Saline River 322

322.10 Acres | Lincoln County, KS | $1,550,000



HAYDEN OUTDOORS

Saline River 322

TOTAL ACRES:	PRICE:	COUNTY:	CLOSEST TOWN:
322.10	$1,550,000	Lincoln County	Sylvan Grove, KS

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Property Summary

This Kansas land offering includes 322 +/- acres of premier Saline River trophy whitetail hunting land for sale in Lincoln County, Kansas, just 3 miles east of Sylvan Grove, KS. Featuring just under 1.5 miles of river frontage, mature hardwood timber, dramatic elevation changes, 85 acres of tillable farmland, native grasslands, and CRP, this exceptional Kansas hunting property offers outstanding deer habitat and recreational investment potential.







Activities & Amenities

ATV/Off Road

Cattle/Ranch

Farm/Crops/Ag

Fishing

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

Income Producing

Stream/River

Wooded

Land Details

Address: 123 N 100TH RD, Sylvan Grove, Kansas 67481, USA

Closest Town: Sylvan Grove

Total Acres: 322.10

Zoning: Agricultural

Estimated Taxes: $1,787.16 - 2025

Source of lot size: Assessor/Tax Data



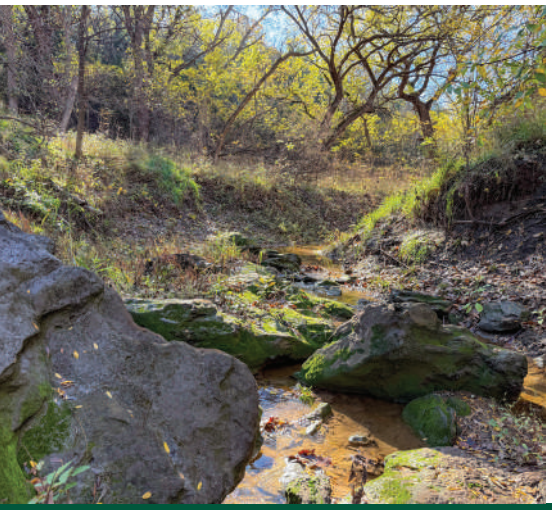






Land

In the heart of north-central Kansas, where rugged terrain meets fertile river bottoms, and mature timber lines the banks of the Saline River, lies an exceptional 322 +/- acre hunting property offering the habitat, diversity, and seclusion serious whitetail hunters spend years searching for. Located in Lincoln County, Kansas, approximately 3 miles east of Sylvan Grove, KS and 10 miles east of Wilson Lake Reservoir. This premier recreational property features just under 1.5 miles of the Saline River winding through a landscape of heavily timbered bottoms, productive farmland, native grasslands, and dramatic elevation changes. The result is an outstanding combination of natural wildlife habitat, agricultural income potential, and the opportunity to develop and manage a truly remarkable trophy whitetail hunting property.















A Premier Saline River Whitetail Corridor

The defining feature of this property is its extensive Saline River frontage. With more than a mile of river winding throughout the acreage, the property benefits from a natural travel corridor connecting mature timber, dense bedding cover, agricultural food sources, and secluded pockets of river bottom habitat. These features create the type of diverse landscape that makes central Kansas so highly regarded among serious whitetail deer hunters.

Mature hardwood timber and thick river bottom vegetation provide security cover and natural movement corridors, while the surrounding agricultural fields offer additional food sources. Throughout the property, an abundance of rubs, scrapes, and other deer sign demonstrates consistent whitetail activity. The combination of water, cover, food, and terrain creates excellent opportunities for strategic stand placement, trail camera monitoring, and long-term habitat management.

For the dedicated whitetail hunter, the appeal extends well beyond simply having deer on the property. The varied terrain and habitat provide opportunities to study deer movement, identify travel patterns, establish hunting locations for different wind directions, and manage the property with mature bucks in mind.

