

Chase Em All 80

80.00 Acres

Sumner County, KS

\$320,000



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Activities & Amenities

ATV/Off Road
Cattle/Ranch
Cycling/Mountain Biking
Farm/Crops/Ag
Fishing
Food Plots
Hiking/Climbing
Hunting - Big Game, Predator/Varmint, Small
Game, Turkey, Upland Birds, Waterfowl
Income Producing
Pond/Lake
Wooded
Water Rights
State Hunting Unit: Kansas
Whitetail Deer Unit #15

Land Details

Address: 000 West 180th St S,
Caldwell, Kansas 67022, USA
Closest Town: Caldwell, KS
Total Acres: 80.00
Deeded Acres: 80.00
Zoning: Agricultural
Tillable/Crop/Orchard Acres: 22.5
Pasture Acres: 50.5
Water Rights: Yes
Water Type: Water Stock in Mutual
Ditch or Reservoir Company
Seller's Portion Of Water Rights Shall
Transfer To Buyer At Closing
Include Business?: Yes
Income Type: Farming



Property Summary

Take a look at this 80 acre parcel located in Sumner County, KS that provides avid sportsmen the ability to utilize the property year round and chase just about every type of animal South Central Kansas has to offer. In addition to hunting whitetail deer, you can fish the +/-1.25 acre pond, hunt waterfowl over the natural wetland drainage, and follow bobwhite whistles and spring gobbles. This property fits it all into an 80 acre package.

Land

80± acre tract offers an outstanding combination of productive farmland, diverse habitat, and future potential. Approximately 22.5± acres of productive tillable ground provide annual income while complementing the property's excellent wildlife habitat.

The landscape features a beautiful mix of mature cottonwoods, elm, Osage orange hedgerows, and scattered cedar thickets that create natural travel corridors, security cover, and exceptional habitat diversity. A scenic pond provides a dependable year-round water source, while a natural wetland drainage winds through the property, presenting an excellent opportunity for future enhancement into an even more productive wetland ecosystem.

Road frontage along both the north and west boundaries offers excellent access and flexibility for future improvements. Electrical lines run along the road, making this property well suited for a hunting cabin, barndominium, or country home overlooking the surrounding Kansas prairie.

Whether you're looking for a recreational retreat, an income-producing land investment, or a future rural homesite, this Sumner County property offers the versatility and long-term value that today's land buyers are seeking.



Recreation

South-central Kansas has earned a national reputation for producing trophy-class whitetail deer, and this property possesses the essential ingredients that make the region so desirable. Food, water, and excellent cover combine to create outstanding habitat for mature whitetails, while natural travel corridors provide ideal stand locations for the serious hunter.

The property's pond and natural wetland drainage create exceptional opportunities for waterfowl. With thoughtful habitat improvements, the existing drainage could be enhanced into an outstanding duck hunting destination capable of attracting migrating birds along the Central Flyway.

Native grasses, brushy edges, and shrubby cover provide excellent habitat for bobwhite quail, while the mature cottonwoods, elm, Osage orange, and cedar thickets offer ideal roosting and loafing habitat for turkeys. From hearing gobblers thunder across the creek bottoms on a spring morning to watching a covey of quail explode from the native grass or mallards settle into the wetland on a cold winter morning, this property offers quality hunting opportunities throughout much of the year.

Another significant benefit is the property's eligibility under current Kansas regulations for the Kansas Nonresident Landowner Deer Tag, providing qualifying out-of-state landowners the opportunity to experience Kansas' legendary whitetail hunting while investing in a premier recreational property.

This is the kind of manageable Kansas farm that allows its next owner to improve habitat, build lasting traditions, and enjoy some of the finest hunting and outdoor recreation the Sunflower State has to offer.





Agriculture

This property boasts +/-24.5 acres of tillable/hay ground on the northern side that provides an owner with income potential and opportunities to further feed wildlife.

Water/Mineral Rights & Natural Resources

Seller's portion of water rights are set to transfer to Buyer at closing.

This property is being offered with surface rights only. Seller to retain their portion of mineral rights.

