

State Line on Bluff Creek

255.70 Acres | Sumner County, KS | \$1,022,800



HAYDEN  OUTDOORS.

State Line on Bluff Creek

TOTAL ACRES:

255.70

PRICE:

\$1,022,800

COUNTY:

Sumner County

CLOSEST TOWN:

Caldwell, KS

Presented by



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Property Summary

Located in southern Sumner County, KS and the last property north of the state line sits 255.7 acres diversity that serious hunters and outdoor lovers search for. Bluff Creek bisects the northern portion of the property and provides live water and excellent cover. There are also nearly 50 acres of tillable farmland providing income and food for wildlife. Rolling hills and deep cedar filled draws round out the balance of the property.





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
Skiing/Snowmobiling/Snow Sports
Stream/River
Water Access/Water View/Waterfront
Wooded
Water Rights
State Hunting Unit: Kansas
Whitetail Deer Unit #15

Land Details

Address: 000 South Conway Springs
Rd, Caldwell, Kansas 67022, USA
Closest Town: Caldwell, Kansas
Total Acres: 255.70
Deeded Acres: 255.70
Zoning: Agricultural
Topography: Creek Bottom and Rolling Hills
Tillable/Crop/Orchard Acres: 49.97
Pasture Acres: 205.73
Water Rights: Yes
Water Type: Water Stock in Mutual
Ditch or Reservoir Company
Seller's portion of water rights, if any,
shall transfer to Buyer at closing.
Income Type: Farming
Estimated Taxes: \$614.52 - 2025

Building Details

Fence Type: Barbed Wire
View: Creek, Private, Scenic, Wooded



Land

This 255.7 acres features a bit of just about everything. Live water always make the top of the list and tillable acres that can produce income and enhance wildlife is close behind. There are also grassland acres that have been used to pasture cattle. Add in some dense timber and some impressive change in elevation and you have one very diversified property.

Starting on the south end, where Oklahoma sits just on the other side of the fence line, the grassland is thick and full across the hilltops and down into the deep, cedar and scrub filled ravines that reach out like fingers. These hilltops provide incredible views in all directions and are generally flat on top with plenty of opportunities for a future homesite.

Moving north, you quickly drop down into the greater creek bed valley where an open area of 23.76 acres has been successfully farmed. This piece of farmland is surrounded by dense timber in all directions and is flanked by Bluff Creek.

Bluff Creek runs for over half a mile through the property providing clear, clean, live water that runs all year round.

North of the creek sits another tillable tract of nearly 27 acres and more dense, thick timber that runs alongside the entire length of the creek bed.



Recreation

Some properties have all the right ingredients—you can feel it the moment you step out of the truck. This 255.7±-acre ranch just southwest of Caldwell is one of those places. With Bluff Creek winding through the property, three smaller drainages feeding into it, productive crop ground, rolling terrain, and thick creek-bottom timber, this is the kind of farm that naturally holds wildlife and gives deer everything they need to spend their lives close by.

Bluff Creek is the heartbeat of the property. Unlike seasonal waterways that only carry water after a rain, Bluff Creek provides live water that attracts wildlife year-round. The creek is lined with beautiful sandbars, mature cottonwoods, elm, oak, and thick stands of eastern red cedar, creating the kind of cover that makes mature bucks feel comfortable. The additional drainages branch off the creek system, adding even more bedding cover and creating natural travel routes throughout the ranch.

For whitetail hunters, it's hard not to appreciate how this property lays out. The rolling topography, timbered draws, and winding creek naturally funnel deer movement through creek crossings, pinch points, and transition areas that practically beg for a tree stand. Whether you prefer hunting early-season patterns or waiting for the November rut, there are countless places where the terrain does the work for you.

The crop fields on the property only make it better. When you combine quality food, dependable water, and thick security cover, you create the three things deer need every day. Instead of simply traveling across the property, they'll have good reason to spend their time here. As crops mature and temperatures cool in the fall, those feeding areas naturally become part of a mature buck's daily routine.

One thing that really stands out about this ranch is how much untouched potential it has. The property has seen very little hunting pressure in recent years, giving the next owner a chance to start with a clean slate. Whether your approach is carefully managing access, adding a few strategically placed food plots, improving native grasses, or simply letting the habitat continue to do what it already does well, there's plenty of opportunity to develop this into a truly special hunting property.



