

Little Bear Creek Ranch
TBD Dog Creek Road
Lake City, KS 67071

\$1,800,000
668± Acres
Barber County



Little Bear Creek Ranch
Lake City, KS / Barber County

SUMMARY

Address

TBD Dog Creek Road

City, State Zip

Lake City, KS 67071

County

Barber County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

37.31076 / -98.77722

Acreage

668

Price

\$1,800,000

Property Website

<https://redcedarland.com/detail/little-bear-creek-ranch-barber-kansas/77663/>



Little Bear Creek Ranch Lake City, KS / Barber County

PROPERTY DESCRIPTION

Description

Little Bear Creek Ranch, Lake City, Kansas

668+/- acre deer management unit 16 whitetail hunting ranch, Barber County, KS.

Driving Directions: From the 281 highway and 160 highway junction in Medicine Lodge travel west on 160 highway for 13 miles to Lake City Road. Travel north on Lake City Road approximately 2 miles to Dog Creek Road. Travel east on Dog Creek Road approximately 2.5 miles. The property is on the south side of the road.

Legal Description: S36, T31, R14, Ne4 and S31, T31, R13, W2 and S06, T32, R13, N2 Nw4 & N2 S2 Nw4 and S01, T32, R14, E2 Ne4 –
Acreage is based off actual fenced boundary

Property Description: Kansas Deer Management Unit 16 is well known for two things, Boone and Crocket Whitetails and huge ranches that serve as sanctuaries to aid bucks growing old and large. The Little Bear Creek Ranch is a premium Whitetail hunting property surrounded by even larger ranches. This diverse ranch includes tillable farmland that provides a year-round food source for deer, a live creek that flows even during extreme drought, two rainwater catch ponds, food plots, and the seclusion of huge canyons that provide safe haven and bedding for bucks to mature into true trophies.

This is a turnkey deer hunting property that includes three blinds and 6 feeders set up and ready to hunt. Additionally, there is a New Holland TC40DA tractor and a new high cube 40' container to securely store equipment including the tractor. The Kansas State University Mesonet weather station for Barber County is located on the property providing both instant weather and historical weather for the property.

Don't miss this opportunity to own a piece of famed Kansas Gypsum Hill country whitetail hunting!

Located 15 miles NW of Medicine Lodge, KS; 105 miles from Wichita, KS; 200 miles NNW of Oklahoma City, OK; 285 miles SW of Kansas City, KS; 410 miles NNW of Dallas, TX.

Personal Property:

New Holland TC40DA with loader, runs good, no leaks, seller makes no warranty or guarantee, sold as-is

6 feeders

3 blinds

40' High Cube Container

Minerals: Not included

Key Features:

