

Chikaskia River Ranch
1807 K-42
Spivey, KS 67142

\$2,236,150
638.9± Acres
Kingman County



**Chikaskia River Ranch
Spivey, KS / Kingman County**

SUMMARY

Address

1807 K-42

City, State Zip

Spivey, KS 67142

County

Kingman County

Type

Hunting Land, Ranches, Recreational Land, Riverfront

Latitude / Longitude

37.4499 / -98.1453

Acreage

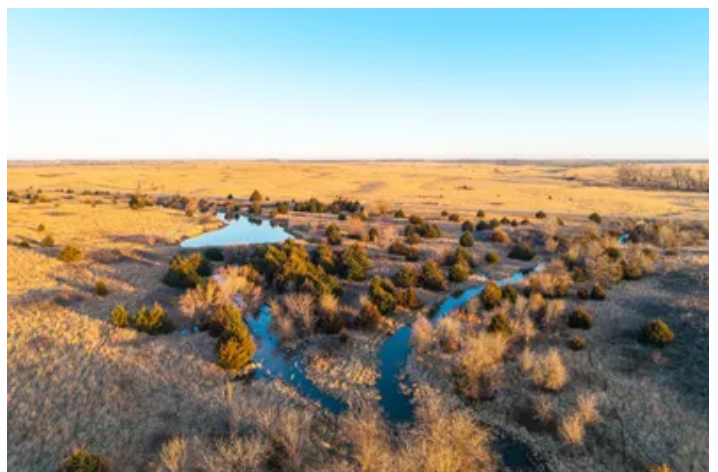
638.9

Price

\$2,236,150

Property Website

<https://arrowheadlandcompany.com/property/chikaskia-river-ranch/kingman/kansas/100805/>



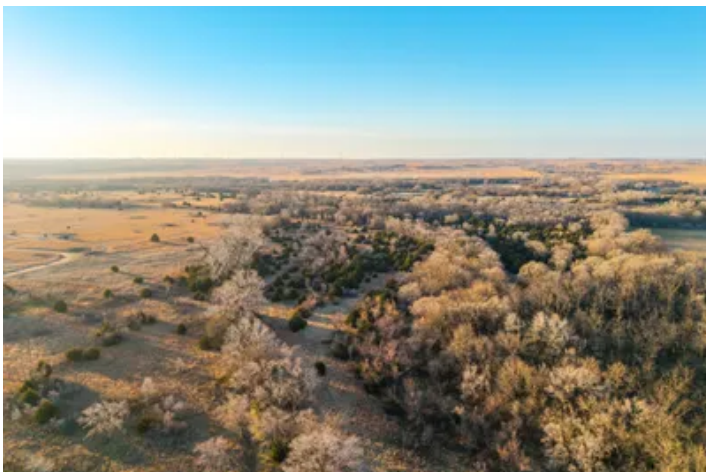
Chikaskia River Ranch Spivey, KS / Kingman County

