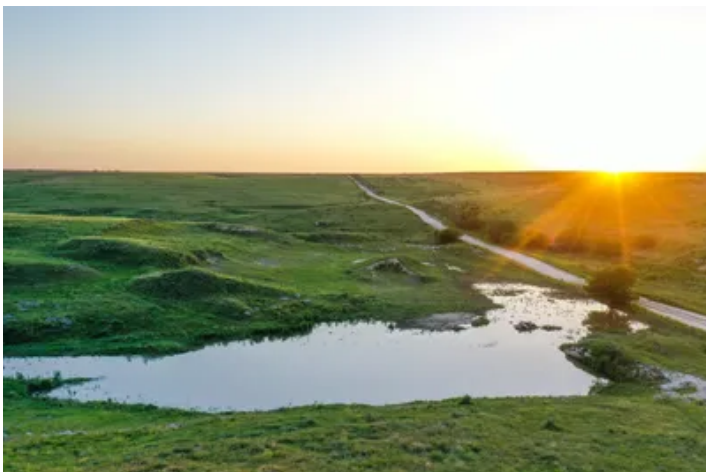


Jackson Hills Ranch
3789 160th Ave
Lenora, KS 67645

\$565,000
238± Acres
Graham County



Jackson Hills Ranch
Lenora, KS / Graham County

SUMMARY

Address

3789 160th Ave

City, State Zip

Lenora, KS 67645

County

Graham County

Type

Farms, Hunting Land, Ranches, Single Family, Recreational Land, Residential Property

Latitude / Longitude

39.532545 / -100.055168

Dwelling Square Feet

1200

Bedrooms / Bathrooms

3 / 2

Acreage

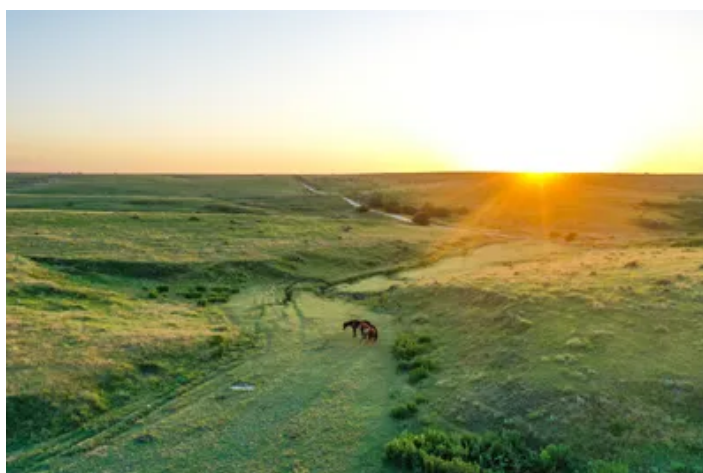
238

Price

\$565,000

Property Website

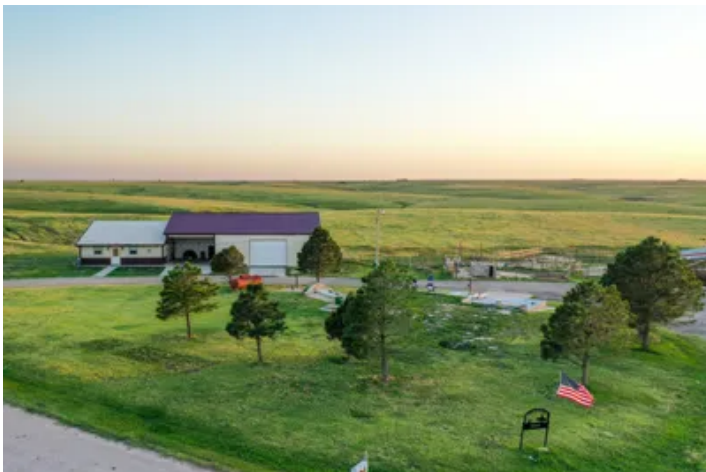
<https://arrowheadlandcompany.com/property/jackson-hills-ranch-graham-kansas/85047/>



