

Elk River Valley Ranch

464.63 Acres | Elk County, KS | \$3,225,000



HAYDEN  OUTDOORS.

Elk River Valley Ranch

TOTAL ACRES:

464.63

PRICE:

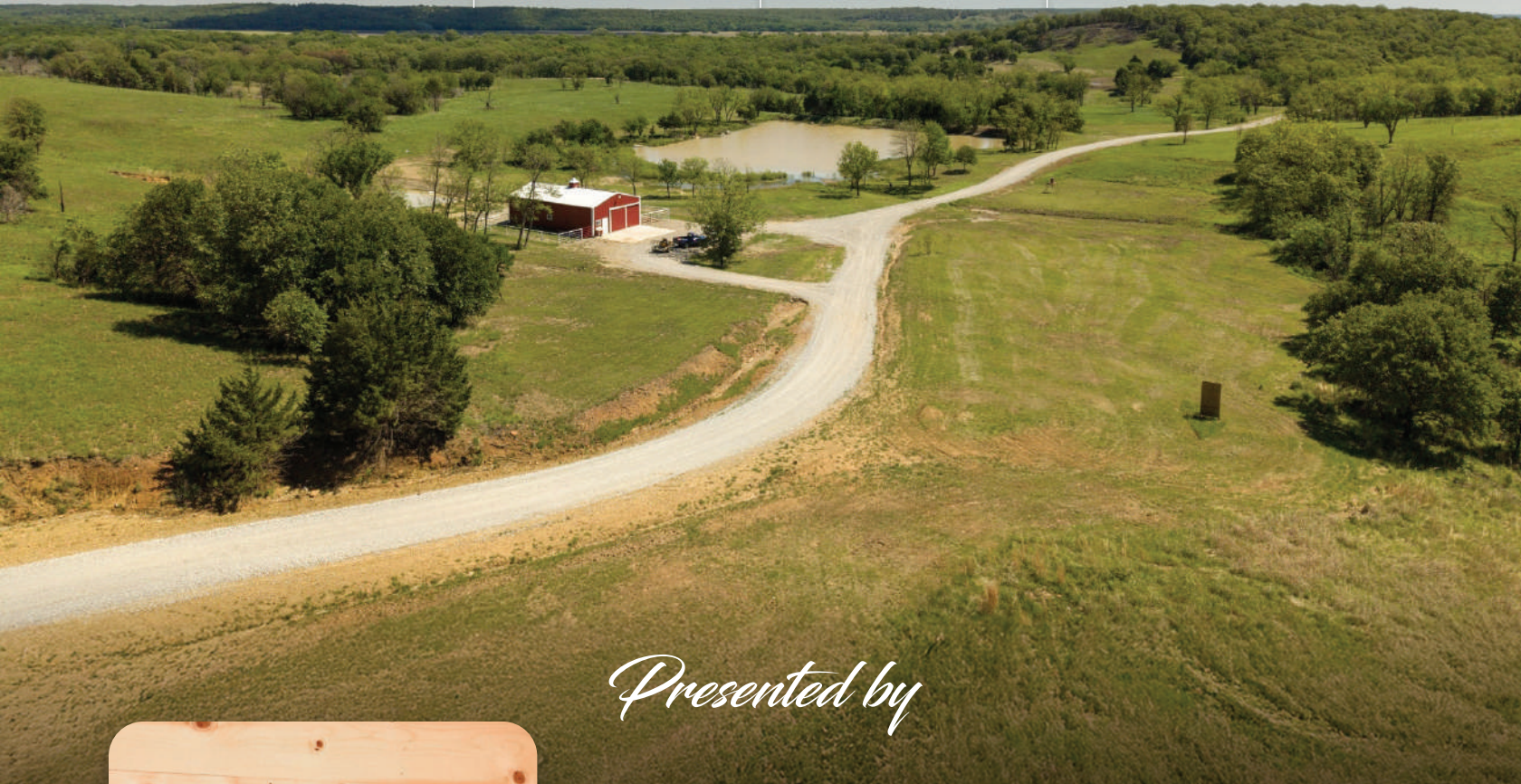
\$3,225,000

COUNTY:

