

An aerial photograph of a rural landscape. The top portion shows a wide river or stream flowing through a patchwork of green and brown fields. Below this, a dark green horizontal band contains white text. The bottom portion of the image shows a large, irregularly shaped field with a mix of brown, tan, and green vegetation, possibly a mix of brush and open land. A line of trees runs diagonally across the middle of this lower section. The bottom of the image features a dark green band with the company logo in white.

Ford County Deer and Upland

261.00 Acres | Ford County, KS | \$759,950

HAYDEN  OUTDOORS.

An aerial photograph of a rural landscape featuring various agricultural fields. Some fields are green, while others are brown or tan, indicating different crops or stages of land use. A winding road or path is visible through the fields. A semi-transparent green rectangular box is overlaid on the center of the image, containing text.

Activities & Amenities

Cattle/Ranch

Hunting - Big Game

Hunting - Small Game

Hunting - Upland Birds

Food Plots

Hunting - Predator/Varmint

Hunting - Turkey

Land Details

Address: 1, Ford, Kansas 67842, USA

Closest Town: Ford

Total Acres: 261.00

Zoning: Agricultural

Water Rights: Yes

Mineral Rights: Yes

Estimated Taxes: \$784.16 - 2022

Source of lot size: Appraiser



Spanning 160 acres in the north and 101 acres in the south, these two parcels are strategically located just 2.5 miles apart, offering diverse opportunities for outdoor recreation.

Legal Description:

S16, T27, R22, ACRES 79, N2 NE4; LESS ROW

S16, T27, R22, ACRES 81, S2 NE4; LESS ROW

S27, T27, R22, ACRES 101, E2 NE4; N 665'(S) OF W2 NE4; LESS ROW

Total Acres: 261

Land

Welcome to your dream recreational property nestled in the heart of Kansas' agricultural paradise. This meticulously maintained and thoughtfully developed property boasts an incredible habitat for deer and upland game, making it a haven for wildlife enthusiasts and hunters alike. Spanning 160 acres in the north and 101 acres in the south, these two parcels are strategically located just 2.5 miles apart, offering diverse opportunities for outdoor recreation. The north parcel features a pristine pond, complete with a solar-powered water well, ensuring a year-round water source for the wildlife that frequent this area. This sustainable feature sets the stage for a thriving ecosystem.





Immerse yourself in the beauty of this property, with towering grasses reaching over 8 feet in some areas, creating a natural sanctuary for game birds and deer. The north parcel boasts multiple deer rubs, showcasing the vibrant wildlife population that calls this place home. A carefully designed layout includes expired CRP stands, cropland strips, and windbreaks made of cedar trees, providing essential cover for deer and pheasants. You'll appreciate the attention to detail evident in the strategically placed food plots, sourced from surrounding agricultural fields and complemented by year-round feeders supplying protein and minerals. The presence of milo food plots further enhances the natural sustenance available to the wildlife, fostering a thriving habitat.

What sets this property apart is the unparalleled control it offers. With no conservation easements and no participation in the CRP program, you have the freedom to manage the habitat according to your vision. The north parcel features a shelter belt running down its middle, enhancing both the aesthetics and functionality of the land.

For the avid hunter, this property comes fully equipped with all the essentials. Included in the sale are tree stands, tower blinds, solar well equipment, All Season Feeders, Boss Buck Feeder, and MB Ranch King hunting blinds. Everything you need to embark on memorable hunting experiences is right at your fingertips. This property is not merely a piece of land; it is an opportunity to create a legacy. The sellers, who have lovingly nurtured this land for over a decade, have decided to pass the torch, making this a rare chance to own a property with incredible white-tailed deer genetics and occasional mule deer sightings.

Take the next step towards your outdoor adventure. Explore the trail cam photos, witness the harvests, and envision the possibilities that await you on this extraordinary property. Your legacy begins here.

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

2022 Approximate Real Estate Taxes: \$784.16





Directions:

- From Dodge City, head east on US-400 E/W Wyatt Earp Blvd and continue straight on US-400 E for approximately 15 miles. Turn left onto Ford Spearville Rd/Ridge Rd and in ½ mile turn left onto 126 Rd. In 3 miles turn right onto Outlaw Rd and the property is on your right in ½ mile. The additional 101 acre property is 2.5 miles southeast.
- From Ford, head north on US-400 W/Main St and continue straight for 1.8 miles. Turn right onto Ford Spearville Rd/Ridge Rd. Continue on for 2.5 miles then turn left onto 128 Rd and the property will be on your left in ½ miles. The additional 160 acre property is 2.5 miles northwest.

Statistics:

- State Hunt Unit: 17
- Average Yearly Rainfall: 23"
- Closest Town: Ford, Kansas
- School District:
- Dodge City: USD 443; Spearville: USD 381; Bucklin: USD 459





Location/Population:

- 5 miles northeast of Ford (Population: 204)
- 9 miles northwest of Bucklin (population: 719)
- 12 miles East of Dodge City (population: 27,186)
- 15 miles south of Spearville (Population: 796)
- 27 miles west of Greensburg (Population: 714)
- 2 hours and 15 minutes west of Wichita Dwight D. Eisenhower Airport in Wichita, Kansas (Population: 390,560).

Community/Attraction:

- Fort Dodge near Dodge City
- Boot Hill Distillery in Dodge City
- Boot Hill Casino and Resort in Dodge City
- Boot Hill Museum located in Dodge City, an American historical museum.
- Long Branch Lagoon located in Dodge City, waterpark with multiple features including multiple slides, rock wall, diving, and lazy river.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



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 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.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry 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 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"

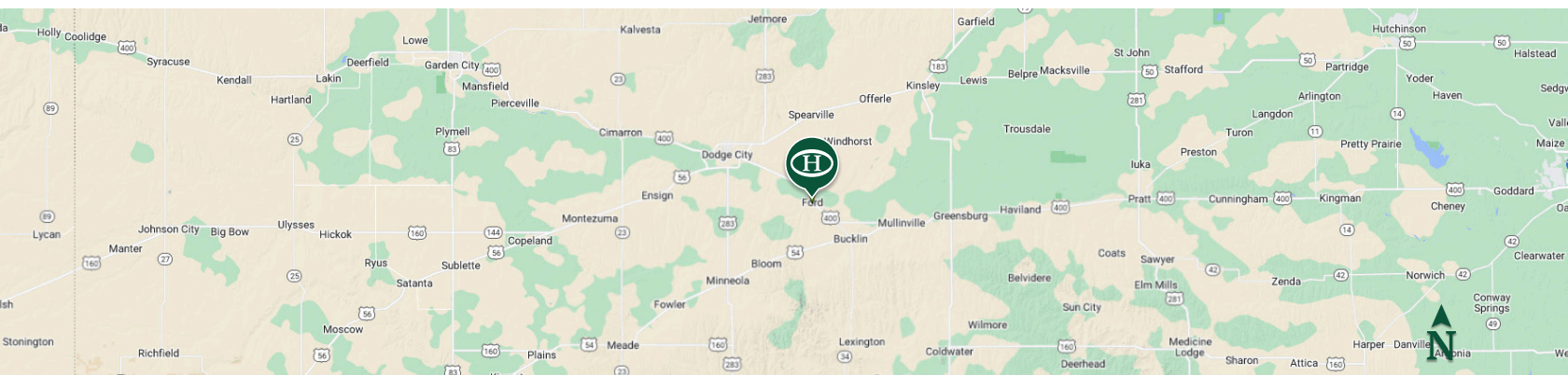
- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials





 Boundary



JC Bosch

📍 Salesperson, Licensed in AR, KS, & WY
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