

Well-Watered Grassland
3701-3785 160th Ave
Lenora, KS 67650

\$320,000
200± Acres
Graham County



Well-Watered Grassland Lenora, KS / Graham County

SUMMARY

Address

3701-3785 160th Ave

City, State Zip

Lenora, KS 67650

County

Graham County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

39.532545 / -100.055166

Acreage

200

Price

\$320,000

Property Website

<https://arrowheadlandcompany.com/property/well-watered-grassland-graham-kansas/82178/>



Well-Watered Grassland Lenora, KS / Graham County

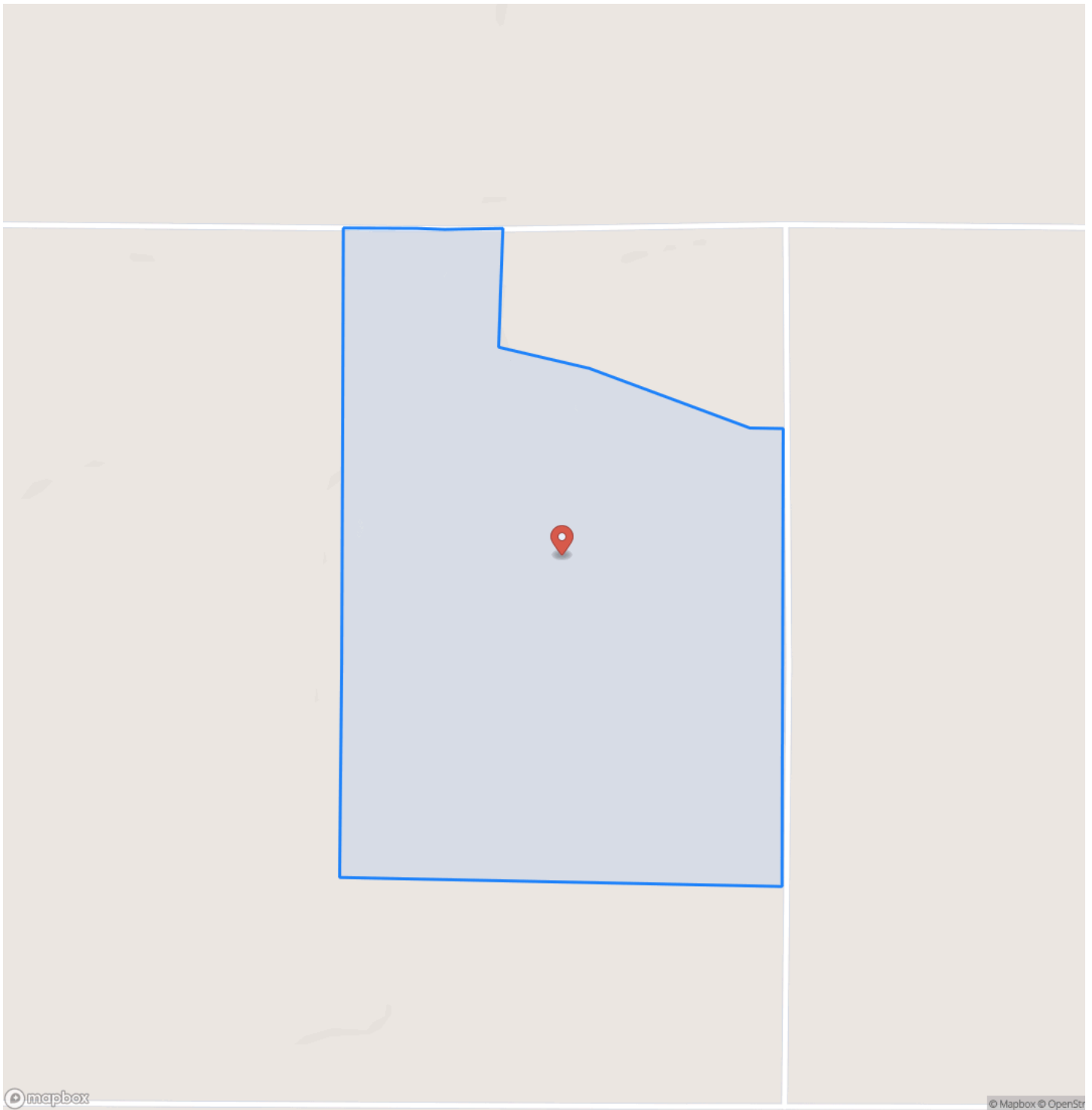
PROPERTY DESCRIPTION

If you've been in the market for 200 ± acres of premium pastureland in Graham County, Kansas, look no further! Located just outside of Lenora, this exceptional property offers high-quality grassland with multiple access points, making cattle movement both convenient and efficient. With county road frontage on two sides, this ranch is ideally positioned for ease of operation. Water is abundant on this tract, featuring a natural spring that provides year-round water, along with multiple pooling points that collect and hold rainwater. In addition, the property boasts a high-producing water well—190 feet deep with a static water level of 60 feet—equipped with a 1 HP submersible pump. The system includes a dirt tank that serves as an overflow from the water tank, ensuring a consistent and reliable water source. This 200 ± acres isn't just a top-tier cattle property—it also offers tremendous recreational value. You'll find Whitetail and Mule Deer, Upland Game, and even potential for Waterfowl. The landscape features a variety of pockets, draws, and natural cover, creating ideal conditions for holding wildlife year-round. What truly sets this property apart is the outstanding quality of the grass—some of the finest currently available on the market in this area. Whether you're looking to expand your cattle operation or seeking a multi-use tract with both income and recreational potential, this property delivers. Conveniently located approximately 23 ± miles from Hill City, 8 ± miles from Lenora, and just 68 ± miles from Colby. All showings are by appointment only. For more information or to schedule a private tour, please contact Doug Wagoner at [\(785\) 769-3038](tel:7857693038).

