

Investor-Hunter Haven on the Smoky Hill River Corridor
0000 Avenue P
Ellsworth, KS 67439

287.400± Acres
Ellsworth County



Investor-Hunter Haven on the Smoky Hill River Corridor Ellsworth, KS / Ellsworth County

SUMMARY

Address

0000 Avenue P

City, State Zip

Ellsworth, KS 67439

County

Ellsworth County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

38.655156 / -98.142714

Taxes (Annually)

2152

Acreage

287.400

Property Website

<https://redcedarland.com/detail/investor-hunter-haven-on-the-smoky-hill-river-corridor-ellsworth-kansas/61381/>



Investor-Hunter Haven on the Smoky Hill River Corridor Ellsworth, KS / Ellsworth County

PROPERTY DESCRIPTION

Online Auction: 287.4 +/- Acres of Prime Hunting, Ranching, and Recreational Property in Ellsworth County, KS

Online Bidding Period:

- **Opens:** Monday, November 10th, 2025
- **Closes:** Monday, November 17th, 2025, at 7:00 PM CST

To register and bid online [Click Here!](#)

Description:

Nestled in the heart of Ellsworth County, Kansas, this approximately 288-acre tract offers a unique blend of premium hunting opportunities, productive ranching potential, and access to abundant recreational activities. Located just minutes from the Smoky Hill River and Kanopolis Lake, this property provides the ideal setting for those seeking a versatile and rewarding land investment.

Property Features:

- **Diverse Habitat for Wildlife:** A thick timber draw runs through the center of the property, featuring cottonwoods, hedge, walnut, bur oak, and elm. Skunk Creek, a seasonal sand-bottom creek, meanders through the land, providing natural water sources for wildlife. The area supports a variety of species, including whitetail deer, turkey, bobwhite quail, dove, and waterfowl.
- **Turnkey Hunting Infrastructure:** The property is equipped with two Banks tower blinds, two 2,000 lb gravity feeders, tree stands, and a concealed fall food plot location, making it ready for immediate hunting use.
- **Water Features:** Multiple ponds enhance the property's appeal—3 smaller holding ponds and a larger, three-acre pond in the southern half of the pasture. The larger pond is stocked with bass, bluegill, and catfish, providing year-round fishing opportunities.
- **Agricultural Potential:** Approximately 6 acres of tillable land featuring Class 2 Wells loam soil offer opportunities for crop production. The remainder of the property consists of Class 2 Wells loam and Tobin silt loam, Class 3 Harney-Wells complex, and Wells loam, with a small amount of Class 6 Edalgo-Hedville loams. Native grass pasture with good fencing and two ponds for water support grazing.
- **Recreational Access:** The property is situated just minutes from the Smoky Hill River, known for some of the best public hunting in the state, leading up to Kanopolis Lake. Only 3 miles from the Kanopolis Wildlife Area, offering additional hunting, fishing, and outdoor activities. Less than three miles from Kanopolis Wildlife Area (4,180 acres of public cross-park terrain) and Adjacent to over 15,000 acres of Corps-managed land along the Smoky Hill River
- **Natural Gas Income:** Two helium wells unitized in the section provide approximately \$2,750 in annual royalties, offering a passive income stream.
- **Mineral Rights:** What mineral rights the sellers own shall transfer to the buyer.

Ideal for:

- **Trophy Whitetail Hunters:** Proven history of producing Boone & Crockett caliber whitetails in the area, supported by trail camera evidence.
- **Ranchers and Investors:** Opportunities for grazing, hay production, and crop cultivation, combined with passive income from natural gas royalties.