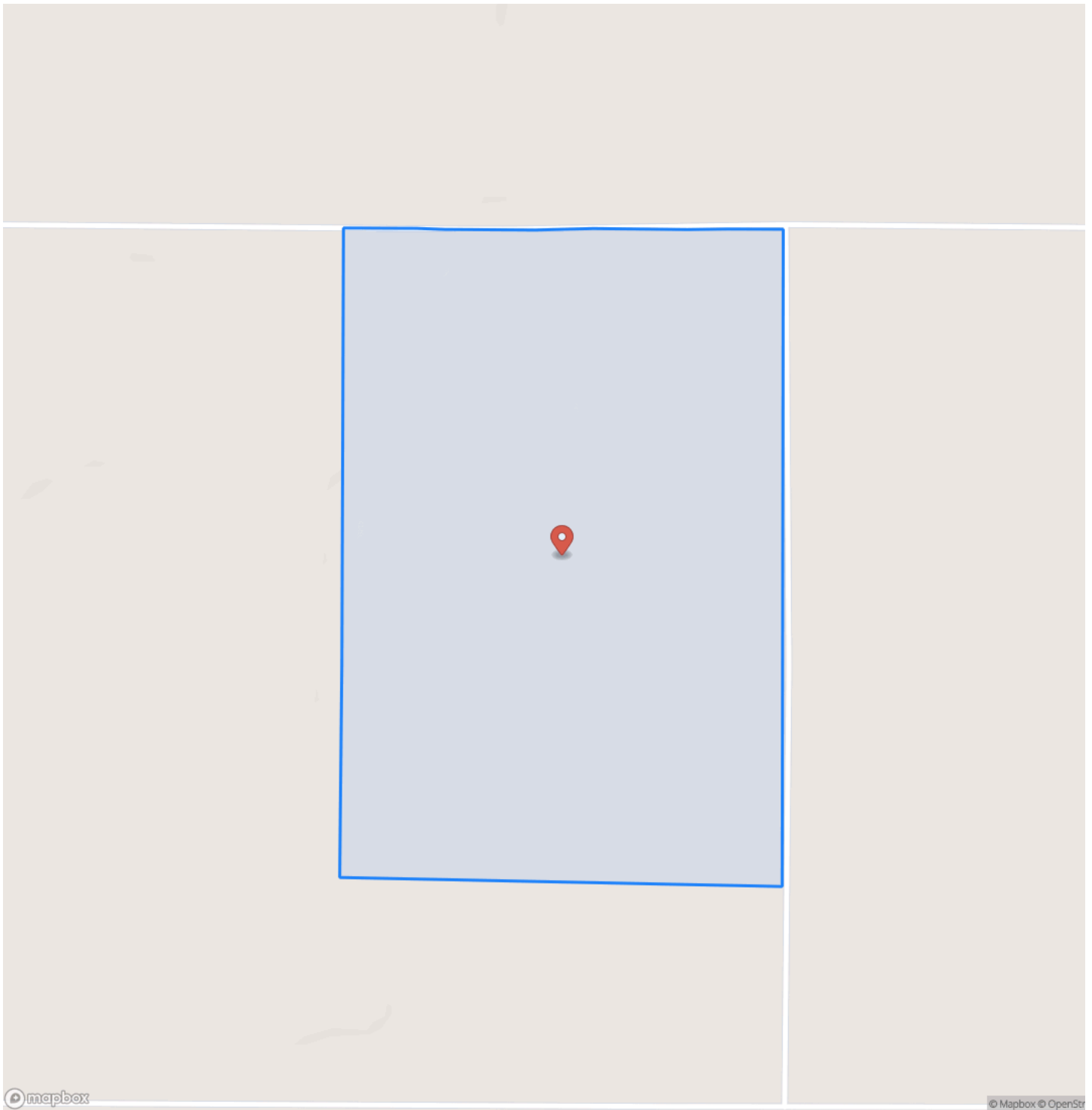
PROPERTY DESCRIPTION

Introducing the Jackson Hills Ranch, 238 +/- acres in Graham County, Kansas! Located just outside of Lenora, this outstanding 238 +/- acre ranch offers a combination of high-quality grassland, exceptional water access, quality living, and recreational value. Designed with both livestock and lifestyle in mind, this property is ready to support a variety of agricultural and outdoor pursuits. Entering the property, you are met by a beautiful 3 bedroom, 2 bathroom barndominium. With 1,200 square feet of living space, the interior is gorgeous! The kitchen is designed with Spruce edge-lined countertops with resin coating and backsplash. The appliances are included in the sale. There is on-demand hot water, propane heat, septic system and window AC. In addition, there is R-21 fiberglass insulation in the 2x6 walls and also in the attic. Safety and utility are also well covered, with a 19' x 9' fully concrete tornado shelter with 6-inch concrete all around for maximum protection. There is also a spacious 40' x 40' shop, perfect for equipment storage or workspace. The property also features corrals and a chute, enhancing its readiness for cattle operations. With county road frontage on two sides, this ranch is ideally situated for ease of operation. Water is abundant on this tract; a natural spring provides year-round water, complemented by multiple pooling points that catch and hold rainwater. In addition, a high-producing water well—190 feet deep with a static water level of 60 feet—features a 1HP submersible pump. This system includes a dirt tank that serves as an overflow from the water tank, ensuring a reliable water supply. This 200 +/- acres isn't just a top-tier cattle property; it also offers incredible recreational value. Whitetail deer, mule deer, upland game, and even the potential for waterfowl can be found here. With a variety of pockets, draws, and cover, the property is naturally suited to hold wildlife throughout the year. What truly sets this property apart is the quality of its grass—some of the finest currently available on the market in the area. Take advantage of this amazing opportunity to own the Jackson Hills Ranch! Conveniently located approximately 23+/- miles from Hill City, 8+/- miles from Lenora, and just 68+/- miles from Colby. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Doug Wagoner at [\(785\) 769-3038](tel:7857693038).

