

Tract 1 Silverdale 166 Ranch
141st Road
Arkansas City, KS 67005

\$509,000
145± Acres
Cowley County



Tract 1 Silverdale 166 Ranch
Arkansas City, KS / Cowley County

SUMMARY

Address

141st Road

City, State Zip

Arkansas City, KS 67005

County

Cowley County

Type

Farms, Undeveloped Land, Ranches, Recreational Land

Latitude / Longitude

37.073608 / -96.900396

Acreage

145

Price

\$509,000

Property Website

<https://arrowheadlandcompany.com/property/tract-1-silverdale-166-ranch-cowley-kansas/87098/>



Tract 1 Silverdale 166 Ranch Arkansas City, KS / Cowley County

PROPERTY DESCRIPTION

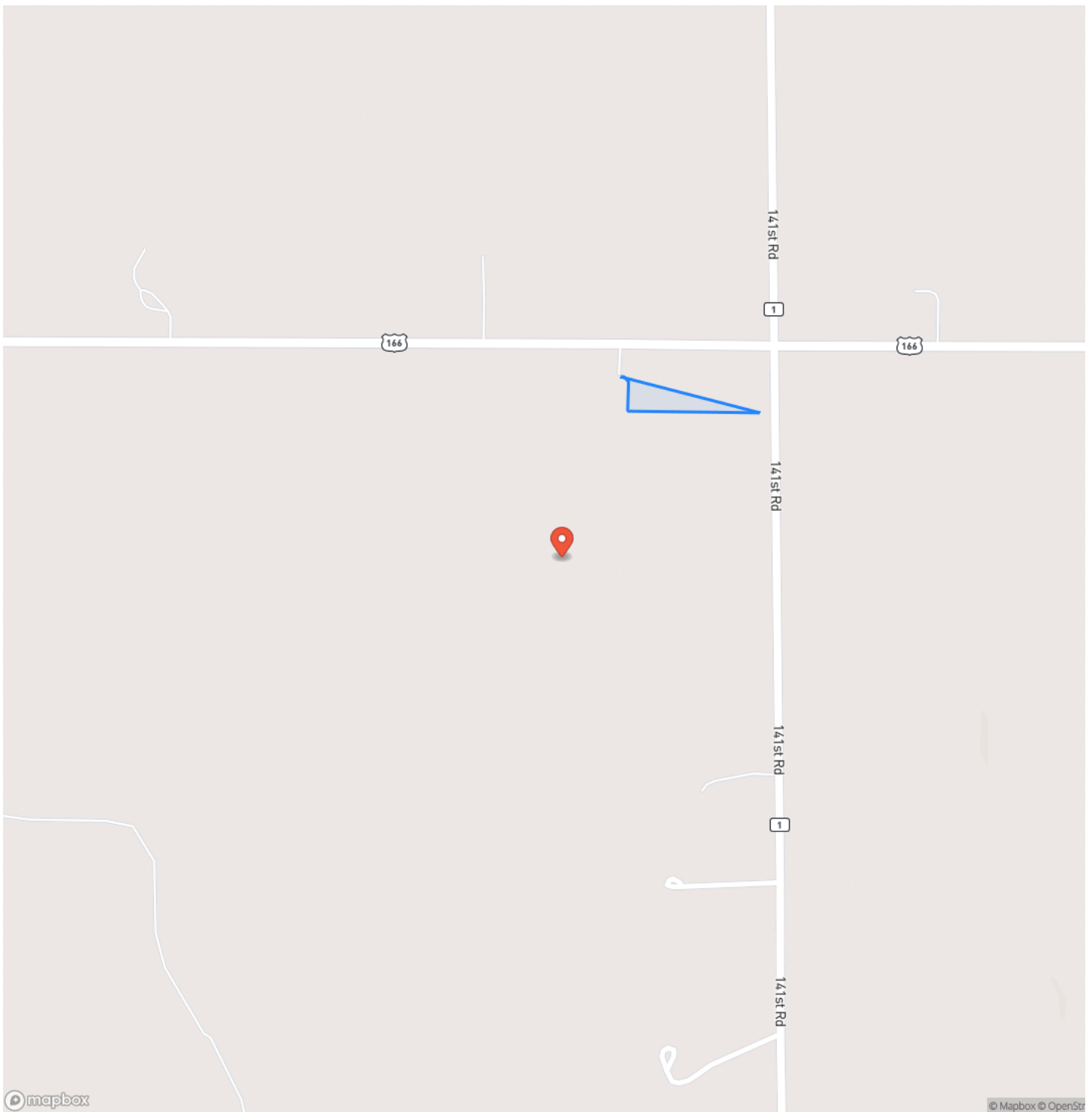
Bordering both HWY 166 and Cowley 1 blacktop, this 145 +/- acre tract offers premium access, reliable fencing, and excellent water infrastructure. The western-facing layout, coupled with multiple access points and utilities already in place, creates outstanding potential for a home build site or hobby ranch development. The property includes two large ponds, a diverse grass mix—including FSA-rated tame pasture, bermuda, and fescue—and 54.4 +/- acres of native grass. Light timber covers approximately 8–10% of the tract, offering recreational appeal and added visual interest. The quality of the grass and soils here can support a stocking rate of approximately 4.5 acres per cow/calf pair. Electric service lines run along the road frontage, and a rural water hydrant is already installed at the catch pens. A well-maintained internal road system provides access across the tract, with an additional entry point on the east side. The property was recently drone-sprayed in 2025 and has been maintained on a strict bi-annual aerial herbicide rotation—ensuring clean pastures and keeping grazing grass quality a top priority. This tract is turnkey for hay production, cattle grazing, or future development with practical infrastructure already in place. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Drew Palmer at [\(620\) 660-2355](tel:6206602355).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