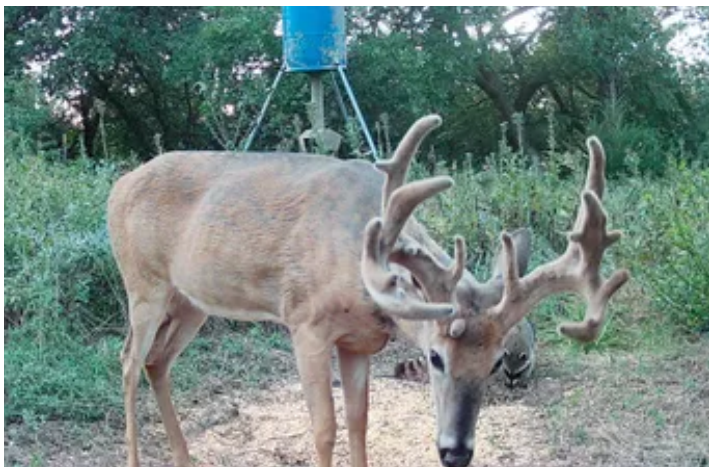
- **Outdoor Enthusiasts:** Proximity to Kanopolis Lake and the Smoky Hill River offers boating, fishing, hiking, and wildlife viewing opportunities.

This property represents a rare opportunity to own a versatile piece of land that caters to hunters, ranchers, and recreational enthusiasts alike. Whether you're looking to establish a hunting lodge, expand your agricultural operations, or enjoy the natural beauty of Kansas, this tract offers endless possibilities.

