

Chapman Ranch 315.1 - Tract 3 of 3 - 15+ Years Of Deer
History, Tillable & Rangeland Acres In Sheridan County,
Kansas
E Road 150 S
Grainfield, KS 67737

\$708,975
315.100± Acres
Sheridan County



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Grainfield, KS / Sheridan County

SUMMARY

Address

E Road 150 S

City, State Zip

Grainfield, KS 67737

County

Sheridan County

Type

Hunting Land, Recreational Land, Ranches, Farms

Latitude / Longitude

39.14442 / -100.5073

Taxes (Annually)

804

Acreage

315.100

Price

\$708,975

Property Website

<https://redcedarland.com/detail/chapman-ranch-315-1-tract-3-of-3-15-years-of-deer-history-tillable-rangeland-acres-in-sheridan-county-kansas-sheridan-kansas/87756/>



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Grainfield, KS / Sheridan County

PROPERTY DESCRIPTION

Chapman Ranch — Tract 3 of 3

315.1+/- Acres Located in Sheridan County, Kansas

15+ Years of Proven Mule Deer & Whitetail Deer

[Click Here!](#) To View The Chapman Ranch 307-Tract 1-

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

Property Description:

Situated in south-central Sheridan County within the High Plains region of northwest Kansas, **Tract 3 of the Chapman Ranch** offers over 15 years of verified mule deer and whitetail deer history. This property features fertile tillable acres, productive rangeland, and a well-established wildlife habitat, making it an excellent income-producing hunting opportunity. The terrain provides varied topography, creating diverse hunting and viewing opportunities.

The landscape embodies everything typical of a true "western" hunting property with significant topography change, including rolling hills, deep draws, and bottom land fields. Surrounded by the Saline River, this property offers natural travel corridors, bedding areas, and prime habitat for deer and upland game, giving it that authentic big country feel.

Cover & Habitat:

- **Water Features:** The Saline River with numerous spring pools historically holding water, meanders throughout the eastern half of the tract, providing reliable water sources and natural travel routes for wildlife.
- **Vegetation:** Thanks to recent rains, dense native grasses and vegetation along the Saline River reach 4-6 feet, creating thick cover. Deep cutouts and draws throughout the property add additional cover and travel corridors for deer. Most of the eastern half of the property is covered with tall native grasses and sunflower species, providing ideal bedding and travel cover for mature deer.
- **Topography:** Significant topographical variation, including rolling hills and deep draws, offers diverse hunting opportunities and natural funnels that attract and hold wildlife.
- **Food & Cropland:** The two bottomland agricultural fields serve as ideal food sources and staging areas for deer. With highly secluded crops nestled along the Saline River, these provide deer with a safe haven for traveling and feeding.

Land & Water Details:

- **Tillable Acres:**
 - 32.2+/- acres of Milo/Sorghum (farmed into the bend of the Saline River)
 - 20.2+/- acres of Alfalfa (located south and east of the Saline River)
- **Rangeland & Western Terrain:**
 - 262.7+/- acres outlined with top-quality barb wire fencing
- **Water Sources:**
 - The Saline River with numerous spring pools, historically holding water, meandering throughout the eastern half of the tract



Mineral Rights:

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

Possession:

- The buyer will receive possession of the sorghum 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, providing quick access to regional towns and airports.

- **Nearest Towns:**
 - Oakley (~20 miles west) — closest large town and airport
 - Hays (~65 miles east) — regional hub
 - Goodland (~75 miles west)
 - Quinter (~14 miles east) — hotel options in 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 & Wildlife
- Top-Quality Cover & Habitat
- Secluded & "Big Country" Atmosphere
- Significant Topography & Bottom Land
- Saline River System
- Productive Tillable Acres
- Mule Deer & Whitetail
- Upland Game

