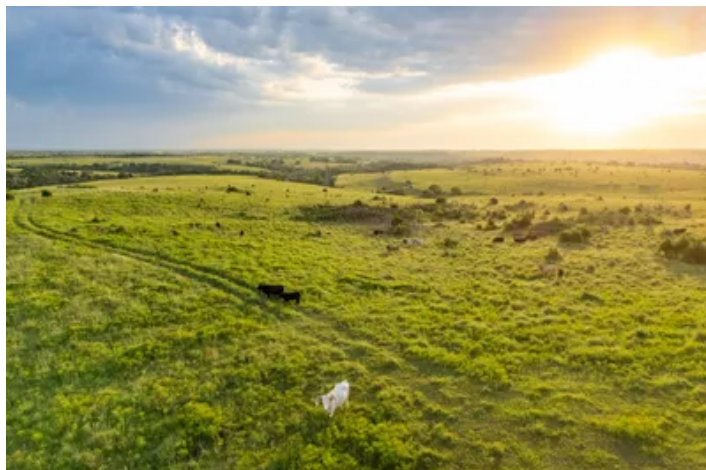


Silverdale 166 Ranch
HWY 166
Arkansas City, KS 67005

\$2,825,000
789.340± Acres
Cowley County



Silverdale 166 Ranch
Arkansas City, KS / Cowley County

SUMMARY

Address

HWY 166

City, State Zip

Arkansas City, KS 67005

County

Cowley County

Type

Farms, Hunting Land, Horse Property, Ranches, Single Family, Recreational Land, Residential Property, Business Opportunity

Latitude / Longitude

37.086675 / -96.891314

Dwelling Square Feet

4376

Bedrooms / Bathrooms

6 / 3.5

Acreage

789.340

Price

\$2,825,000

Property Website

<https://arrowheadlandcompany.com/property/silverdale-166-ranch-cowley-kansas/87082/>