Elk County

CLOSEST TOWN:

Elk City, KS



Presented by



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**HAYDEN OUTDOORS.
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Property Summary

Premier 464-acre Elk River hunting and recreational ranch located in one of Southeast Kansas' most renowned trophy whitetail regions. This area is widely recognized for producing mature Kansas bucks, and the ranch offers exceptional habitat with Elk River frontage, towering oak timber, food plots, fishing ponds and outstanding bow and rifle hunting setups, all complemented by the functional improvements desired in a premier recreational property.



Activities & Amenities

ATV/Off Road

Boating/Sailing/Rafting

Campground

Cattle/Ranch

Cycling/Mountain Biking

Development Potential

Dock/Pier

Equestrian/Horse Property

Farm/Crops/Ag

Fishing

Food Plots

Hiking/Climbing

House/Cabin

Hunting - Big Game, Small Game,
Turkey, Upland Birds, Waterfowl

Natural Spring/ Pond/Lake

Outbuilding/Barn/Shed/Shop

Propane

Stream/River

Timber/ Wooded

Water Access/Water View/Waterfront

State Hunting Unit: 12

Land Details

Address: 218 Road 29A, Elk
City, Kansas 67344, USA

Closest Town: Independence

Total Acres: 464.63

Deeded Acres: 464.63

Zoning: AG

Elevation: 1,000

Topography: Rolling hills

Tillable/Crop/Orchard Acres: 65.15

Timber Land Acres: 315

Pasture Acres: 151.3

Riverbottom Acres: 80

Mineral & Water Rights: Yes

Source of lot size: Assessor/Tax Data

Building Details

Homes: 1

Homes: Metal building 30X50

Style of Home(s): 1 story bardominium

Finished Sq. Ft.: 1,500

Stories: 1

Bedrooms: 3

Full Bathrooms: 2

Gas Provider: Propane

Parking Types: Attached

Garage, Carport, Driveway

Outbuildings: 1

Types of Outbuildings: Horse barn

Fence Type: Barbed wire

Cooling Systems: Forced Air Cooling

Heating Systems: Electric Heaters,
Fireplace, Forced Air, Wood Stove

Foundations: Concrete slab

Waterfront Features: Elk
River frontage 1.25 miles

Exterior Features: Ponds

Appliances: Dishwasher,
Dryer, Refrigerator, Hot Water
Heater, Microwave, Oven,
Stainless Steel, Washer

Flooring: Hardwood, Laminate, Tile

Roofing: Metal

View: Pond, Private, River,
Water, Wooded



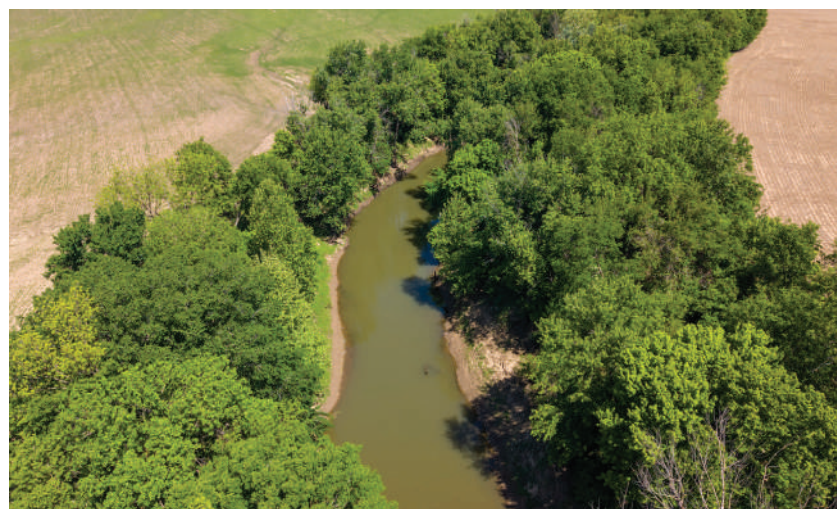
Land

This exceptional 464-acre ranch along the scenic Elk River offers a rare combination of premier recreational opportunities, productive farm ground, and outstanding improvements. Featuring extensive Elk River frontage, the property showcases breathtaking views of the Elk River Valley with a landscape that has been meticulously maintained and thoughtfully developed for both ranching and outdoor enjoyment.