PROPERTY DESCRIPTION

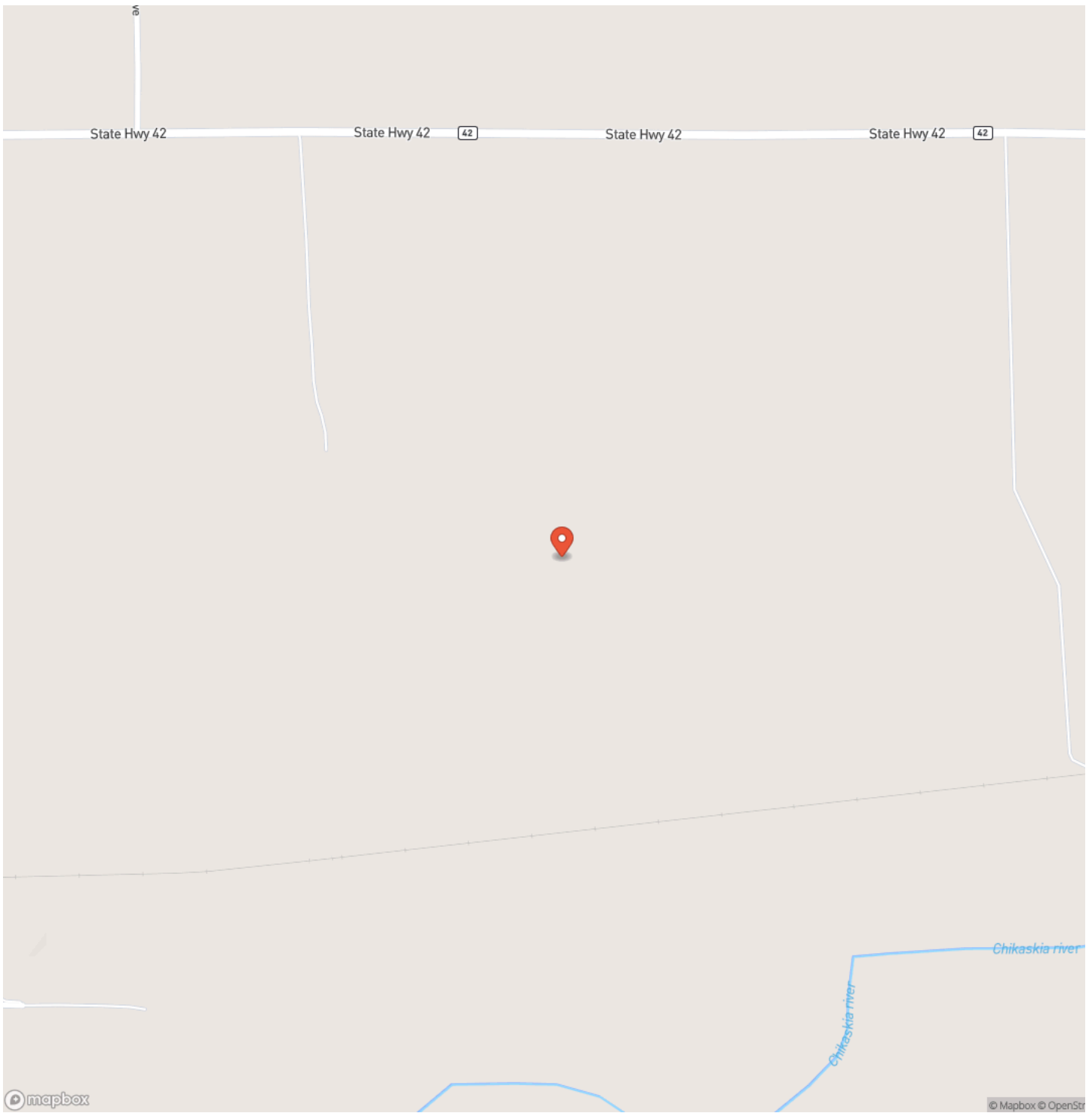
PRICE REDUCED!! Spanning an impressive 638.9 +/- acres in Kingman County, Kansas, this property offers a rare combination of productive ranch ground and excellent wildlife habitat. The property is located approximately 55+/- minutes WSW of Wichita. It is also just 17+/- minutes south of Kingman. This location provides the quiet and privacy of rural Kansas while still being within a comfortable drive of town. The Chikaskia River bends through the southeast corner of the property which is a natural travel corridor for wildlife and provides a consistent water source. Two additional tributary creeks run through the property as well. One creek is located on the west side and the other runs through the east side. On top of that, there are six ponds scattered across the ranch. These ponds provide water for livestock and also attract wildlife throughout the year! The Chikaskia River Ranch offers outstanding hunting opportunities! The mix of tall native grasses, scattered blocks of mature timber, and cedar thickets creates excellent habitat. Whitetail deer thrive in this type of cover and use the area regularly, and turkey numbers are strong in the area! Multiple gobblers were heard one morning while recently on the property! Ducks make use of both the river and the ponds during the season. Quail and dove also benefit from the native grasses and cedar cover. In addition to hunting, several of the ponds hold fish which provides additional recreational opportunities! When it comes to running cattle, the property is fenced and ready to be used instantly! A corral is located near the barn and the old farmhouse providing you the improvements and potential to make this a working ranch. The house on the property would make a great fixer upper and with some work, it could become a hunting lodge, weekend retreat, or ranch headquarters. There are also multiple producing oil wells located on the property. All of the seller's mineral rights will convey with the sale. This provides additional income potential and long term value! Large tracts with this much water, wildlife habitat, and income potential are not easy to find in Kingman County! The Chikaskia River Ranch offers a strong combination of ranching, recreation, and investment value! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jacob Lemons at [\(620\) 501-3688](tel:6205013688).

