

Chapman Ranch 307 - Tract 1 of 3 - 15+ Years Of Deer
History, Tillable & Rangeland Acres In Sheridan County,
Kansas
E Road 130 S
Grainfield, KS 67737

\$936,350
307± Acres
Sheridan County



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Grainfield, KS / Sheridan County

SUMMARY

Address

E Road 130 S

City, State Zip

Grainfield, KS 67737

County

Sheridan County

Type

Farms, Recreational Land, Hunting Land, Ranches

Latitude / Longitude

39.16578 / -100.45663

Taxes (Annually)

1477

Acreage

307

Price

\$936,350

Property Website

<https://redcedarland.com/detail/chapman-ranch-307-tract-1-of-3-15-years-of-deer-history-tillable-rangeland-acres-in-sheridan-county-kansas-sheridan-kansas/87747/>



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PROPERTY DESCRIPTION

Chapman Ranch - Tract 1 of 3
307+/- Acres in Sheridan County, Kansas

15+ Years of Exceptional Mule Deer & Whitetail History

[Click Here!](#) To View The Chapman Ranch 313.8-Tract 2- "The Camp" (Neighbors Tract 1 To The West)

[Click Here!](#) To View The Chapman Ranch 315.1-Tract 3-

Property Description:

Situated in south central Sheridan County within the High Plains Region of northwest Kansas lies Tract 1 of the Chapman Ranch, offering over 15 years of proven mule deer and whitetail deer history. This property combines mature timber lining the Saline River, fertile tillable and pasture acres, and a well established track record of wildlife activity, making it an ideal income producing hunting property.

Cover & Habitat:

- **Mature Timber:** Cottonwood, Elm, Locust, and Cedar, providing excellent cover/habitat for deer and turkeys both.
- **Water Features:** The Saline River and Spring Brook Creek converge in the southwest corner, with the river flowing east to west, creating ideal travel corridors for wildlife.
- **Vegetation:** Thanks to a wet season, vegetation along the Saline River reaches 8-10 feet tall, creating dense cover.
- **Food Plots & Cropland:** An 11+/- acre alfalfa food plot located in the southeast corner along the Saline River. Currently, the northwestern part of the property features corn with deer trails indicating heavy usage along the field edges.
- **Water Sources:** Spring pools along Spring Brook Creek and the Saline River, plus two separate stock tanks—one near the river powered by utility fed electricity, another a solar powered well in the north central part of the property east of the cornfield.

Land Details:

- **Tillable Acres:**
 - 11+/- acre alfalfa food plot
 - 4.3+/- acres of wheat stubble at the entrance
 - Approximately 150+/- acres of high yielding corn (benefiting from recent wet season)
- **Rangeland:**
 - 114+/- acres of open rangeland, outlined with excellent barb wire fencing

Mineral Rights:

All mineral rights owned by the seller will transfer to the buyer upon closing.

Possession:

- The buyer will receive possession of the corn acres upon harvest of the current crop.
- Immediate possession of all other acres will be granted at closing.
- The seller is currently in a 1/3-2/3 crop share agreement with a tenant on all of the tillable acres.
- The seller is open to negotiations regarding the seller's 1/3 share if closing occurs before the harvest of the current crop.

Location & Access:



Located just a few miles north of I-70, offering quick access to regional towns and airports.

- **Nearest towns:**

- Oakley (about 20 miles west) – closest large town and airport
- Hays (about 65 miles east) – regional hub
- Goodland (about 75 miles west)
- Quinter (approximately 14 miles east) – hotel options available in both Quinter and Oakley

Showings are by appointment only. To schedule a private tour or for further questions, contact the listing agent:

Cody Crook

Phone: [620-617-7320](tel:620-617-7320)

Key Features:

- 15+ Years of Deer History
- Mature Timber & Thick Cover
- Saline River
- Spring Brook Creek
- Productive Tillable Acres
- Mule Deer & Whitetail
- Turkeys & Upland Game