Dramatic Elevation Changes and Exceptional Wildlife Habitat

One of the property's most impressive characteristics is the transition from the fertile Saline River bottoms to the elevated native grasslands overlooking the surrounding landscape. Significant elevation changes create natural funnels, secluded draws, and diverse terrain features that can influence wildlife movement throughout the seasons.

The upper portions of the property feature approximately 150 acres of native grassland and associated wildlife habitat, including approximately 44 acres enrolled in the Conservation Reserve Program (CRP). These grasslands provide valuable bedding and nesting cover, while the CRP acreage offers an additional potential income stream and contributes to the property's overall habitat diversity.

For a buyer interested in developing a high-quality whitetail management program, the combination of elevated grasslands, thick timber, river corridors, and agricultural ground offers considerable flexibility. Strategic habitat improvements, food plot development, and thoughtful hunting access could further enhance an already impressive recreational property.











Productive River Bottom Farmland and Agricultural Income
Complementing the outstanding recreational opportunities are approximately 85 acres of productive dryland farmland located along the lower river bottom portions of the property. Currently planted to wheat and milo, these agricultural acres add both income potential and an important food source for wildlife. The dryland acres are currently under a crop share agreement with a long standing and well established farm tenant. There are two separate CRP contracts with this tract. 38 acres are currently enrolled through 9/30/2036 for an annual income of $2,052.00, as well as an additional 4.3 acres enrolled through 9/30/2031 for an annual income of $302.00.

The relationship between the cultivated ground and surrounding natural cover is particularly appealing from a hunting perspective. Agricultural fields positioned near mature timber, native grass, and river bottom bedding areas create natural feeding opportunities and travel routes for whitetail deer and other wildlife.

For the land investor or recreational buyer, this combination offers an opportunity to enjoy a premier hunting property while maintaining agricultural production and potential CRP income.

Outstanding Wildlife Diversity and Year-Round Recreation
Although trophy whitetail hunting is the centerpiece of this property, the recreational opportunities extend well beyond deer season. The diverse landscape supports strong populations of wild turkey, ring-necked pheasant, and bobwhite quail, providing additional hunting opportunities throughout the year.

The Saline River corridor and surrounding agricultural landscape also attract seasonal waterfowl activity, with ducks and geese frequently traveling through the area. Sandhill cranes are also observed flying over the property during seasonal migrations, adding to the remarkable wildlife diversity of this north-central Kansas location.

The Saline River itself provides another dimension to the property. Flowing stretches and deeper pools can offer seasonal fishing opportunities for species such as channel catfish, carp, and other warmwater fish, depending on river flows and conditions. Whether exploring the riverbanks, enjoying the scenery, or spending time outdoors with family and friends, the river adds a unique recreational element that sets this property apart from traditional Kansas hunting land.





A Rare Opportunity in North-Central Kansas

For the serious trophy whitetail hunter, it offers the foundation for a long-term deer management property with diverse habitat and natural movement corridors. For the recreational land investor, it provides multiple land uses and potential income sources. And for the buyer seeking a legacy property, it represents an opportunity to own a remarkable stretch of rare Kansas river country that can be enjoyed and managed for generations.

Region & Climate

The region experiences a continental climate with warm summers, cold winters, and approximately 26–29 inches of annual precipitation. The Saline River corridor provides valuable water resources and wildlife habitat, while the area's productive agricultural land and native prairie support excellent farming, ranching, and recreational hunting opportunities.