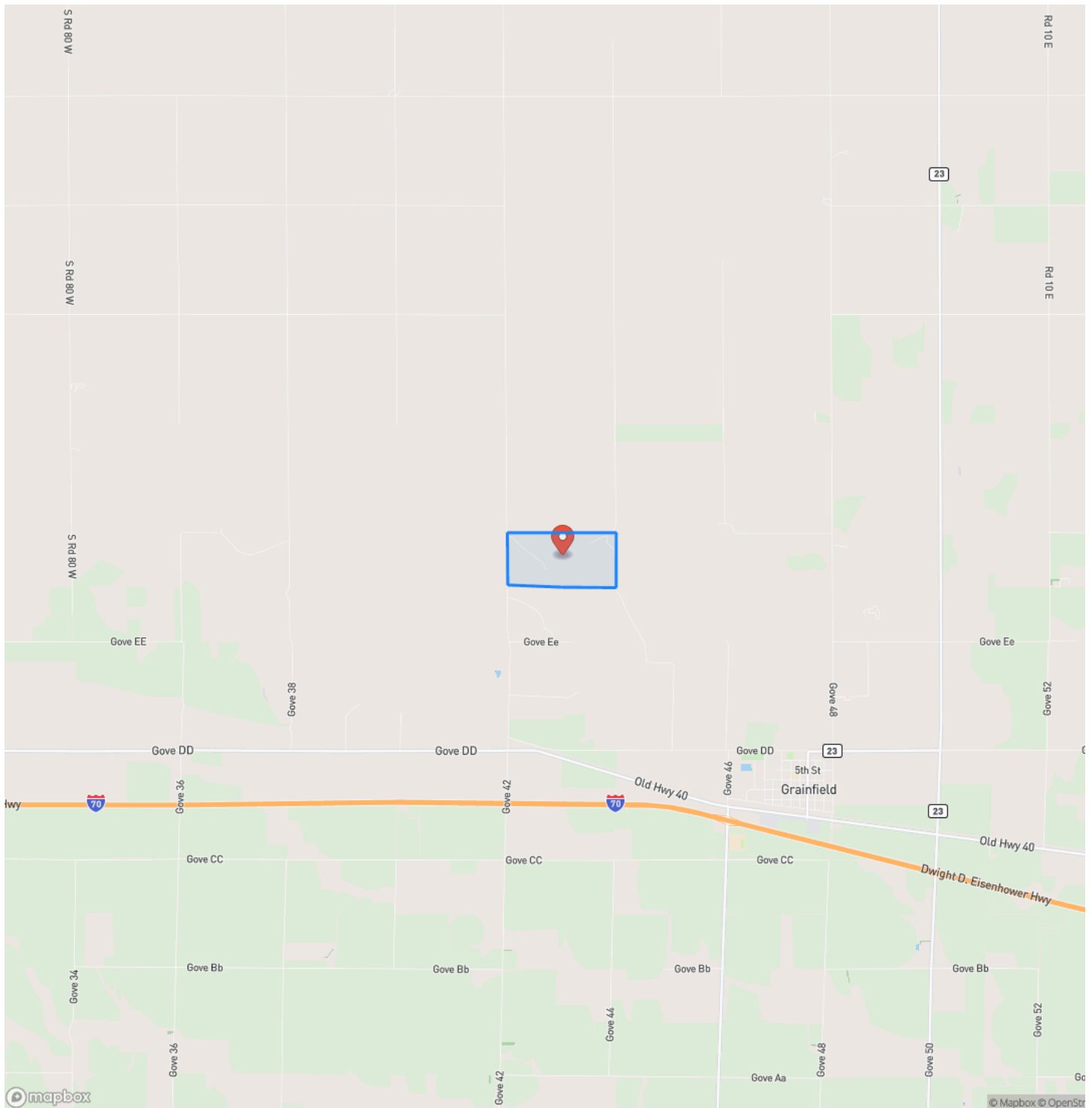


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