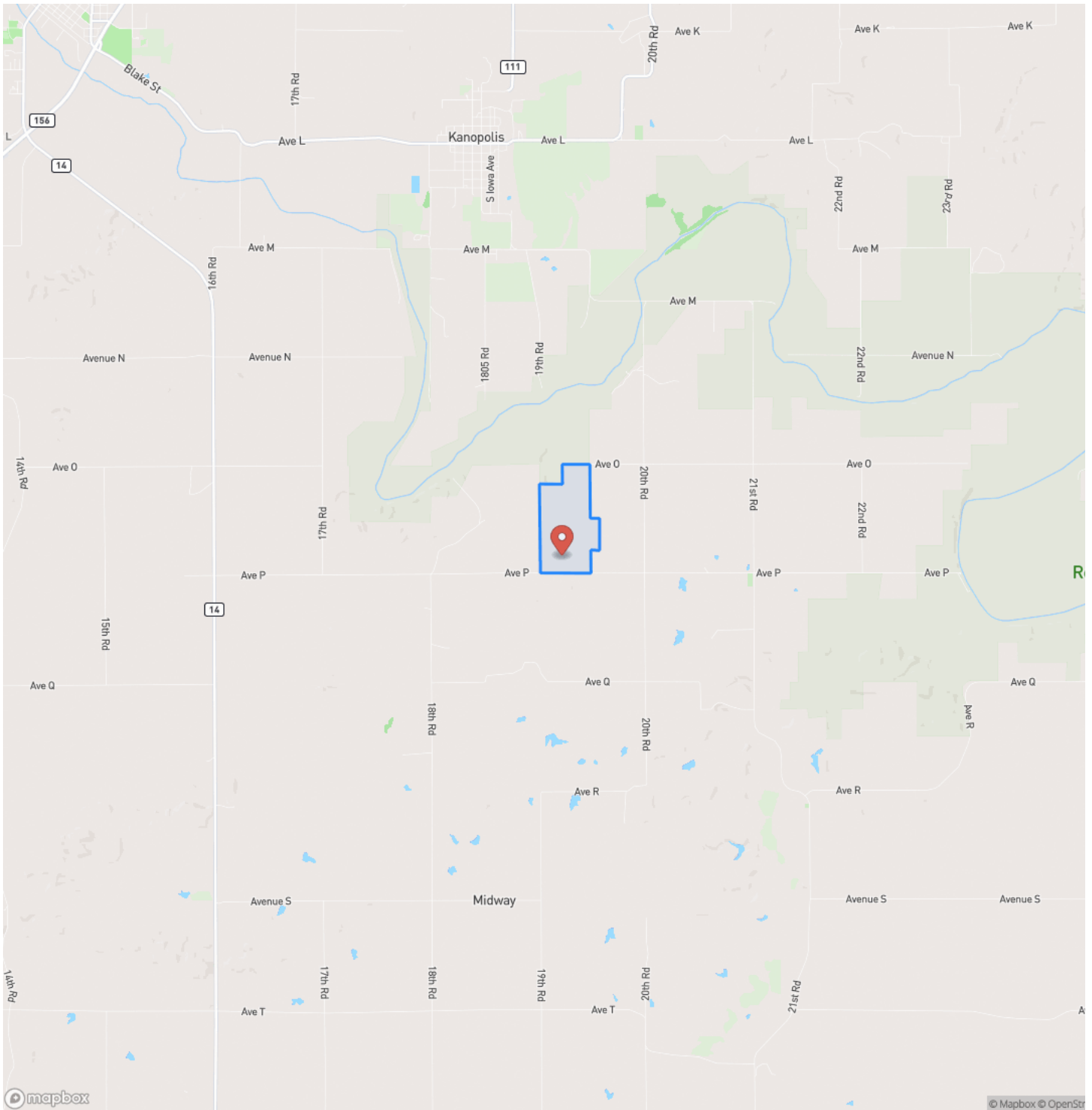
No buyer's premium. Bidding will be by the acre, final bid multiplied by the total acres will determine the final contract price. Bidders must be pre-approved with their lender, if applicable, prior to registering. Registered bidders will be contacted by the auction company for proof of funds/pre-approval. 10% earnest money deposit due the day of the sale. Closing shall be with Security 1st Title on or before 30 days from the auction date. Taxes shall be prorated to the date of closing. Title insurance and closing costs shall be split 50/50 between the buyer and the seller. All real estate shall be sold in its present "as is/where is" condition without any implied warranties or guarantees from the seller or Red Cedar Land Co. LLC. All inspections and verifications should be handled by the bidders prior to auction. All real estate is selling subject to any leases, roadways, easements, restrictions, and right of ways. Real estate is not selling subject to any inspections or bank approvals. What mineral rights the sellers own shall transfer to the buyer. All boundary lines, fencing lines, and acreages are approximate and not guaranteed. Sellers have selected to have online bidding only. Bidders use the online bidding platform at bidder's sole risk. Red Cedar Land Co. LLC is not liable for any interruptions, unavailability, delays, or failure in the online bidding platform including errors or omissions related to the submission or acceptance of online bids. Red Cedar Land Co. LLC has the authority to establish all online bidding increments, and has the right to refuse, reject, or disqualify and bidders who are believed to be fraudulent, illegitimate, not competent, or in violation of any terms and conditions. Red Cedar Land Co. LLC has the right to extend, pause, or delay the auction with sellers discretion. The lot will have a "soft close" meaning that if a bid is placed within the last 3 minutes, the bidding will extend another 3 minutes until no more bids are placed. All property information is believed to be accurate; however Red Cedar Land Co. LLC is not liable for its accuracy. Red Cedar Land Co. LLC is acting as a seller's agent. The land is selling subject to seller's confirmation of price. If the buyer defaults on the purchase the earnest money shall be non-refundable, unless further agreed upon by the sellers. Any announcements made the day of the sale shall take precedence over any other advertised material or verbal communication. Buyer will receive immediate possession upon deposit of non refundable earnest money to access the property with no liability held to the sellers for any accidents while on the property. Buyers to pay half of the mineral search if desired. Final closing with Security 1st Title shall occur no earlier than November 26, 2025.



