

Pickett Ranch

1,415.00 Acres | Elk County, KS | \$6,141,250



HAYDEN  OUTDOORS.

Pickett Ranch

TOTAL ACRES:

1,415.00

PRICE:

\$6,141,250

COUNTY:

Elk County

CLOSEST TOWN:

Longton, KS

Presented by



Stacy Callahan

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Property Summary

Pickett Ranch is a legacy-owned 1,415± acre livestock ranch on the eastern edge of the Kansas Flint Hills. Designed to support a 300-head cow-calf operation or up to 750 yearlings, it features productive native prairie, hay meadows, custom livestock facilities, abundant water with 25+ ponds and 5 miles of creeks, excellent fencing, and outstanding headquarters, making it a turnkey cattle operation with exceptional long-term value.



Activities & Amenities

ATV/Off Road
Campground
Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Hiking/Climbing
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds, Waterfowl
Mineral & Water Rights
Outbuilding/Barn/Shed/Shop
Pond/Lake
Stream/River
Timber/ Wooded
Water Access/Water View
State Hunting Unit: 12

Land Details

Address: RD 25, Longton, Kansas 67352, USA
Closest Town: Longton
Total Acres: 1,415.00
Zoning: AG
Elevation: 1100
Topography: Rolling hills
Vegetation: Native prairie
Timber Land Acres: 286 | Pasture Acres: 1120
Water Rights: Yes
Water Type: Water Right - Full Ownership
Mineral Rights: Yes, Any and all minerals owned will be conveyed, seller does not warranty the amount of minerals owned.
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Mobile
Bedrooms: 3
Electricity Provider: Public | Gas Provider: Propane
Trash Provider: Private | Water Provider: Public
Parking Types: Detached Garage, Carport, Driveway
Outbuildings: 3
Other Improvements: Barns, storage buildings, other
Fence Type: Barbed wire
Cooling Systems: Forced Air Cooling
Heating Systems: Electric Heaters, Forced Air
Foundations: Conventional block
Appliances: Dishwasher, Refrigerator, Hot Water Heater, Oven, Stainless Steel
Flooring: Laminate | Siding: Vinyl, Wood
Roofing: Asphalt
View: Private, Scenic



Land

Located on the eastern edge of the legendary Kansas Flint Hills, Pickett Ranch encompasses approximately 1,415± acres of highly productive native prairie that has supported generations of successful livestock production. Held in legacy ownership, this exceptional ranch represents a rare opportunity to acquire one of the region's premier cattle operations.

The Flint Hills are internationally recognized as the largest remaining expanse of native tallgrass prairie in North America, where the combination of limestone-derived soils, native warm-season grasses, and favorable rainfall has made the region one of the finest cattle-producing landscapes in the country. Unlike much of the Great Plains, the shallow limestone and chert soils prevented widespread cultivation, preserving thousands of acres of nutrient-rich native rangeland that continue to produce exceptional grazing today.

The ranch's extensive limestone formations contribute to mineral-rich soils that support vigorous stands of Big Bluestem, Little Bluestem, Indiangrass, and Switchgrass—the signature grasses of the Flint Hills. These deep-rooted native grasses provide excellent forage quality, outstanding drought resilience, and remarkable carrying capacity for both cow-calf and stocker operations. The limestone-derived soils also contribute valuable calcium and minerals that enhance forage nutrition for grazing livestock.





The ranch can be operated as a 300-head cow-calf operation or utilizing a rotational grazing program that could support up to 750 yearlings. Careful management has maintained the health and productivity of the native Flint Hills prairie, allowing the ranch to consistently provide excellent grazing.

Complementing the native range are 300 acres of farmland that is productive hay meadows capable of producing up to three tons per acre during favorable growing seasons, providing an excellent source of winter feed while adding another valuable agricultural income component to the operation.

The headquarters has been thoughtfully designed for efficiency, allowing livestock to move smoothly through every phase of operation. Improvements include:

- Custom livestock working facility with functional cattle pens and sorting traps
- Holding pens and heavy-duty working chutes
- Livestock working barn with head catch
- Covered loafing barns
- Grain storage facilities
- Hay storage barn
- Elevated loading dock designed for efficient livestock transportation
- Climate-controlled veterinary and medical supply building
- Large, shaded headquarters situated on a mature wooded setting
- Public rural water and electric service
- RV hookup with utilities





The layout allows multiple livestock trailers to load and unload efficiently while providing ample space for equipment storage and day-to-day ranch operations.