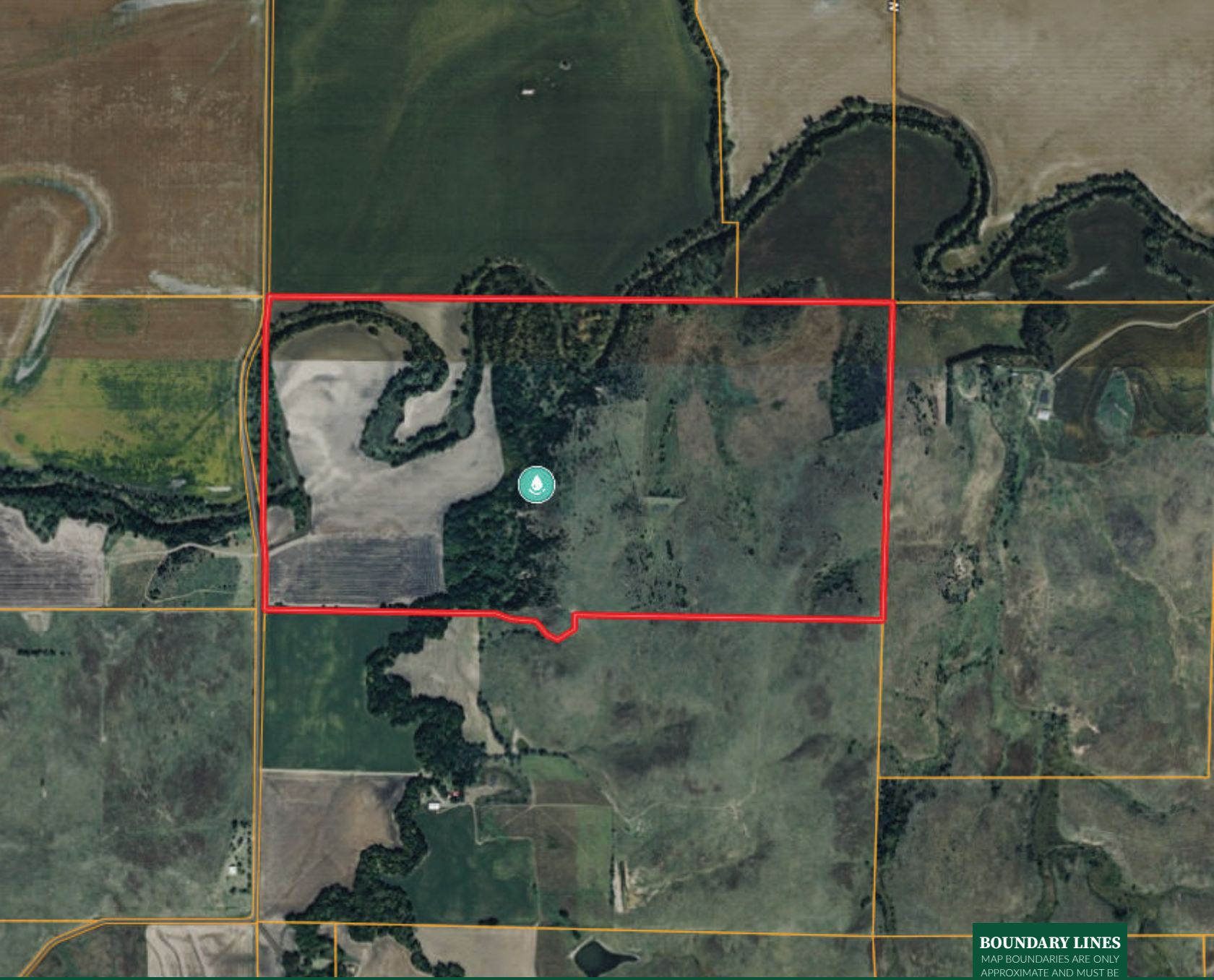
Location

Located in Lincoln County in north-central Kansas, this Saline River whitetail hunting property is situated approximately 3 miles east of Sylvan Grove and 10 miles east of Wilson Lake, between the communities of Sylvan Grove and Lincoln. Positioned just 1–2 miles south of Kansas Highway 18, the property offers convenient access while maintaining the seclusion and privacy desired in a premium recreational hunting property. The surrounding Saline River valley is characterized by rugged terrain, productive farmland, mature timber, and native grasslands, creating an exceptional setting for trophy whitetail deer hunting and year-round outdoor recreation.

Please contact the listing agent for more information on this property or to schedule a private showing. (**Financial verification is required**)







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

Boundary Spring





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

Scan to see more testimonials

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REAL ESTATE

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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