And while the whitetail hunting is the main attraction, the recreation doesn't stop there. Bluff Creek is a beautiful place to spend an afternoon fishing, exploring the sandbars, or simply enjoying the quiet. The ranch also offers excellent hunting for Rio Grande turkey, bobwhite quail, seasonal waterfowl and plenty of other Kansas wildlife, making it a property you'll enjoy long after deer season closes.

Access comes from the west on a county-maintained road, making it easy to get to while still offering the privacy and seclusion that make a property like this so enjoyable.

Finding a tract with live water, quality timber, productive cropland, elevation changes, and light hunting pressure is becoming more difficult every year in southern Kansas. That's what makes this property so appealing. It already has the habitat that takes decades to create, and it's ready for the next owner to enjoy from day one while putting their own stamp on it for years to come.

Property Highlights:

- Bluff Creek provides year-round live water
- Three additional drainages create outstanding wildlife habitat
- Beautiful creek-bottom timber with cottonwood, elm, oak, and eastern red cedar
- Rolling terrain with natural funnels, creek crossings, and excellent stand locations
- Productive crop fields providing an on-property food source
- Outstanding bedding cover and security habitat for whitetail deer
- Beautiful sandbars with fishing opportunities along Bluff Creek
- Excellent hunting for whitetail deer, Rio Grande turkey, bobwhite quail, and other wildlife
- Very little hunting pressure in recent years
- County road access from the west

Whether you're looking for a place to chase Kansas whitetails every fall, spend weekends fishing the creek with family, or invest in a piece of land that only gets better with time, this ranch is the kind of property that's becoming harder and harder to find. The habitat is here. The water is here. The cover is here. All that's missing is the next owner to make it their own.





Water/Mineral Rights & Natural Resources

Seller's Water Rights, if any, are set to transfer to Buyer at closing. This property is being offered with surface rights only. Mineral Rights will not transfer at closing.

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.

