

Tract 2 Silverdale 166 Ranch
141st Road
Arkansas City, KS 67005

\$440,000
37± Acres
Cowley County



Tract 2 Silverdale 166 Ranch
Arkansas City, KS / Cowley County

SUMMARY

Address

141st Road

City, State Zip

Arkansas City, KS 67005

County

Cowley County

Type

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

Latitude / Longitude

37.078645 / -96.891234

Dwelling Square Feet

4376

Bedrooms / Bathrooms

6 / 3.5

Acreage

37

Price

\$440,000

Property Website

<https://arrowheadlandcompany.com/property/tract-2-silverdale-166-ranch-cowley-kansas/87175/>



Tract 2 Silverdale 166 Ranch Arkansas City, KS / Cowley County

PROPERTY DESCRIPTION

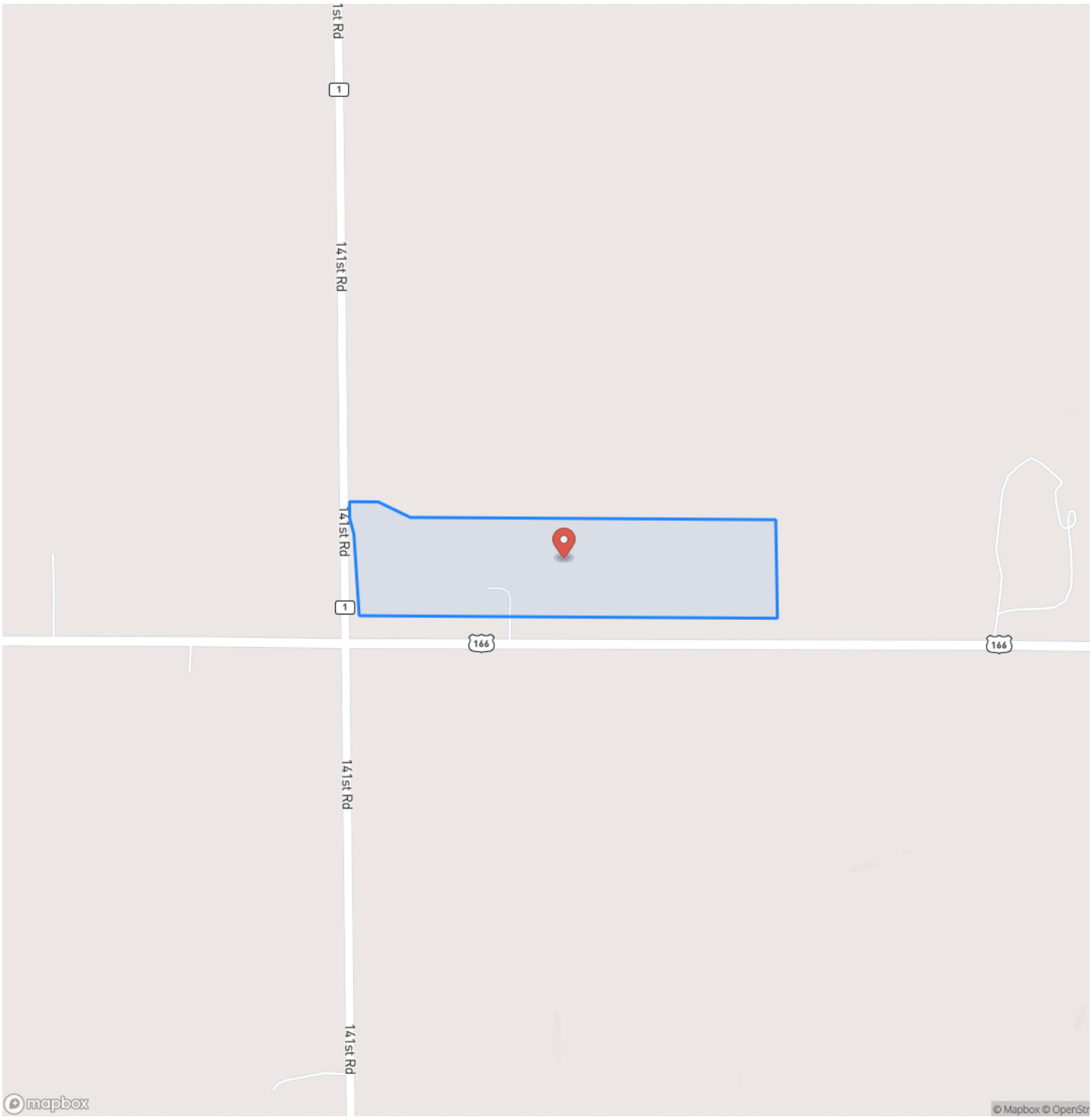
The headquarters of the Silverdale 166 Ranch is a highly functional and versatile 36.96 +/- acre tract tailored for livestock operations, equine training, rodeo, and rural lifestyle living. This property blends strong working infrastructure with residential comfort, making it ideal for ranchers, rodeo athletes, stock contractors, horse trainers, or anyone seeking a turnkey setup with multi-use capability. Previously operated as a cutting horse and equine training center, the ranch once supported up to 50 horse stalls, and later transitioned into a rodeo practice facility and rodeo school. The livestock infrastructure includes 13 working pens, two Bermuda-planted feed pens, two trap pens, and a large holding trap—all tightly fenced with sheep-tight perimeter wire and designed for efficient livestock flow. The indoor working area features nearly 10,000 square feet of red-iron-covered barn space, with additional room available for expansion. The centerpiece is a spacious two-level home, offering 4 bedrooms and 2 bathrooms upstairs, with approximately 2,400 square feet of finished living space. The lower level mirrors the upper floor in size and functionality, featuring a large industrial kitchen, additional bedrooms and a bathroom, and a spacious commons area ideal for hosting guests, events, or family gatherings. The finished lower level also provides an ideal setup for a ranch office, auction headquarters, or live sale center. The land includes a rural water meter (RWD #3), active electric service, and a half-acre pond. Clean grazing acreage surrounds the headquarters, and the pastures have been maintained on a biannual herbicide rotation to promote optimal forage health. All working pens are equipped with individual water hydrants, and the layout is designed for high-efficiency cattle movement and care. The property has previously supported 275–300 backgrounded calves, making it a proven livestock facility at scale. With direct highway access, utilities in place, rich equine and cattle history, and a thoughtfully designed residence, the Home Place of the Silverdale 166 Ranch is ready to support your next chapter—whether it's cattle, horses, events, or building a lasting ranch legacy! 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.