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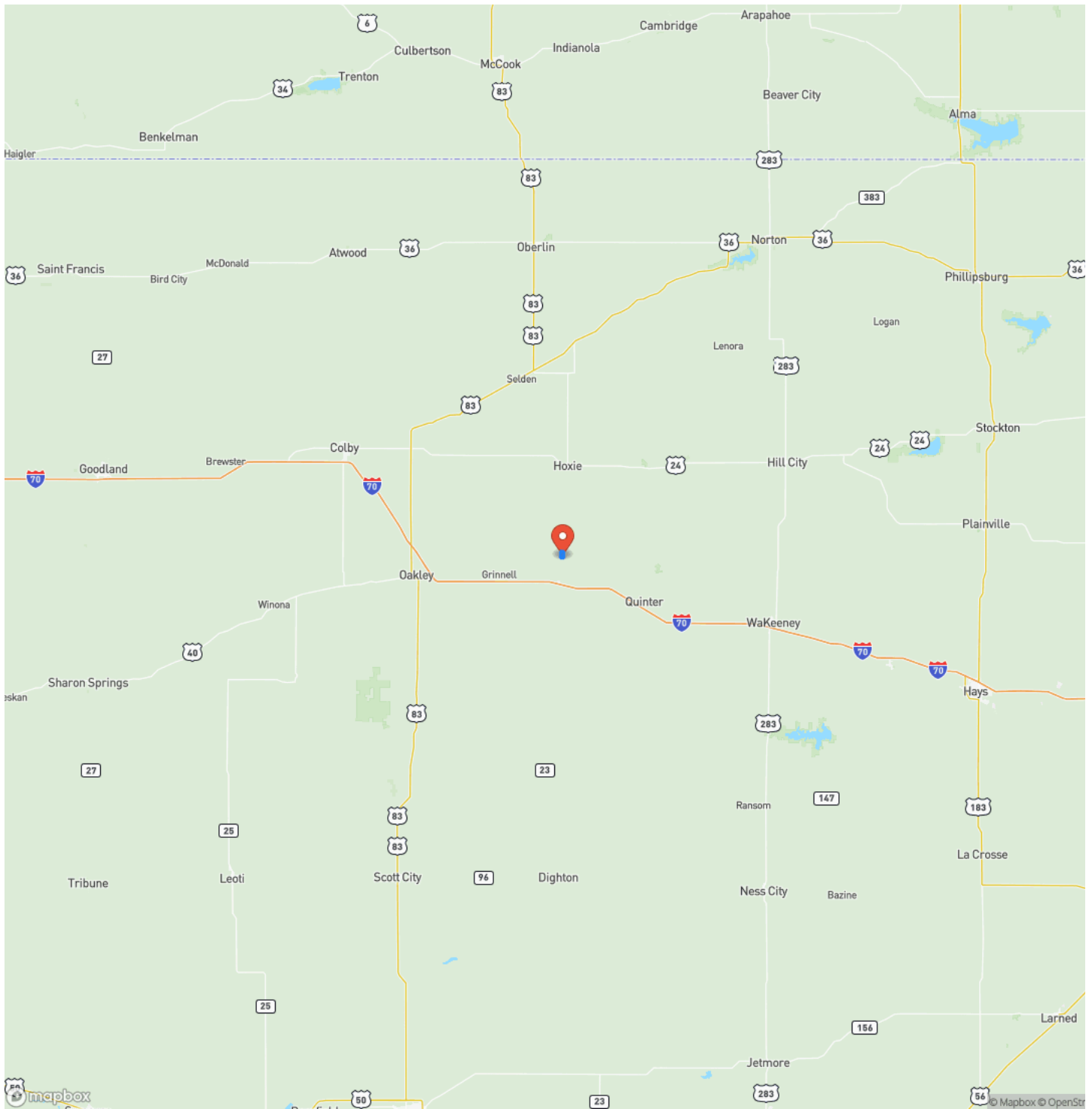