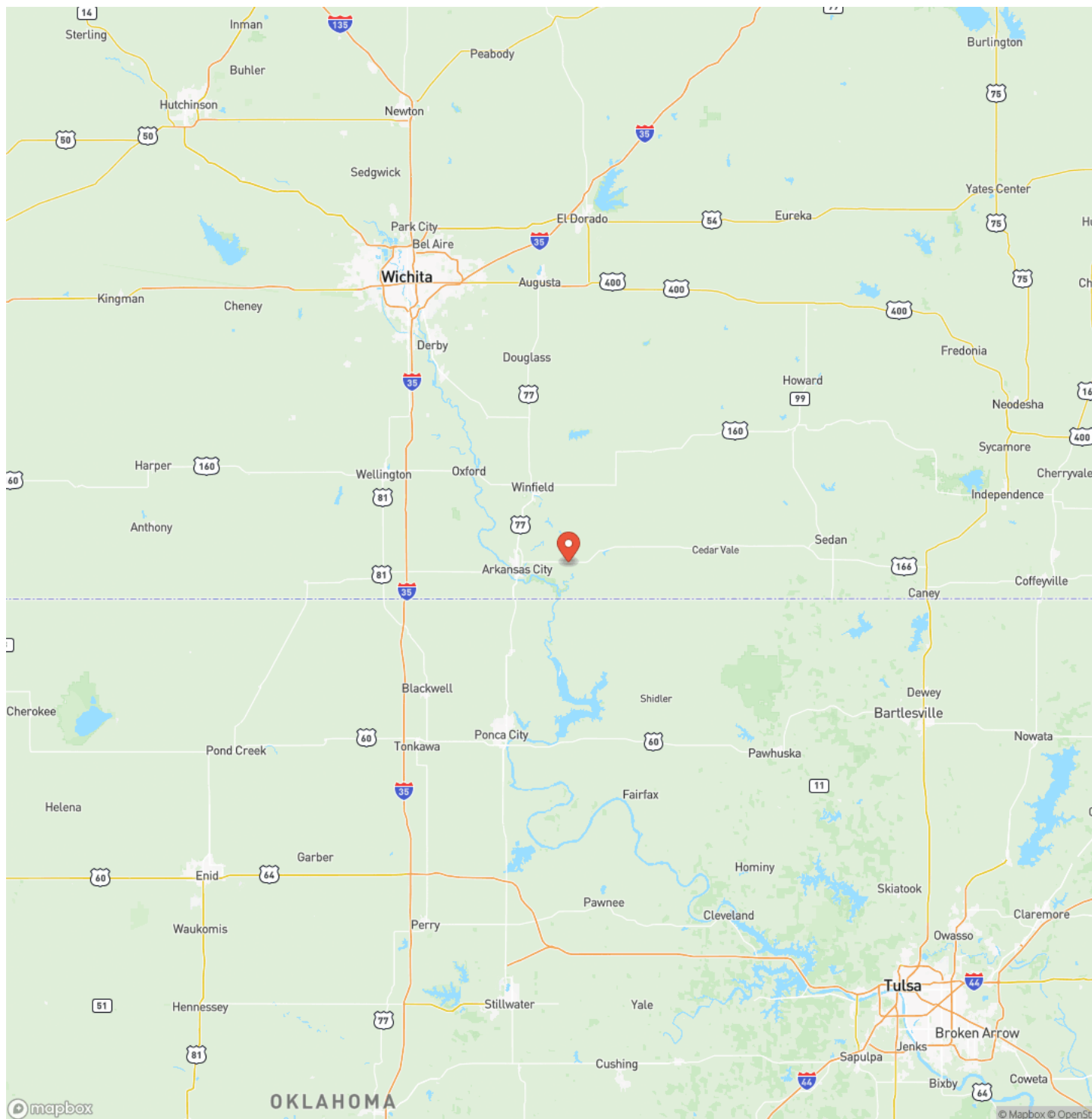
Tract 1 Silverdale 166 Ranch
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Locator Map



Locator Map



Satellite Map



Tract 1 Silverdale 166 Ranch
Arkansas City, KS / Cowley County

LISTING REPRESENTATIVE
For more information contact:



Representative
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Email
drew.palmer@arrowheadlandcompany.com
Address
City / State / Zip

NOTES

Notes section with multiple horizontal lines for text entry.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



www.arrowheadlandcompany.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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