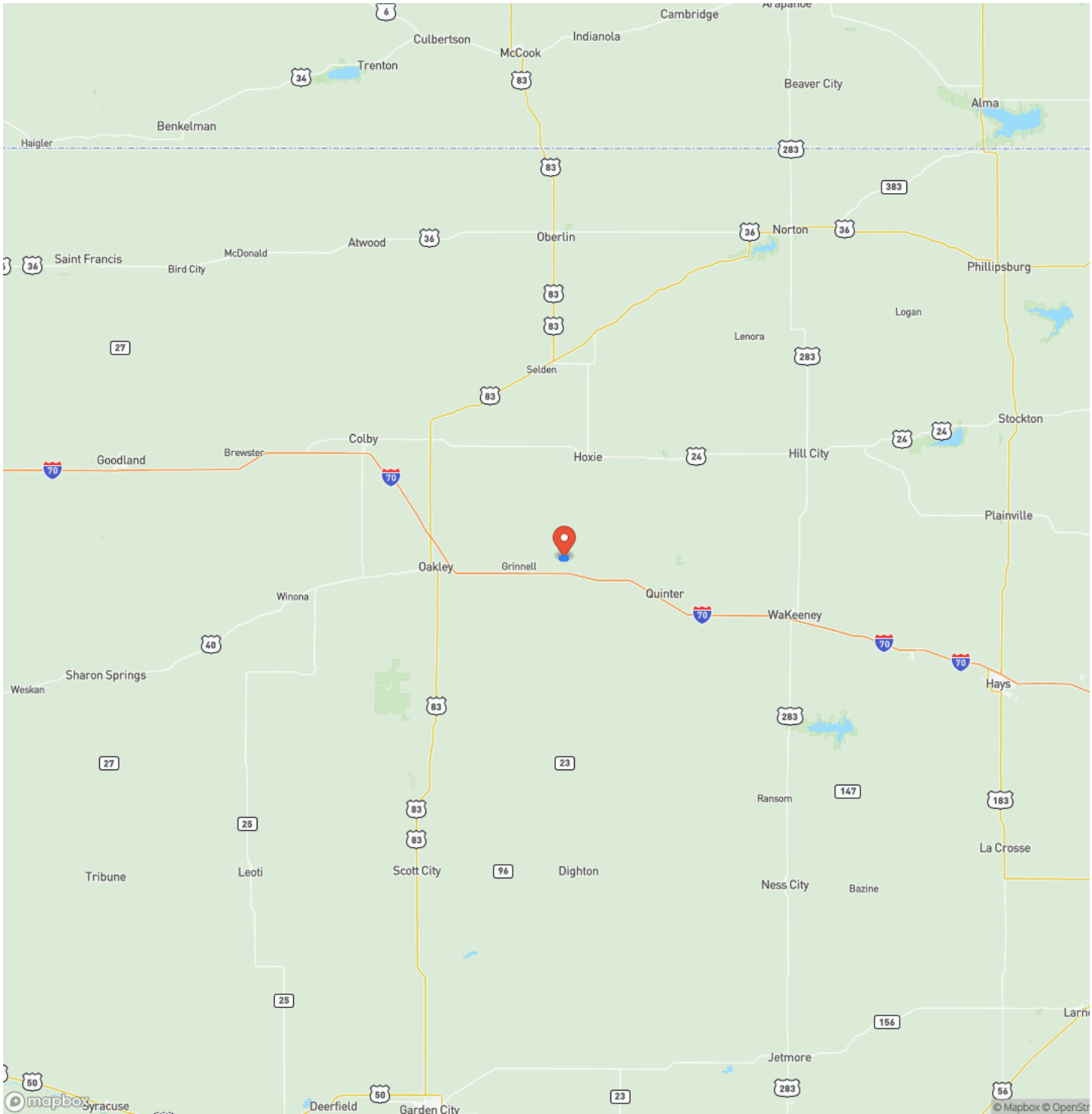
Locator Map