The ranch includes highly productive alfalfa farmland along with excellent access throughout the property, making every corner of the acreage easily reachable. Towering oak timber lines the river valley alongside mature pecan trees, creating ideal habitat for wildlife and adding to the property's natural beauty. Multiple fishing ponds are scattered throughout the ranch, complete with fishing docks, while established feeder locations and food plots further enhance the exceptional hunting opportunities.

Known for its strong populations of wild game, the ranch is a proven trophy whitetail hunting property with abundant bow hunting setups and excellent gun hunting areas. In addition to trophy whitetail deer, the ranch supports wild turkey, waterfowl, and numerous other game species. A long-range rifle range adds another premium recreational feature for the avid outdoorsman.

Whether you're seeking a breathtaking recreational retreat with exceptional hunting opportunities, or a productive agricultural operation to complement the lifestyle, this Elk River property offers a rare blend of natural beauty, abundant wildlife, comfort, and functionality.





Improvements

The improvements on this exceptional ranch have been thoughtfully designed to provide comfort, functionality, and breathtaking views of the Elk River Valley. At the heart of the property is a beautiful barndominium offering approximately 1,500 square feet of well-designed living space with three bedrooms and two full bathrooms. The open-concept layout creates a warm and inviting atmosphere, highlighted by a spacious living area featuring a stunning rock fireplace and large windows that fill the home with natural light while capturing scenic views of the surrounding landscape.

The kitchen flows seamlessly into the adjoining dining and living areas and is equipped with stainless steel appliances, a functional bar layout, and ample space for entertaining family and guests. The home's design transitions effortlessly into the outdoor living areas, making it ideal for both everyday ranch living and hosting gatherings.

Additional features of the barndominium include a 600-square-foot attached garage with dual roll-up doors and dedicated storage space, providing excellent utility for vehicles, ranch equipment, and recreational gear. A covered open carport offers additional covered storage and convenience.

Outdoor improvements are equally impressive and designed to maximize enjoyment of the ranch setting. A 400-square-foot screened-in patio overlooks the Elk River Valley and provides the perfect place to relax and take in the panoramic views. Surrounding the home are expansive concrete gathering and patio areas, wrap-around concrete sidewalks, and a large entertaining area complete with a fire pit, creating an ideal setting for relaxing with family and friends while enjoying the peaceful beauty of the property.

Equestrian improvements include a nice-sized horse barn featuring custom barn door stalls, concrete flooring, and high ceilings designed for both comfort and functionality. The barn also includes three attached horse lots, providing excellent turnout and holding areas for horses. Public utilities service the improvements, adding modern convenience and efficiency to this exceptionally well-maintained ranch property.



Recreation

Hunting on the property is truly among the finest trophy hunting opportunities available in the region. Southeast Kansas has long been recognized for producing trophy-class whitetail deer, and this exceptional ranch is no exception. Situated along the Elk River, the ranch benefits from fertile, productive soils that provide the ideal ingredients for growing and sustaining mature whitetail populations.

The diverse terrain offers outstanding habitat and natural movement patterns for wildlife. Elevation changes ranging from rich river bottom farmland to nearly 1,000 feet in elevation create excellent travel corridors connecting bedding cover to feeding areas. These natural funnels and transition zones make the property highly effective for both bow and gun hunting, offering numerous stand locations and consistent wildlife movement throughout the ranch.

Combined with abundant food sources, towering oak timber, established food plots, feeder locations, and reliable water sources, the ranch has been carefully managed to maximize wildlife potential. In addition to trophy whitetail deer, the property also supports strong populations of wild turkey, waterfowl, and other native game species, making it a true year-round recreational destination.