Legacy ranches of this caliber seldom become available. Combining highly productive native Flint Hills prairie, exceptional hay production, extensive livestock infrastructure, and decades of careful stewardship, Pickett Ranch offers the qualities serious cattle producers and long-term land investors seek.

Whether the next owner continues the ranch's tradition as a premier cow-calf operation, expands a stocker grazing enterprise, or simply preserves one of the most productive native grass ranches in southeastern Kansas, Pickett Ranch stands as an outstanding example of the enduring value of Kansas Flint Hills ranchland.





Improvements

Pickett Ranch is exceptionally well equipped for large-scale livestock production, with infrastructure designed to maximize efficiency, livestock handling, and long-term durability. Improvements include extensive custom-built livestock working facilities featuring steel working pens, sorting traps, holding pens, rotational grazing pastures, heavy-duty custom gates, and steel pipe corners and braces. The headquarters is well designed for the smooth movement of livestock and is equipped with premium WW Livestock handling equipment, including commercial-grade working chutes and a hydraulic head catch system for safe and efficient cattle processing. Additional improvements include grain storage, a hay barn, graveled headquarters and working pens, Mirafount automatic livestock waterers, and a remodeled 1996 single-wide ranch hand residence accompanied by multiple utility barns and outbuildings.



The ranch is serviced by both rural water and a private water well, public electric service, and RV hookups, providing flexibility for daily ranch operations and accommodating additional help or guests. Water is abundant throughout the property, with more than 25 ponds, approximately 5 miles of live and watershed creeks, and strategically placed water sources that support an efficient rotational grazing program. Access is outstanding, with over 7 miles of county-maintained roads traversing and bordering the ranch, providing year-round accessibility to nearly every pasture. Complemented by newer perimeter and cross fencing, the ranch is thoughtfully improved to efficiently support a 300-head cow-calf operation or up to 750 yearling stockers, making it a true turnkey livestock operation.



Recreation

Beyond its exceptional livestock production, Pickett Ranch offers outstanding recreational opportunities. Located within Kansas Deer Management Unit 12, the ranch has a proven history of producing trophy-class whitetail deer. The diverse landscape of native prairie, wooded draws, limestone outcroppings, creek bottoms, and numerous water sources creates ideal habitat for wildlife throughout the year.

Wild turkey are abundant across the ranch, providing excellent spring and fall hunting opportunities. Several areas of the property are ideally suited for the avid bow hunter, with heavily traveled creek corridors and timbered draws offering excellent stand locations. The ranch also features elevated ridges, open native grass hillsides, and long sight lines that create exceptional opportunities for long-range rifle hunting. Whether pursuing mature Kansas whitetails or enjoying the abundant turkey population, Pickett Ranch offers a well-balanced recreational experience that complements its highly productive agricultural operation.





Agriculture

Located along the eastern edge of the Kansas Flint Hills, Elk County is widely recognized as one of the premier cattle-producing regions in the central United States. The area's combination of fertile limestone-derived soils, abundant native tallgrass prairie, and dependable rainfall has supported successful livestock operations for generations.

The region receives approximately 32 to 35 inches of average annual precipitation, with nearly three-quarters of the rainfall occurring during the primary growing season from April through September. This favorable moisture pattern promotes production of warm-season native grasses while providing reliable forage for grazing livestock throughout much of the year.

The ranch lies within the historic Flint Hills Tallgrass Prairie, home to the largest remaining expanse of native tallgrass prairie in North America. Dominant forage species—including big bluestem, little bluestem, Indiangrass, and switchgrass—are renowned for their exceptional nutritional value, deep root systems, drought resilience, and outstanding weight gains in grazing cattle. The region's limestone-derived soils naturally contribute to highly productive native rangeland, making the Flint Hills one of the nation's most respected areas for commercial cow-calf and stocker operations.

Hot summers, mild springs and falls, and generally moderate winters provide a long grazing season, while the rolling limestone prairies, hardwood-lined creek bottoms, and productive hay meadows create an ideal balance of livestock production and wildlife habitat. The combination of abundant native forage, dependable rainfall, and well-watered pastures has established Elk County as one of Kansas' premier destinations for cattle ranching and long-term agricultural investment.

Water/Mineral Rights & Natural Resources

Any and all minerals owned will be conveyed, seller does not warrant the amount of minerals owned.