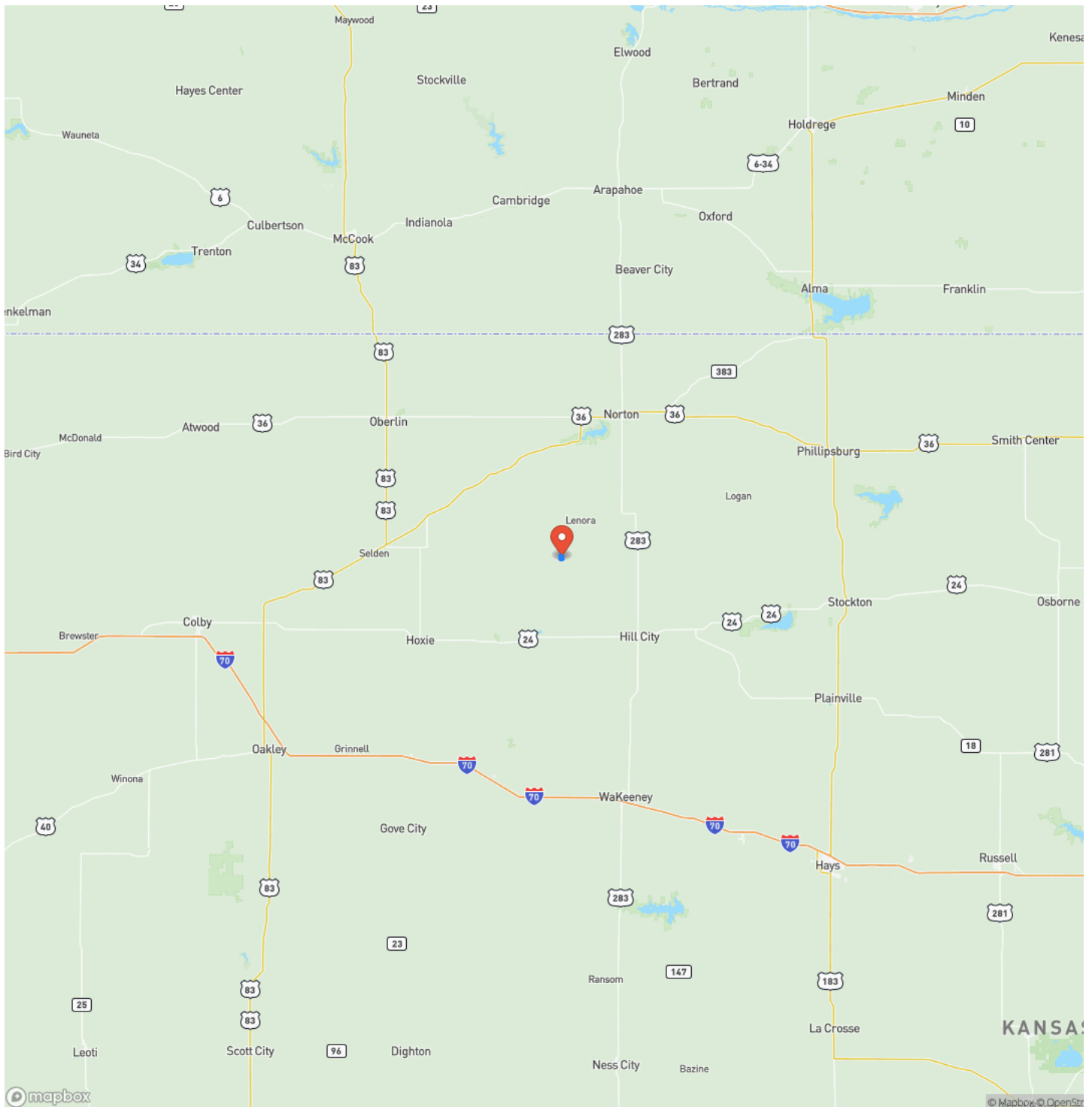
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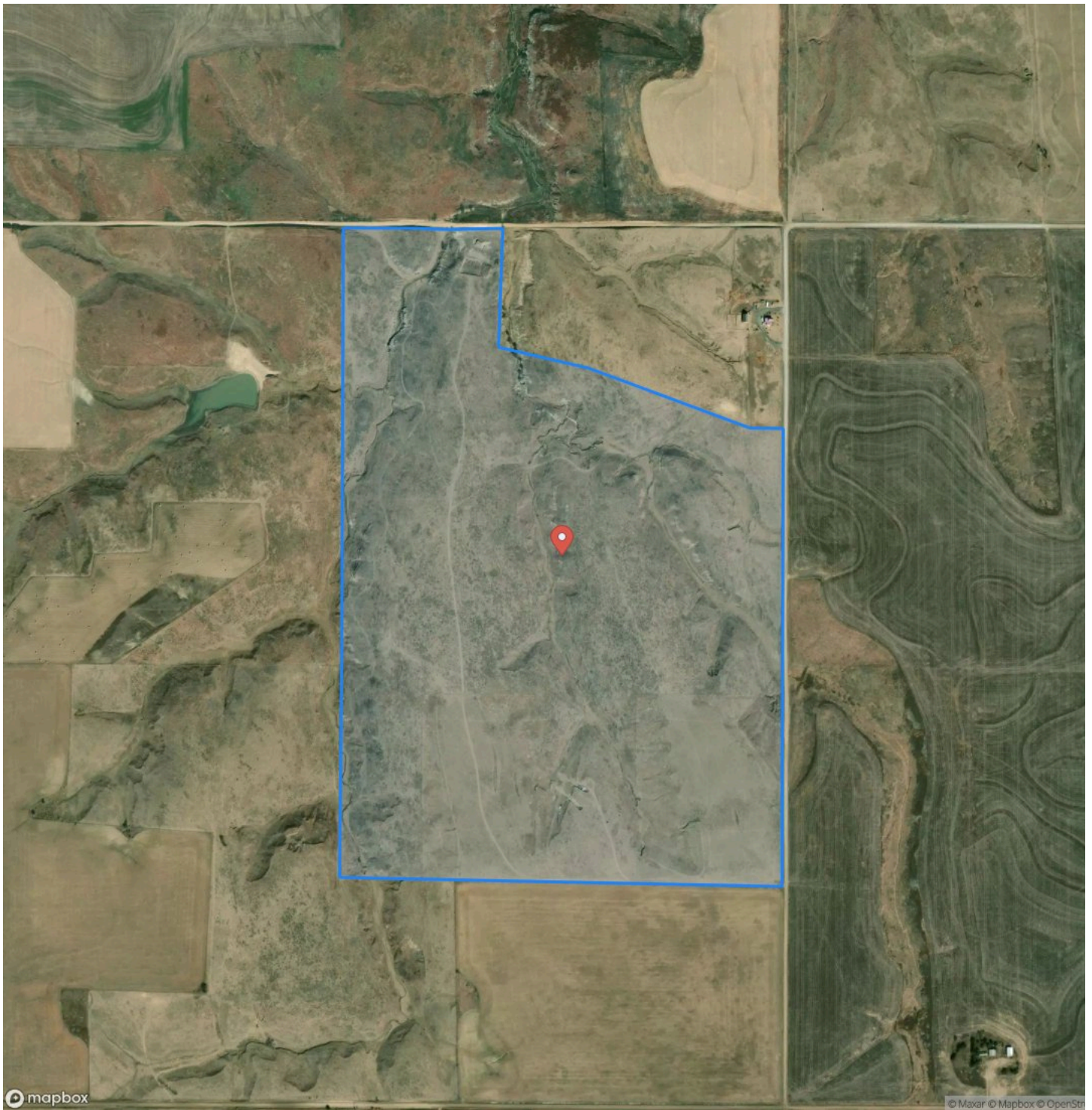
Locator Map



Locator Map



Satellite Map



Well-Watered Grassland
Lenora, KS / Graham County

LISTING REPRESENTATIVE

For more information contact:



Representative

Doug Wagoner

Mobile

(785) 769-3038

Email

doug.wagoner@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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This image shows a blank 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.



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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