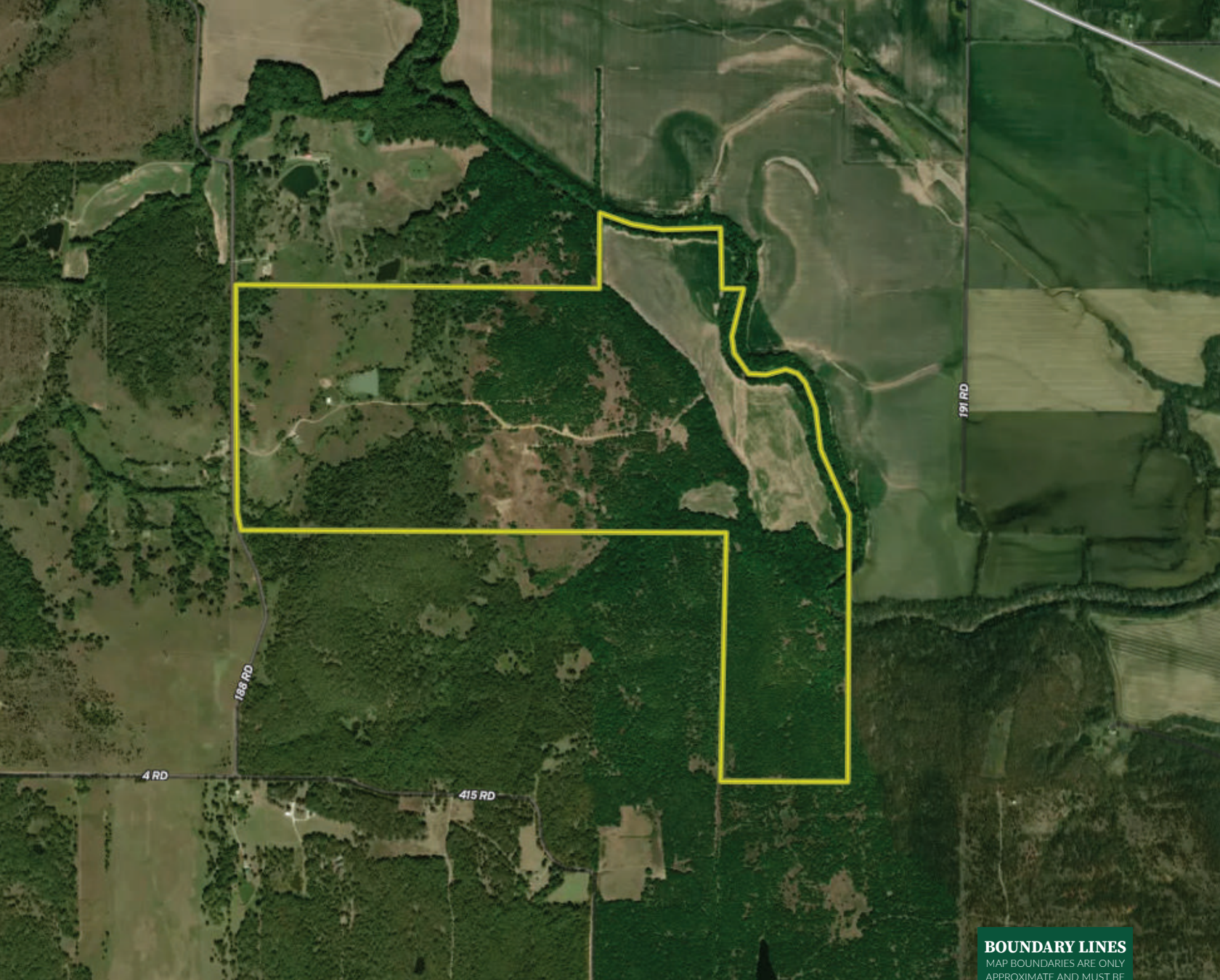
Agriculture

The property also offers excellent opportunities for livestock production with productive rolling pastures, quality perimeter fencing, and gated access throughout the ranch. Multiple reliable water sources, including ponds and Elk River frontage, provide outstanding water availability for both livestock and wildlife. The combination of quality grazing ground and functional ranch infrastructure makes the property well suited for cattle or horse operations while maintaining its premier recreational appeal.