Turnkey Whitetail Hunting Property

Deer Management Unit #16

Food Plots

Excellent Whitetail / Quail / Varmint Hunting

Live Water



65+/- Acres Tillable

Secluded

Three Blinds and 6 Deer Feeders Included

40 hp New Holland Tractor Included

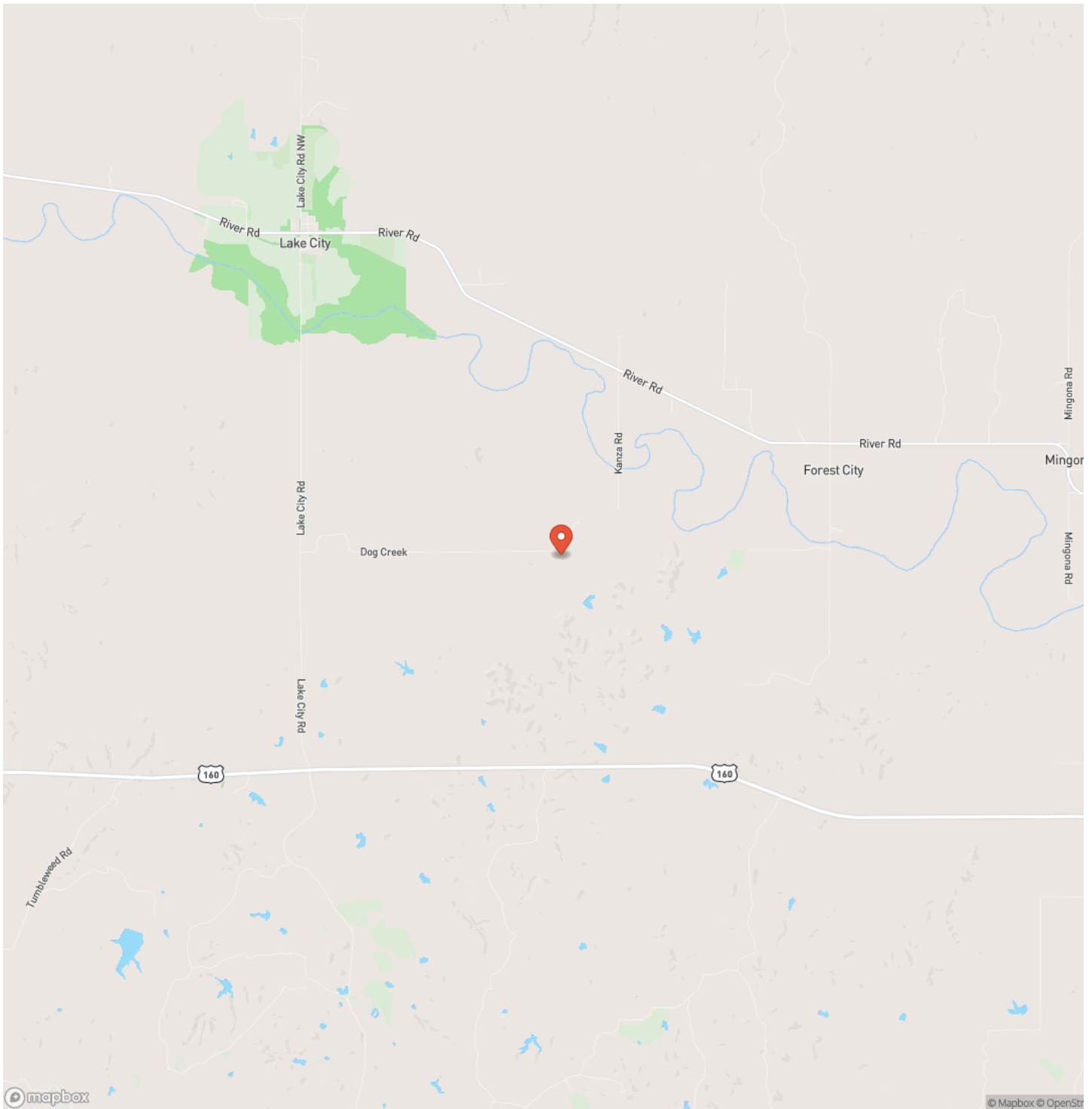
Secure Equipment Storage



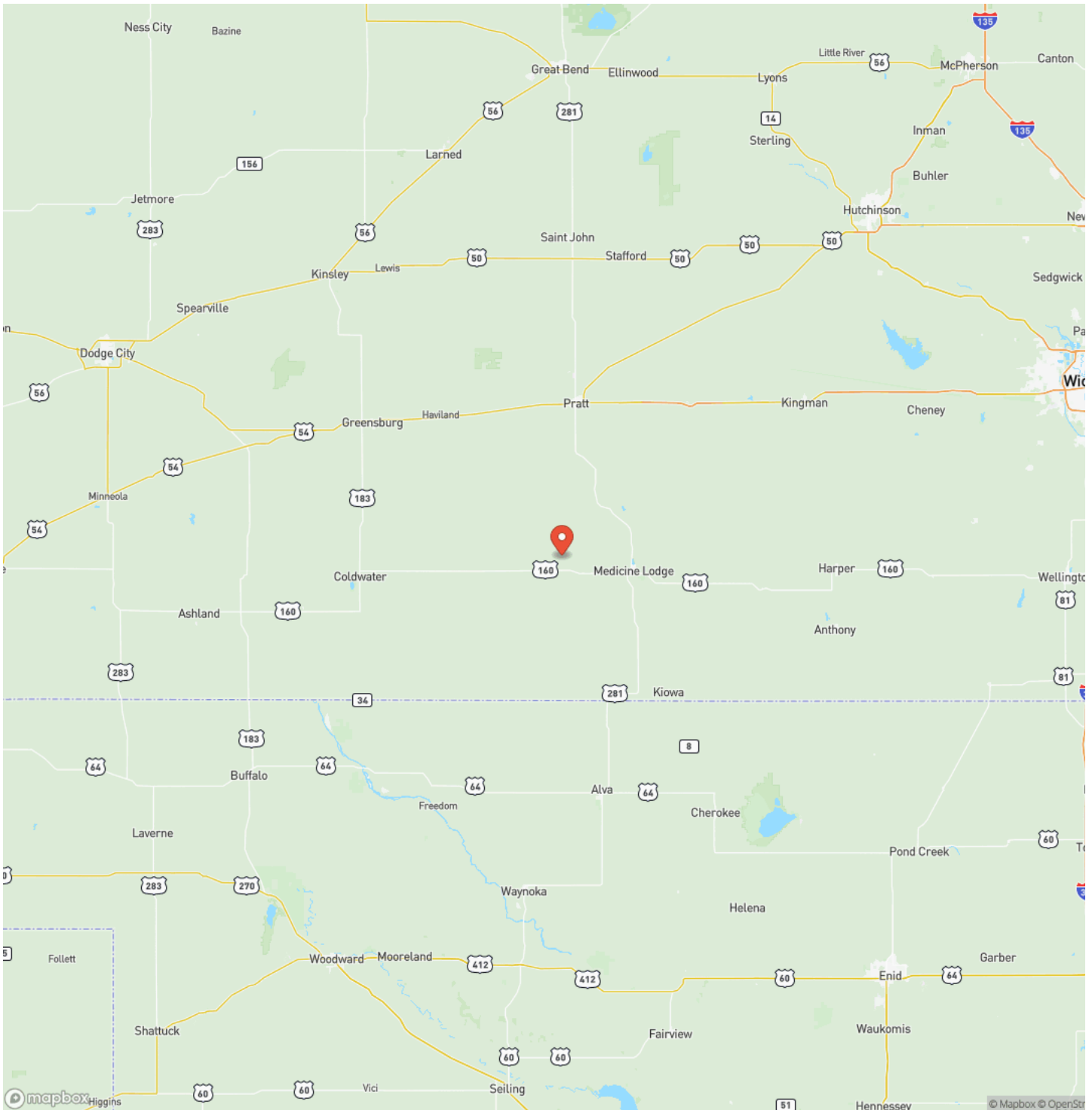
Little Bear Creek Ranch
Lake City, KS / Barber County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Dan Melson

Mobile

(785) 979-3402

Email

dan@redcedarland.com

Address

City / State / Zip

NOTES

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This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal grey lines across its entire width, providing a template for writing or drawing. The margins are consistent on all sides.



redcedarland.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.



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