Locator Map



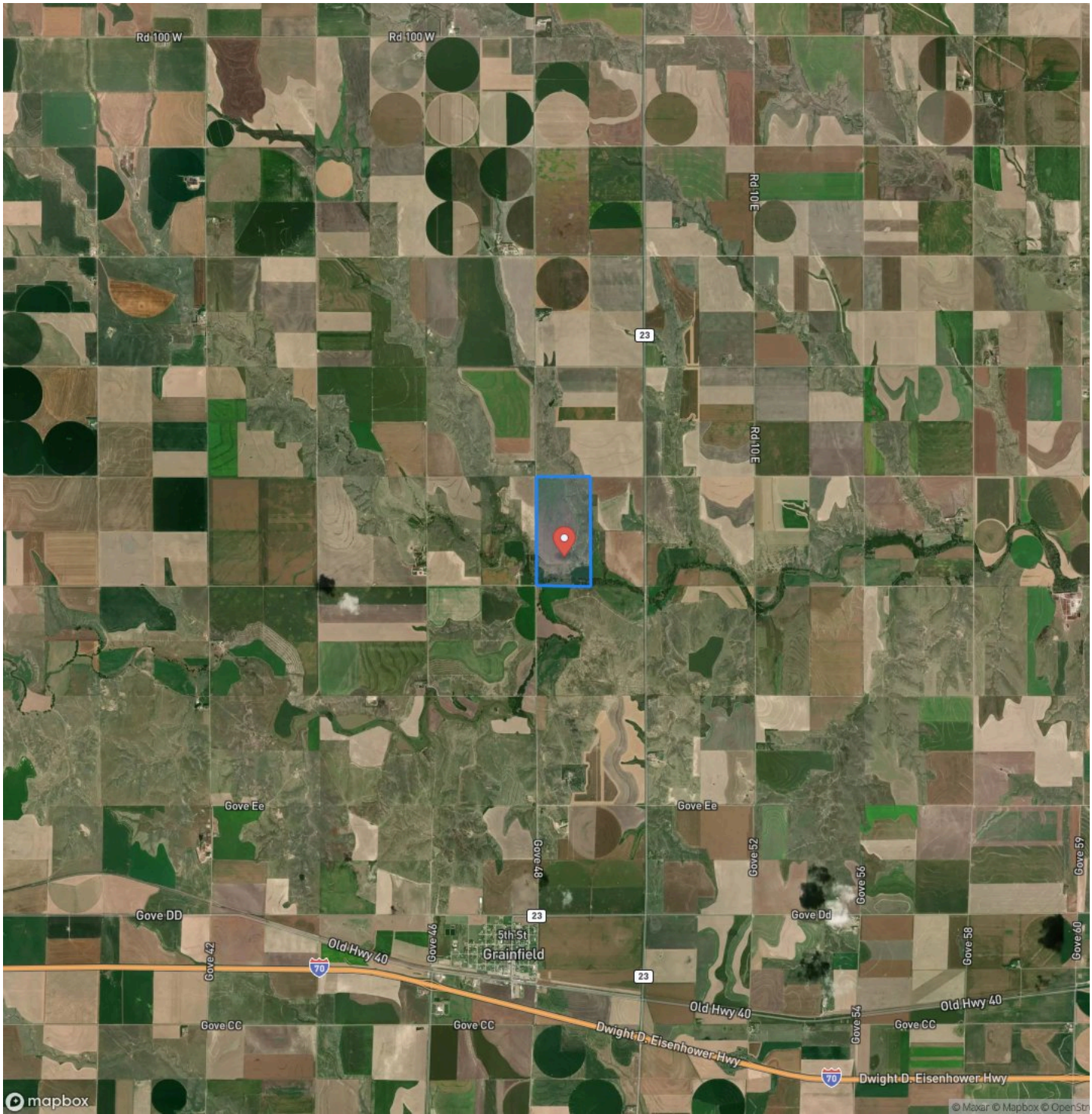
Locator Map





Satellite Map





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LISTING REPRESENTATIVE

For more information contact:



Representative

Cody Crook

Mobile

(620) 617-7320

Office

(620) 377-5022

Email

cody@redcedarland.com

Address

City / State / Zip

NOTES

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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.



redcedarland.com

DISCLAIMERS

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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.



Red Cedar Land Co.
2 NE 10th ave
Saint John, KS 67576
(620) 546-3746
redcedarland.com