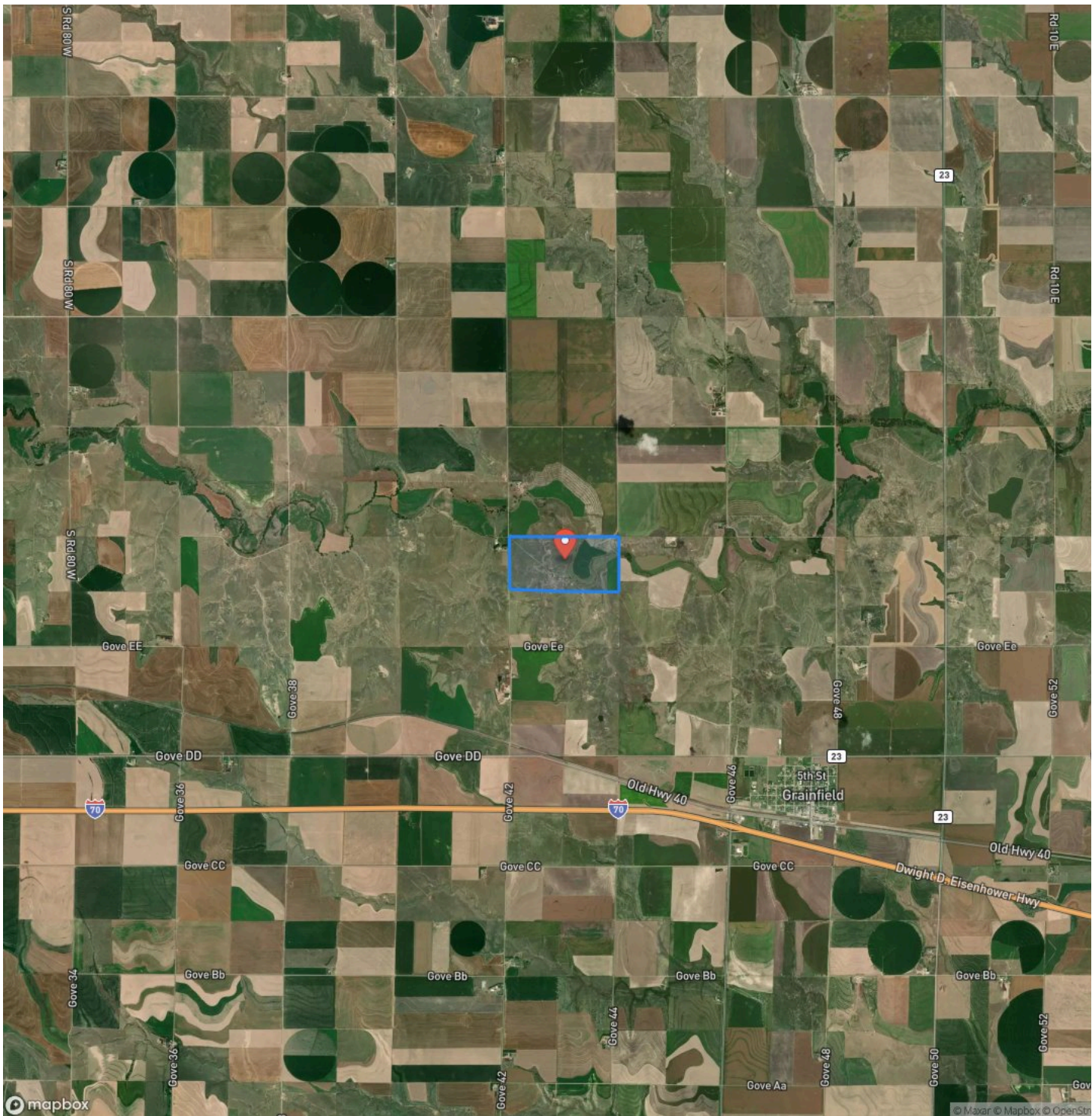
Locator Map





Satellite Map





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Grainfield, KS / Sheridan County

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 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.



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.



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