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.

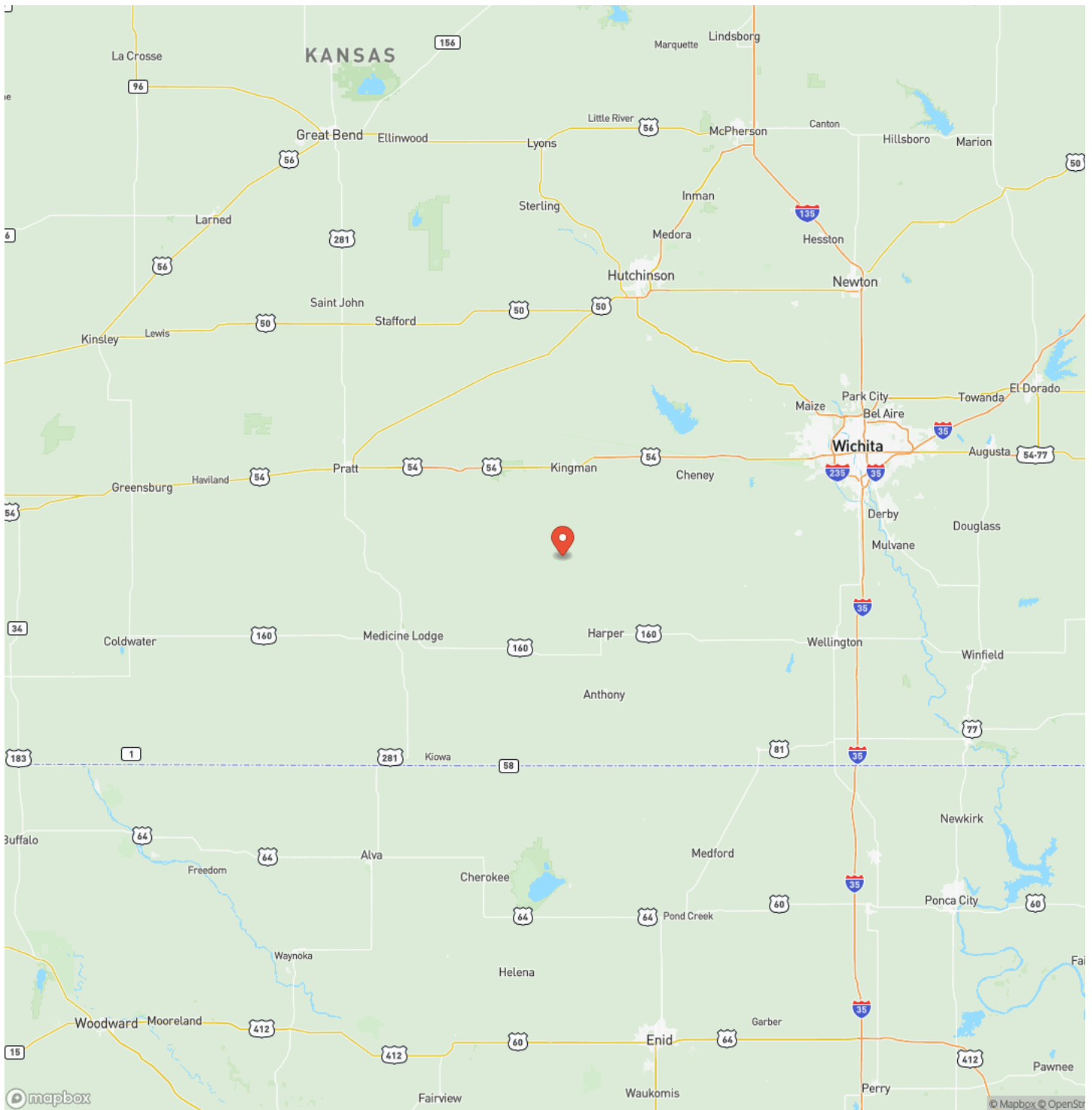
**Chikaskia River Ranch
Spivey, KS / Kingman County**



Locator Map



Locator Map



Satellite Map



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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