In addition, the ranch features over 65 acres of productive tillable farmland currently planted in alfalfa. This valuable food source along the Elk River provides exceptional high-protein forage for wildlife while also offering income potential through hay production. The fertile soils and river-bottom terrain create an ideal environment for both agricultural use and sustaining healthy populations of trophy whitetail deer and other game species.


Water/Mineral Rights & Natural Resources

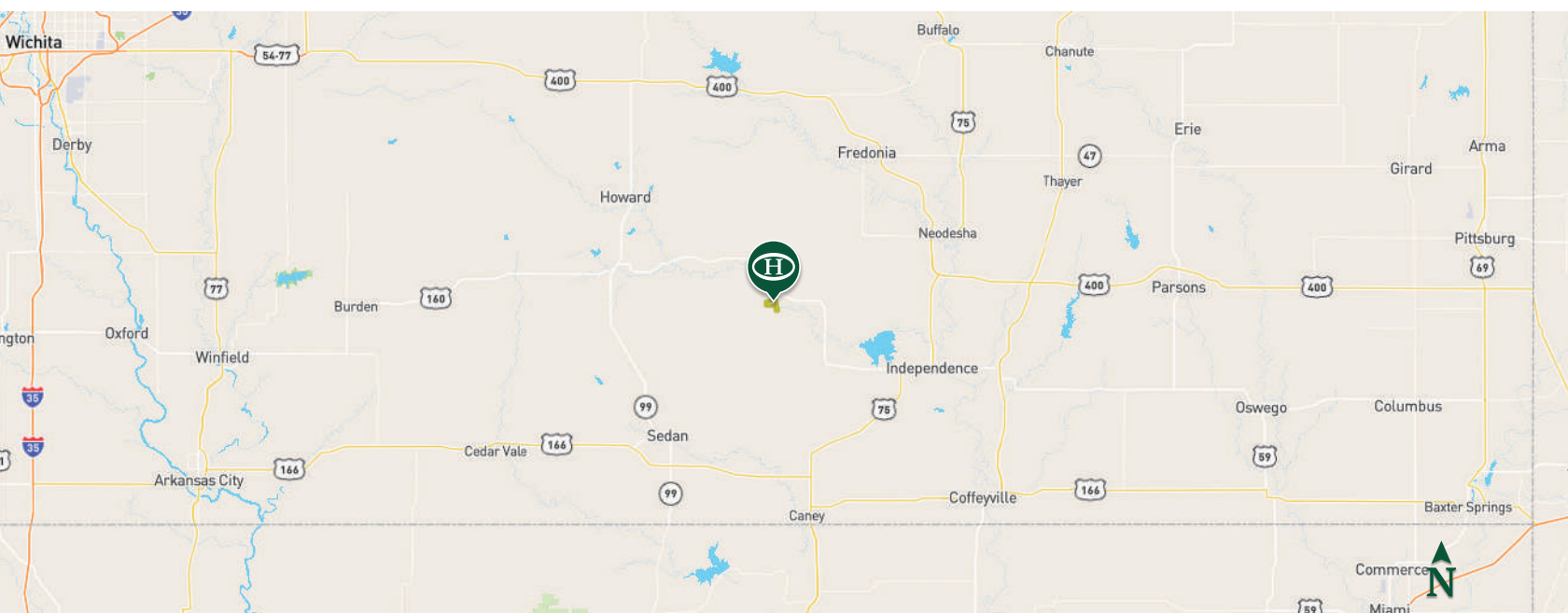
Any and all minerals owned will be conveyed at closing. Seller does not warrant the amount of minerals owned. The property is not in production.



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 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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REAL ESTATE**

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

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