Silverdale 166 Ranch

Arkansas City, KS / Cowley County

PROPERTY DESCRIPTION

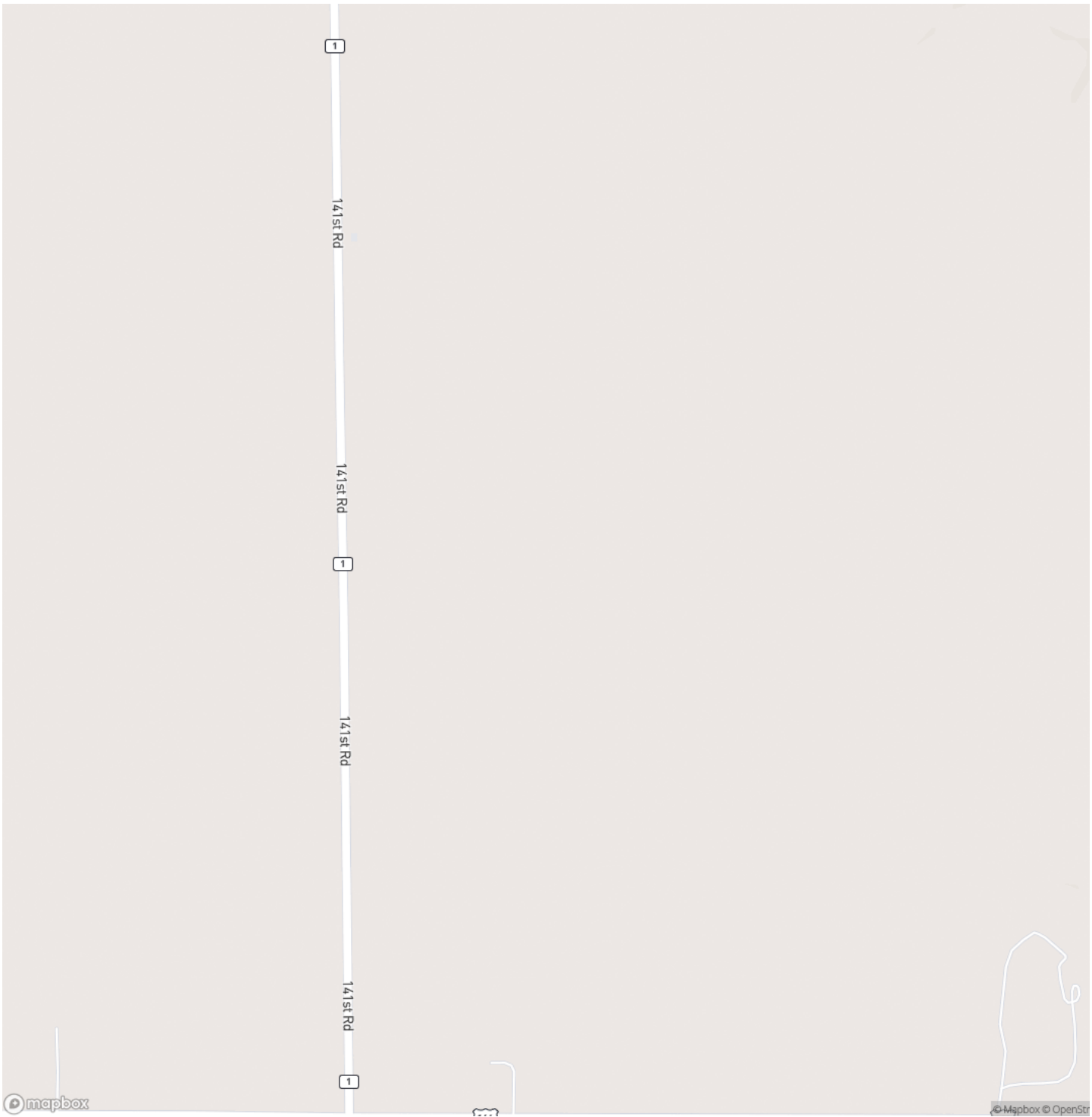
Silverdale 166 Ranch is a premier 789 +/- acre working cattle and equine operation located in the rolling Flint Hills of southern Cowley County, Kansas—just minutes from Arkansas City and approximately 5 +/- miles north of the Oklahoma state line. Offered in its entirety or in four quality tracts, this diverse ranch combines exceptional grass, reliable water, excellent infrastructure, and a rich history in livestock, horse training, and rodeo. Tract 1 consists of 145 +/- acres and borders both HWY 166 and Cowley 1 blacktop. It includes two large ponds, a mix of FSA-rated tame grass, Bermuda, and native pasture, lightly timbered draws, electric and rural water on site, and catch pens with strong access from both east and west. This tract, recently drone-sprayed and maintained on a biannual herbicide program, supports a stocking rate of 4.5 acres per cow/calf pair and would make an excellent homesite, hobby ranch, or hay operation. Tract 2, known as the Home Place, encompasses 36.96 +/- acres and serves as the historic headquarters of the ranch. It features a two-level home with 4 bedrooms and 2 bathrooms upstairs, an industrial kitchen and additional living space below, nearly 10,000 square feet of red-iron-covered barn space, 13 working and feed pens, and infrastructure that once supported 50 horse stalls and hosted rodeo schools and auctions. Tract 3 offers 119.5 +/- acres of clean grazing land with multiple springs and a central pond. It consists of approximately 80% native grass and 20 +/- acres of tame pasture, features sheep-tight perimeter fencing, and has convenient blacktop access—ideal for grazing, haying, or a future homesite. Tract 4, the Born Ranch Unit, is the heart of the operation with 487 +/- acres. It includes live water, multiple ponds, 160 +/- acres of fescue mix and Bermuda bottoms, strong fencing, interior trails, and excellent wildlife habitat. Across all four tracts, the ranch features multiple ponds and creeks, rural water meters, electric service, high-quality fencing, and a consistent herbicide spraying program to maintain pasture health. Operational for cow/calf pairs, backgrounding, and equine training, the ranch also offers outstanding recreational opportunities with trophy whitetail, turkey, ducks, and upland birds. With paved access and close proximity to both Arkansas City and the Oklahoma border, Silverdale 166 Ranch presents a rare opportunity for cattle operators, horsemen, trainers, rodeo professionals, investors, or lifestyle buyers. It is available in flexible configurations, either as individual tracts or as a complete 789 +/- acre ranch. All showings are by appointment only. Buyers must provide a Proof of Funds Letter or Lender Pre-Approval Letter prior to scheduling a showing. All buyer's agents must be present at the showing or have notified the listing agent upon first contact with the buyer. For more information or 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.