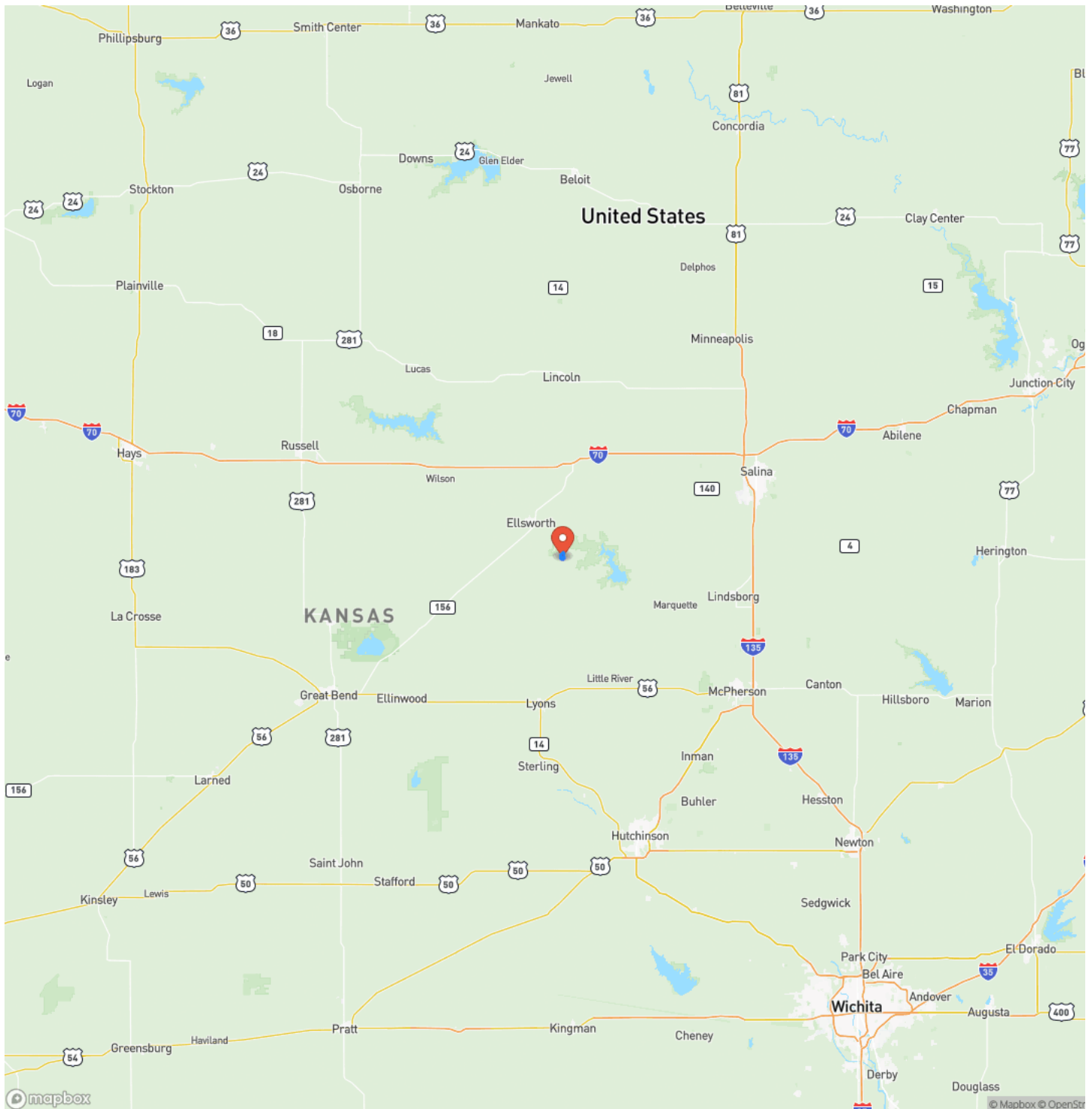
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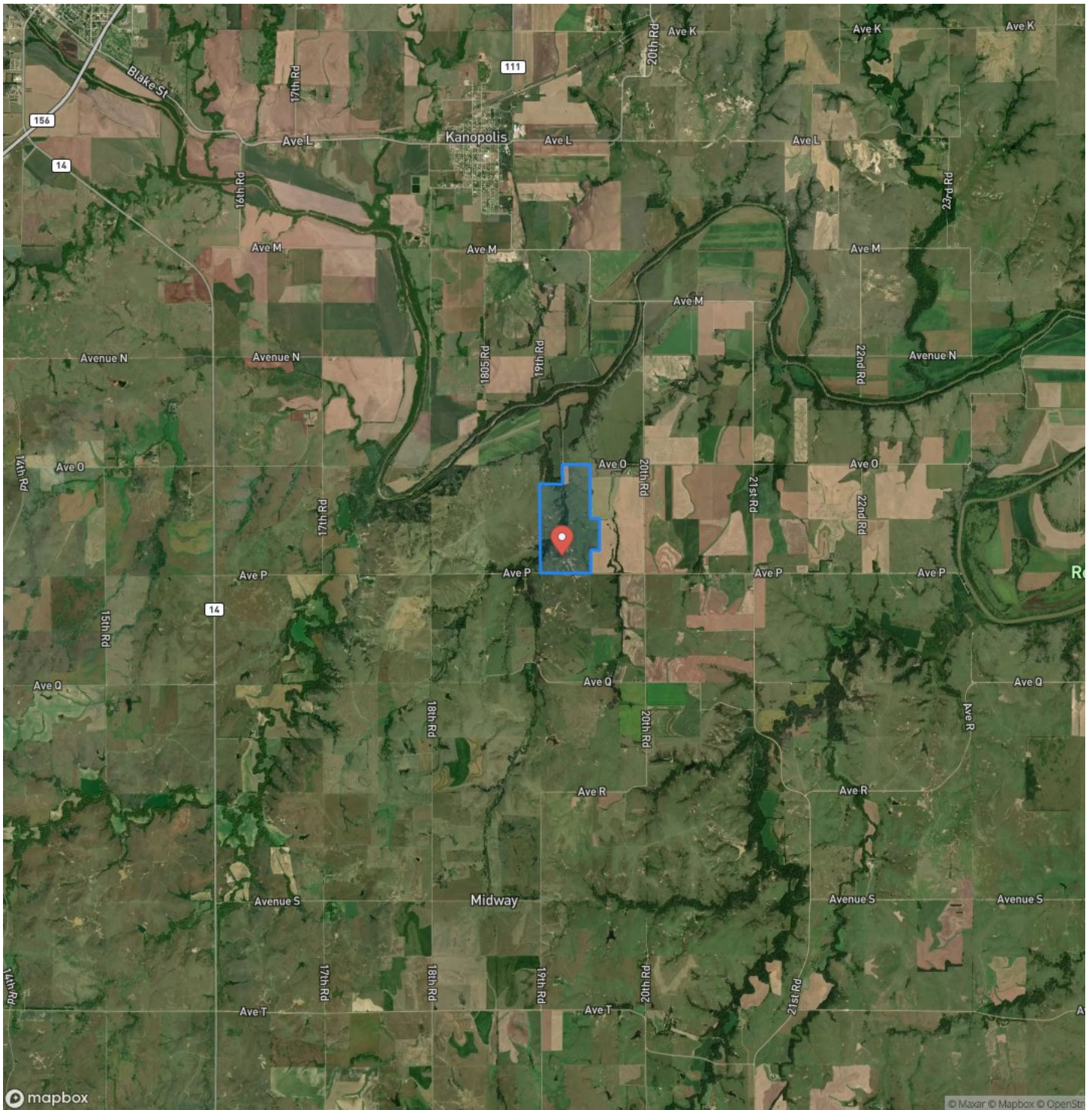
Locator Map



Locator Map



Satellite Map



Investor-Hunter Haven on the Smoky Hill River Corridor Ellsworth, KS / Ellsworth County

LISTING REPRESENTATIVE

For more information contact:



Representative

Dustin Lutt

Mobile

(785) 577-7377

Email

dustin@redcedarland.com

Address

City / State / Zip

NOTES

[illegible]

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.



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