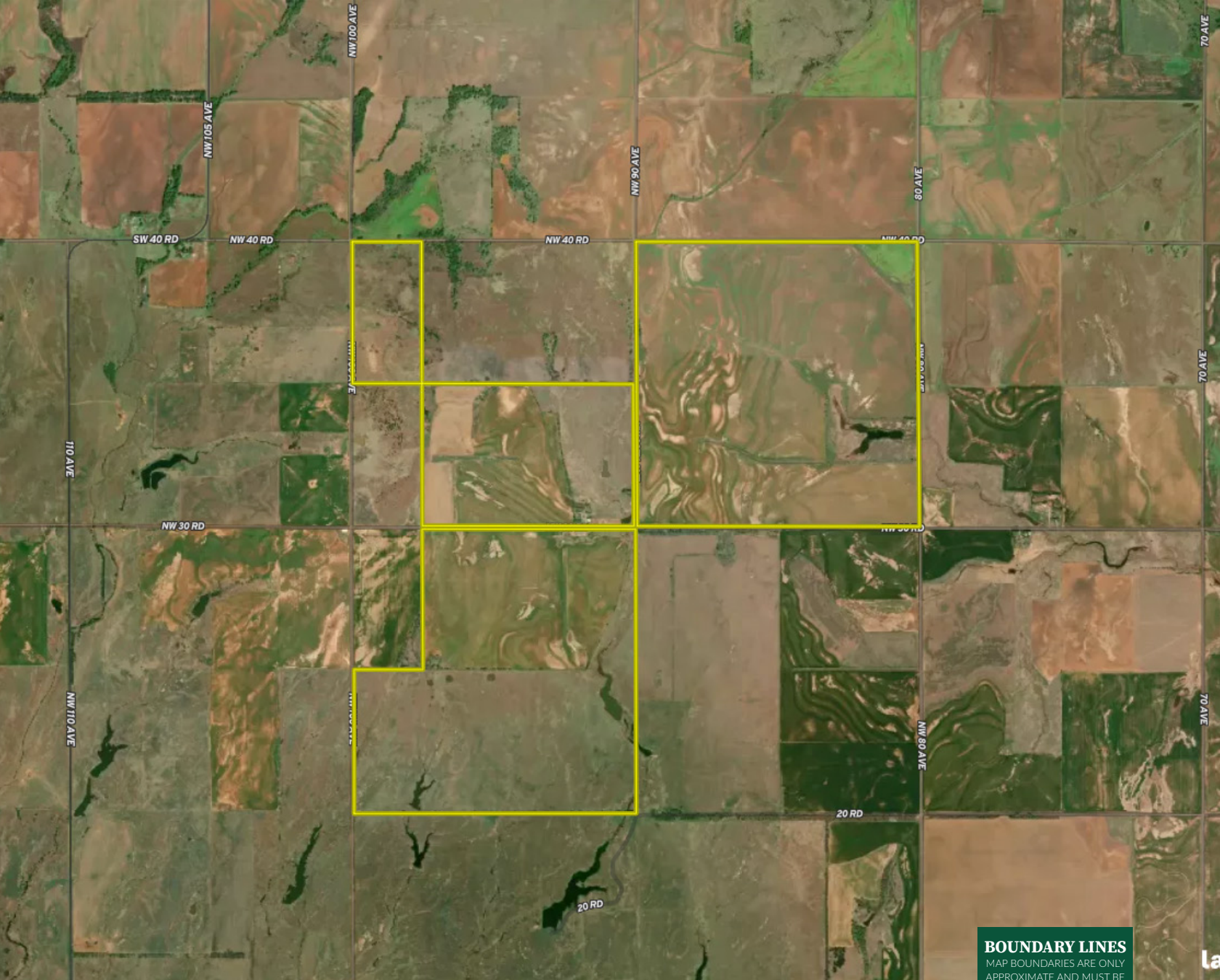
From this property, pilots and performers launched aerial exhibitions that drew spectators from miles around. Crowds gathered to watch breathtaking stunts, daring wing walkers, parachute jumps, and precision flying demonstrations that showcased both the possibilities and risks of early flight. The Flying Circus also offered airplane rides, giving many people their first opportunity to leave the ground and experience aviation firsthand.

As the operation grew, the ranch became more than just a home base—it evolved into a gathering place for some of aviation's earliest innovators and adventurers. Historical accounts describe the Garver Ranch as a destination for aspiring pilots and aviation enthusiasts, and it was reportedly visited by several legendary figures who would later shape the aviation industry, including Clyde Cessna, Walter Beech, Lloyd Stearman, Matty Laird, Charles Lindbergh, and Amelia Earhart. Their association with the property reflects the ranch's importance during a formative period in American aviation history and highlights its connection to the individuals who helped define the Golden Age of Flight.

Although the Flying Circus existed for only a few short years, its influence was significant. The barnstormers of the 1920s introduced countless Americans to flight, inspired future aviators, and played an important role in the growth of aviation across the country. The Garver Flying Circus was among the most recognized of these traveling air shows, leaving a lasting mark on both Kansas history and the story of early American flight.

Today, this property serves as a tangible link to that extraordinary era—a place where the spirit of innovation, adventure, and exploration once took flight above the Kansas prairie.







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





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 Real Estate

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

DISCLAIMER: Hayden Outdoors Real Estate is a licensed real estate brokerage in multiple US states. For a complete list of states and territories, please visit HaydenOutdoors.com/About. © Copyright 2025 Hayden Outdoors Real Estate. All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates make no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics or other items contained in this magazine. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



HAYDEN OUTDOORS.
REAL ESTATE



866.741.8323 • www.HaydenOutdoors.com