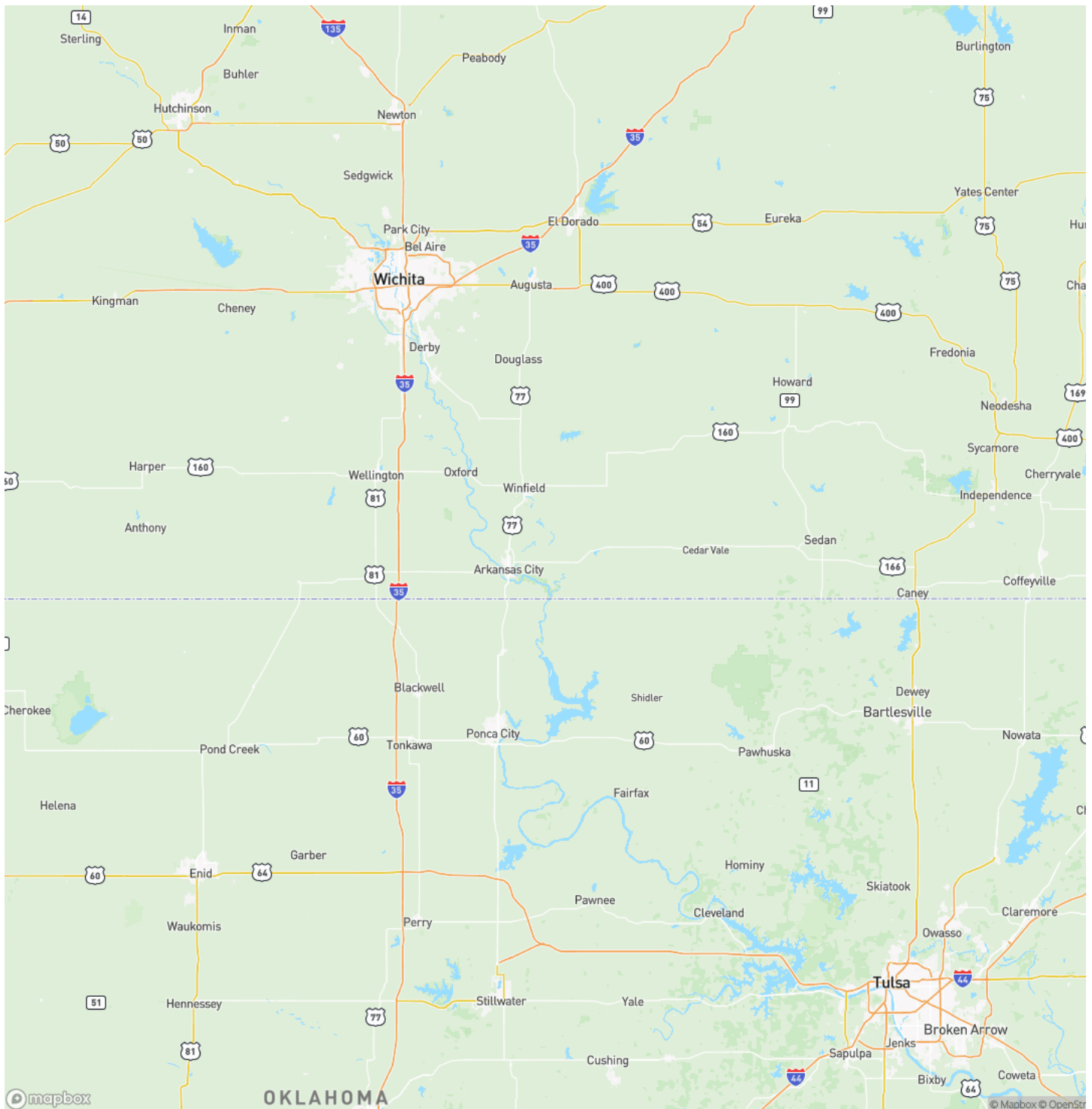
Silverdale 166 Ranch
Arkansas City, KS / Cowley County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Drew Palmer

Mobile

(620) 660-2355

Email

drew.palmer@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

[illegible]

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