

Rice County Trophy Ranch

470.70 Acres | Rice County, KS | \$1,976,940



HAYDEN  OUTDOORS.



Activities & Amenities

ATV/Off Road

Cattle/Ranch

Farm/Crops/Ag

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

Natural Spring

Pond/Lake

State Hunting Unit: 5

Land Details

Address: 1 Ave O, Raymond,
Kansas 67573, USA

Closest Town: Raymond

Total Acres: 470.70

Zoning: Agricutlural

Estimated Taxes: \$1,926.36 - 2025

Source of lot size: Assessor/Tax Data



Property Summary

This 470± acre Rice County, Kansas property just 1 mile from the Arkansas River offers premier trophy deer and upland bird hunting along with strong annual income from oil, CRP, grazing, and potential hunting lease revenue. With diverse habitat including ponds, timber, and CRP grasslands, it supports exceptional populations of deer, pheasant, quail, and turkey.





Land

This exceptional 470± acre recreational and income-producing property in Rice County, Kansas offers a rare combination of incredible wildlife habitat, hunting history, and diversified revenue streams. One of the best listings and properties in the area and on the market for even the most discerning of hunters.

1 mile from the Arkansas river. Renowned for its outstanding trophy whitetail genetics, the property has a proven history of harvesting multiple 150" deer, including a remarkable 186" buck. It also supports exceptional upland bird hunting, with abundant populations of pheasant, quail, and turkey—highlighted by numerous coveys observed in a single day and strong spring gobbler activity. Habitat diversity includes an expansive 10+ acre pond (currently dry), additional smaller ponds, and dense natural cover consisting of sandhill plums, mulberry, cedar, willow, cottonwood, and other mature tree species interspersed with CRP grasslands. The combination of water features, cover, and food sources creates a premier wildlife environment with consistent year-round game presence and strong recreational appeal. There is a recreational water right that can likely be purchased from a different seller and transferred on to this property to further enhance the recreational opportunities. The land features three producing oil wells generating approximately \$8,000 annually, along with CRP income of about \$14,600, grazing income of roughly \$3,500, and the potential for an additional hunting lease bringing in an estimated \$8,500 per year.

Please contact the listing agent for more information on this property or to schedule a private showing!

- Legal Description: NE4 and W2 of S16, T20, R10
- 2025 Real Estate Taxes: \$1,926.36





CRP Data:

- 314.44 Acres enrolled in CRP Program at \$46.53/acre
- Yearly Payment: \$14,632.00
- Effective Start Date: 10/01/2022
- Expires: 09/30/2032

Statistics:

- State Hunt Unit: 5
- Average Yearly Rainfall: 26" per year
- Closest Town: Raymond, Kansas

Community/Attraction:

- 2± miles northwest of Raymond, KS (Population: 85)
- 15± miles north of Quivira National Wildlife Refuge: A crucial migration point for waterfowl in the Central Flyway
- 15± miles southwest of Lyons, KS (Population: 3,488)
- 22± miles southeast of Great Bend, KS (Population: 14,266)
- 25± miles southeast of Cheyenne Bottoms Wildlife Refuge: 41,000 acres of wetlands located in the Central Flyway. Critical stopping point for migratory birds
- 40± miles northwest of Hutchinson, KS (Population: 39,712)
- 75± miles northwest of Wichita Dwight D. Eisenhower National Airport (Population: 395,699)

*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.





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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."

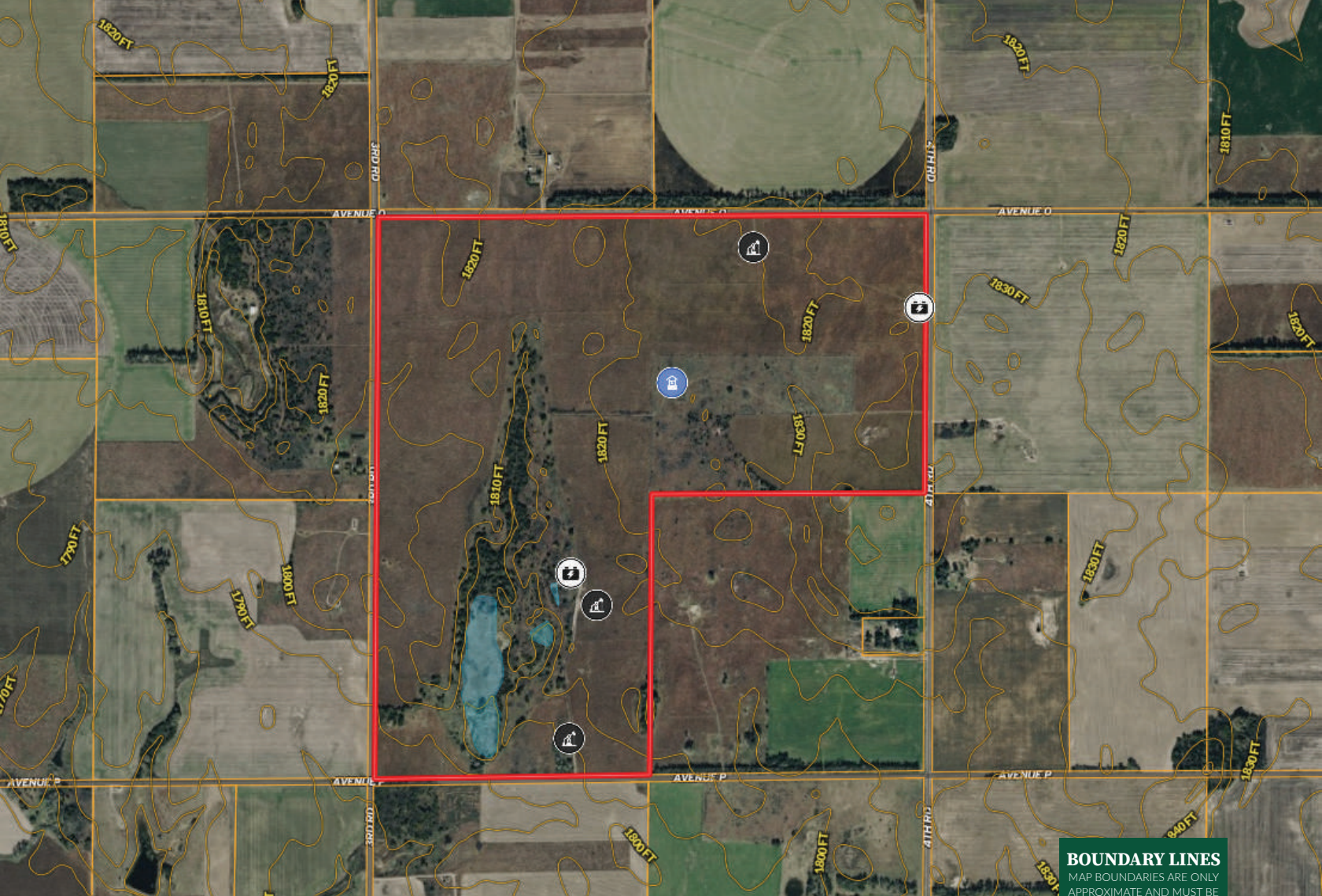


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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



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