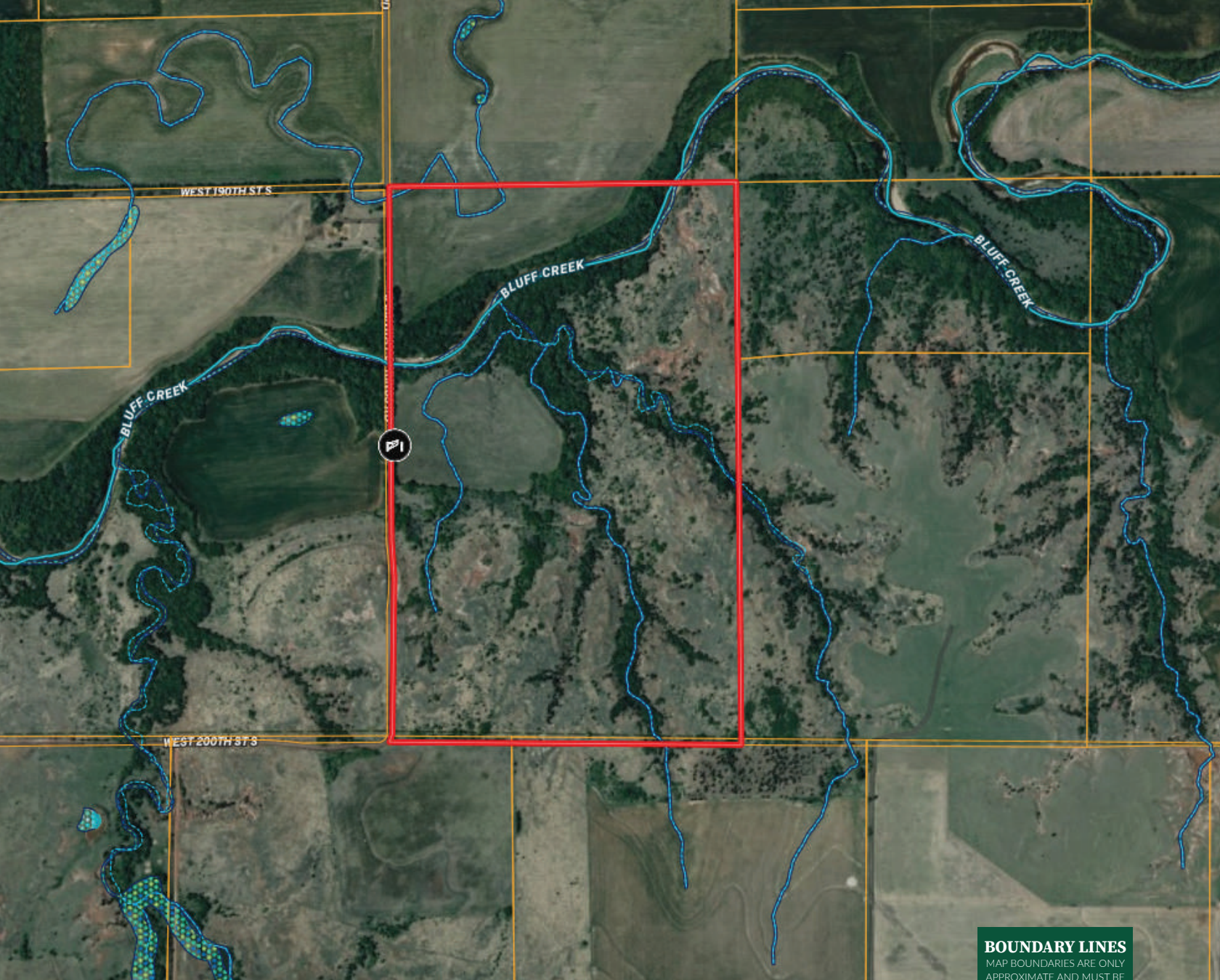
Location

While State Line On Bluff Creek Ranch 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.

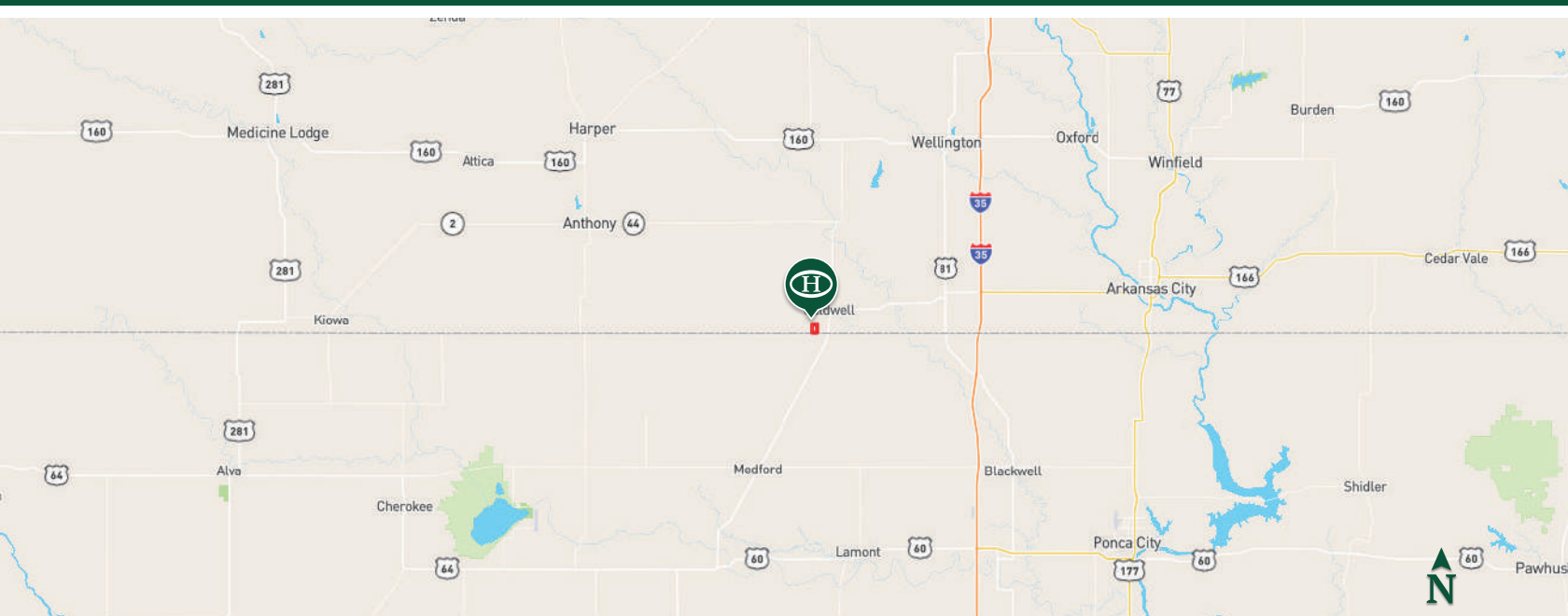
Healthcare is close at hand with Caldwell Regional Medical Center. The community also offers quality schools, a public library, churches, parks, and high-speed fiber internet, making Caldwell an excellent home base whether you're visiting for hunting season or considering full-time country living.

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.



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

 Boundary  Gate



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 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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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 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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