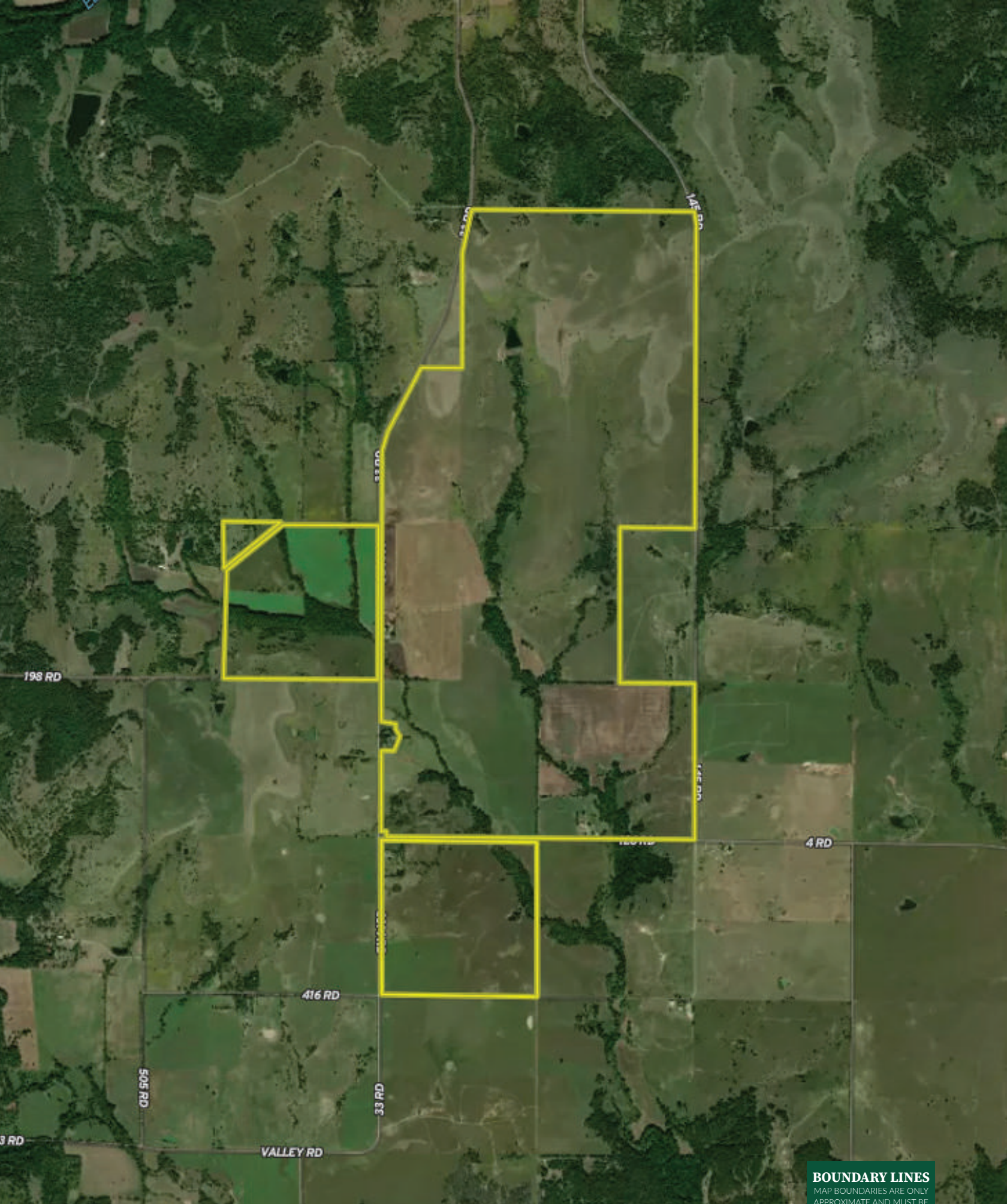




Location

Located just south of Longton in the southern portion of Elk County, Kansas, the ranch enjoys a prime setting in the heart of one of the state's most respected cattle-producing regions. Positioned along the eastern edge of the renowned Flint Hills, the property offers excellent accessibility via county-maintained roads while maintaining the privacy, scenic beauty, and productive native grasslands that define this area of Kansas. Its convenient location provides efficient access to regional livestock markets, agricultural services, and neighboring communities, while preserving the peaceful atmosphere of a true working ranch and recreational retreat.





 Boundary

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





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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 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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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

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