Pan Creek

145.00 Acres | Elk County, KS | $688,750



HAYDEN H OUTDOORS



Activities & Amenities

ATV/Off Road

Cattle/Ranch

Farm/Crops/Ag

Food Plots

Hiking/Climbing

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

Income Producing

Mineral & Water Rights

Pond/Lake

Stream/River

Timber/Wooded

Water Rights

State Hunting Unit: 12

Land Details

Address: RD24, Longton, Kansas 67352, USA

Closest Town: Longton, Kansas

Total Acres: 145.00

Deeded Acres: 145.00

Elevation: 1000

Topography: Gentle rolling

Vegetation: Native

Tillable/Crop/Orchard Acres: 55

Timber Land Acres: 38

Pasture Acres: 51

Water Rights: Yes

Mineral Rights: Yes, Any minerals owned will be conveyed. No current production.

Estimated Income: $3,500

Income Type: Available agriculture lease

Source of lot size: Assessor/Tax Data

Building Details

Basement: None

Parking Types: Carport

Outbuildings: 1

Types of Outbuildings: Pole barn

Other Improvements: Pond

Fence Type: Barbed wire

View: Creek, Pond, Private, Stream, Wooded



Property Summary

Pan Creek 145 offers premier Elk County, Kansas hunting with 56± acres of farmland planted in winter grains and brassica forage. Elevated native-grass bedding cover, heavy timber travel corridors and nearly ½ mile of Pan Creek create exceptional whitetail habitat. Surrounded by large livestock ranches, this lightly hunted tract provides a major fall and winter food source.















Land

Pan Creek 145 is an exceptional 145± acre recreational and agricultural property located in Elk County, Kansas—an area recognized for quality whitetail deer and abundant wild turkey populations. Its combination of productive farmland, live water, mature timber, native-grass cover, varied topography, and agricultural history creates a highly functional hunting and land-investment property.

Originally part of the larger Pickett Ranch, this tract has been utilized primarily for agricultural production and winter feeding for decades while experiencing relatively light hunting pressure. That longstanding agricultural use has provided a dependable seasonal food resource benefiting wildlife throughout the immediate area.

Approximately 56± acres of farmland are currently planted in a diverse fall forage mixture of barley, ryegrass, turnips, and Essex rape. With much of the surrounding countryside consisting of expansive livestock ranches and native grass, these cultivated acres provide a concentrated source of high-quality forage during the critical fall and winter months when naturally available food becomes less abundant.

The southern portion of the property rises into higher elevations characterized by overgrown native pasture, scattered timber, brush, and pockets of dense cover. These secluded areas provide excellent bedding and security habitat, allowing deer to remain protected during daylight hours before transitioning toward lower elevations and feeding areas.

Approximately 40± acres of timber and wooded habitat add another important dimension to the property. Mature timber, wooded draws, creek bottoms, and natural pinch points create protected movement routes and transition areas that can be strategically utilized for hunting setups.

Water is one of Pan Creek 145's defining features. Pan Creek flows through the property for nearly one-half mile and is complemented by approximately one additional mile of secondary creeks and natural drainages, along with a centrally located pond. This network provides dependable water, productive riparian habitat, security cover, and natural wildlife corridors connecting different portions of the property.





The relationship between these habitat features is what gives Pan Creek 145 its recreational potential. Elevated bedding areas, timbered creek systems, dependable water, and productive farmland allow wildlife to meet multiple needs within a relatively compact area while providing the landowner numerous opportunities for strategic habitat and hunting management.

Beyond recreation, the property offers productive agricultural acreage, potential farm income, livestock opportunities, complete perimeter fencing, county-maintained road frontage, and nearby public utilities that could support a future homesite or hunting cabin.

For a buyer seeking a manageable Kansas property with strong hunting attributes, agricultural utility, live water, income potential, and opportunities for continued wildlife management, Pan Creek 145 offers an uncommon combination of productive land and recreational value.

Improvements

Completely fenced, county maintained road frontage, income stream opportunities, public utilities nearby for a home place or cabin.

The property has a pond centrally located on the property.

Pan Creek flows through the property for nearly one-half mile, complemented by approximately one additional mile of secondary creeks and natural drainages. Together, these waterways significantly enhance the property by providing reliable water sources, security cover, diverse riparian habitat, and important travel corridors for whitetail deer, turkey, and other wildlife. The combination of creek bottoms, timbered drainages, and adjoining habitat creates natural movement routes connecting bedding areas with the property's abundant food sources.









Highlights and features

- Fall forage planted in barley, ryegrass, turnips, and Essex rape
- Excellent fall and winter wildlife food source
- Surrounded by large livestock ranches
- Higher elevations across the southern portion of the property
- Overgrown native pasture providing excellent bedding and security cover
- Pockets of trees and brush throughout the elevated bedding areas
- Heavy timber providing natural whitetail travel corridors
- Pan Creek and associated creek-bottom habitat
- Natural bedding-to-feeding movement patterns
- Excellent whitetail deer habitat
- Abundant wild turkey habitat
- Agricultural income potential
- Livestock and grazing opportunities, customized to fit hunters
- Existing fencing and gating
- County road frontage, great access throughout
- Excellent combination of food, water, bedding, security cover, and travel corridors
- Rural water line and electric power nearby
- Abundant amount of Black Walnut timber

Agriculture

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.

Water/Mineral Rights & Natural Resources

Any mineral rights owned will be conveyed, seller does not warrant the amount of minerals owned.

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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 regards 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.

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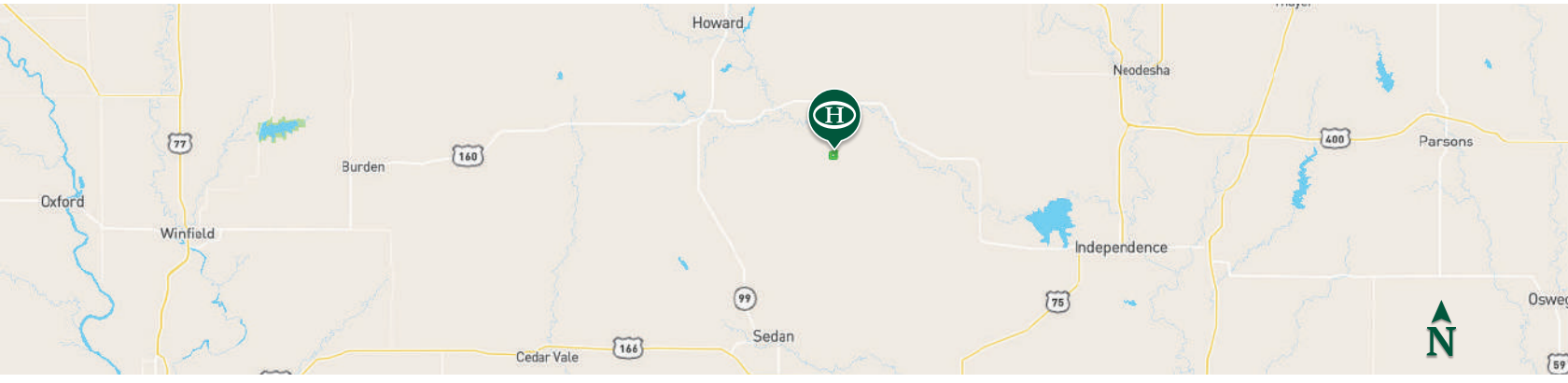
- RICK STEINER, SELLER/BUYER

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Boundary





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