Region & Climate

Southern Sumner County has long been known as one of Kansas' hidden gems for outdoor recreation. Located along the Oklahoma border the property lies just southwest of Caldwell, a small community that serves as a gateway to some of the region's best hunting and recreation. While the area maintains its quiet rural character, it remains conveniently accessible from Wichita, Wellington, and north-central Oklahoma, making weekend trips and family getaways easy.

The region experiences four distinct seasons, each offering something unique for outdoor recreation. Mild springs bring green-up across the native prairie and outstanding Rio Grande turkey hunting. Summers are ideal for exploring the creek, fishing, and enjoying long days on the property. Fall brings crisp mornings, changing hardwoods, and some of the best whitetail hunting in the Midwest as bucks begin to travel during the rut. Winter provides excellent opportunities for predator hunting, wildlife photography, and enjoying the peaceful beauty of the Kansas landscape.

Average annual precipitation of approximately 30 to 35 inches helps support healthy native grasses, productive cropland, and the hardwood creek bottoms that make this region so attractive to wildlife.





Location

While this property offers the peace and privacy of rural Kansas, you're only minutes from the conveniences of Caldwell. The community has everything needed for day-to-day living or a weekend at the ranch, including a full-service grocery store, locally owned banks, a pharmacy, hardware and farm supply businesses, automotive repair services, fuel, and a variety of locally owned shops and businesses.

When it's time to grab a meal, Caldwell offers several hometown favorite restaurants and additional cafés and local eateries throughout the historic downtown district.

Healthcare is close at hand with Caldwell Regional Medical Center. The community also offers quality schools, a public library, churches, parks, and high-speed fiber internet, making Caldwell an excellent home base whether you're visiting for hunting season or considering full-time country living.

For larger shopping, dining, and medical services, Wellington is approximately 25 minutes to the north, while Wichita is about an hour away, giving property owners easy access to larger retail centers and regional amenities without sacrificing the quiet lifestyle that makes southern Sumner County such a special place to own land.

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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.

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- RICK STEINER, SELLER/BUYER

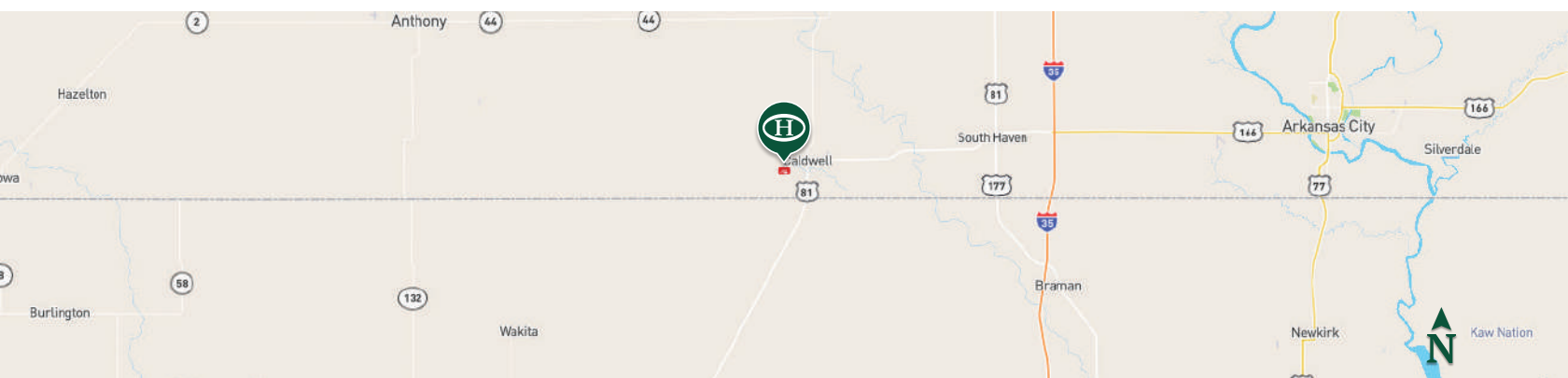
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