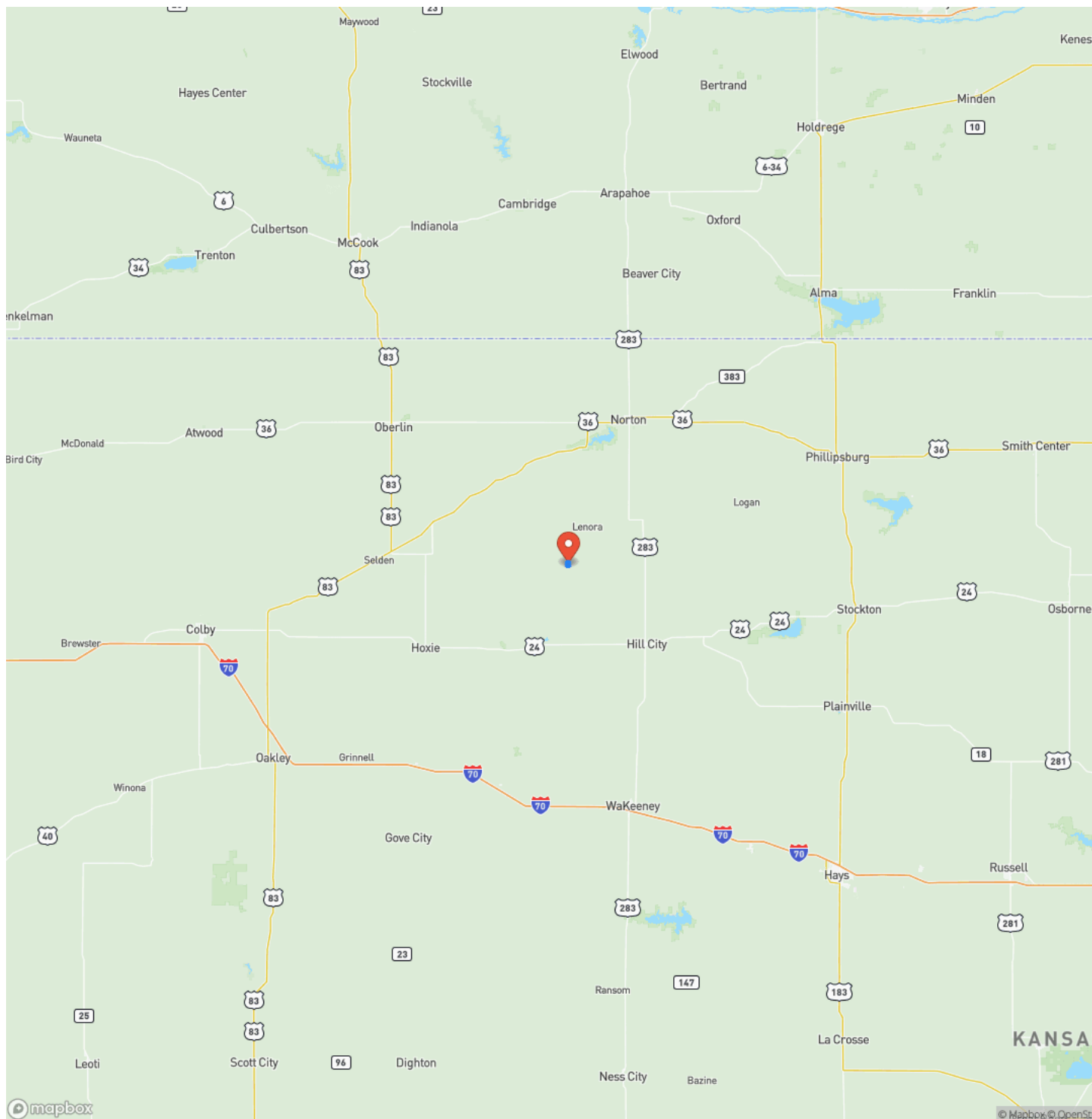
Jackson Hills Ranch
Lenora, KS / Graham County



Locator Map



Locator Map



Satellite Map



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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[illegible]

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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