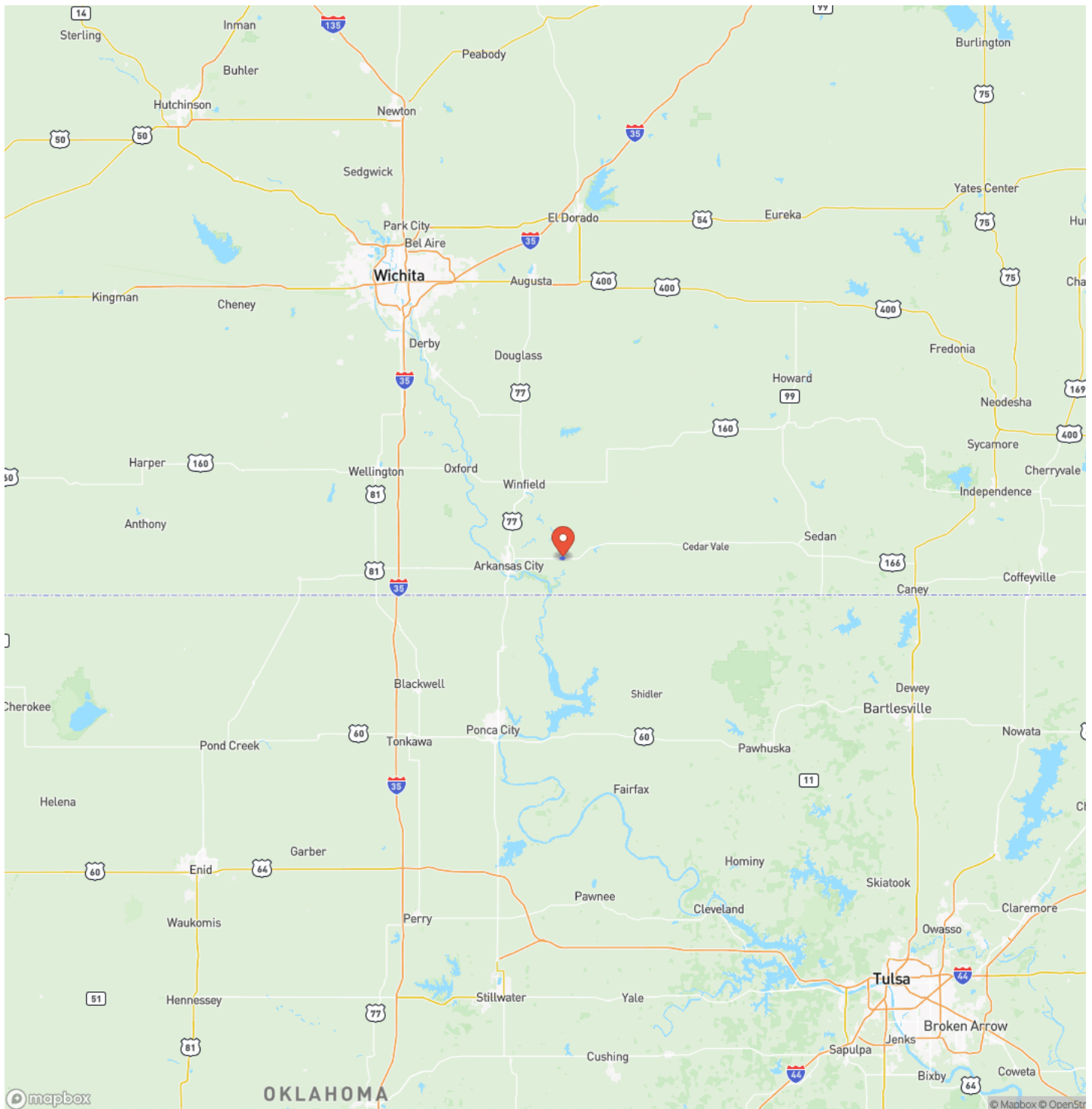
Tract 2 Silverdale 166 Ranch
Arkansas City, KS / Cowley County



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

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



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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