

**2,596.5+/- Acres of Irrigated, Arkansas
River, and Excellent Hunting in Hamilton
Co, Kansas
Coolidge, KS 67836**

\$3,800,000
2,596.500 +/- acres
Hamilton County



2,596.5+/- Acres of Irrigated, Arkansas River, and Excellent Hunting in Hamilton Co, Kansas Coolidge, KS / Hamilton County

SUMMARY

City, State Zip

Coolidge, KS 67836

County

Hamilton County

Type

Farms, Ranches, Hunting Land, Recreational Land

Latitude / Longitude

38.013341 / -101.952623

Acreage

2,596.500

Price

\$3,800,000

Property Website

<https://redcedarland.com/detail/2-596-5-acres-of-irrigated-arkansas-river-and-excellent-hunting-in-hamilton-co-kansas-hamilton-kansas/7438>



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PROPERTY DESCRIPTION

2,596.5+/- Acres Just Listed - Turn Key Western Kansas Ranch

Only \$1,464 per acre!

ELK, TROPHY MULE DEER, TROPHY WHITETAIL, SCALED QUAIL, CATTLE FACILITIES, 5 IRRIGATED PIVOTS, MULTIPLE SANDPITS, AND 4+/- MILES OF THE ARKANSAS RIVER!

Located between Syracuse and Coolidge on the Arkansas River in Hamilton County, Ks. This farm has everything to offer for the avid outdoorsmen, rancher, and farmer.

The word ELK is something you don't see or even hear of very often in the state of Kansas. This farm has had its very own elk herd for 5+ years, and believe it or not, you can actually hunt elk in Kansas. The elk love the habitat this ranch has. There is a large amount of cover including thick salt cedar's, cotton wood trees, sage brush, and cover / food in the irrigated cropland next to the Arkansas River.

All of this cover, food, and water hosts more than just elk. The sizes of the mule deer and whitetail bucks are world class! The whitetail flourish on this farm with all the thick cover, food, and water. With the Arkansas River winding miles through the property it creates hundreds of travel corridors and pinch points for the whitetail deer. The mule deer have plenty of cover in the 930+/- acres of sand hills just south of river road. The rolling terrain, thick sage brush, and tall sand hills butted up next to irrigated crop land is perfect habitat for large mule deer bucks.

If the Elk, Whitetail, and Mule Deer aren't enough hunting for you this farm also offers top notch Waterfowl Hunting, Thousands of Turkeys, and holds multiple coveys of Scaled / Blue Quail. There is over 36+/- acres of sand pits and ponds that stretch along the property. The larger sandpits hold high numbers of ducks and geese year-round, and have been known for great fishing as well. The large groves of cotton wood trees next to the irrigated crop pivots make for prime roosting areas for the Rio Grande Turkeys.

INCOME: On the income side of things, the ranch has 5 irrigated pivots scattered throughout the property, and also has its own cattle facilities. The irrigated crop land is great not only for income, but provides excellent cover / food for the large amounts of wildlife. The cattle facility has 11 pens with water, an arena, hydrants, water wells, sorting alleys, an office head quarter building, a boat house, and other lean-to shops. This facility can hold up to 800 head of cattle. Another rarity is the ranch has excellent fences and gates throughout the farm.



WHY THIS FARM IS UNIQUE: This area of the state has large acre land owners. With large amounts of acres there are only so many hunters per square mile. With little hunting pressure, cover, food, and water you can see why this create one of the rarest opportunities in the world for a buyer! There is literally no other farm in the state of Kansas that has what this farm has to offer.

Property Highlights:

Trophy Elk, Mule Deer, Whitetail, Scaled Quail, Stocked Sand Pits, Waterfowl, Turkey

4 Miles of the Arkansas River

Multiple Sandpits

5 Irrigated Pivots

Cattle Facilities

Boat House

Excellent Fences

4 hours to Denver, Colorado

1 hour from Garden City, Kansas

Syracuse Airport

Little Hunting Pressure

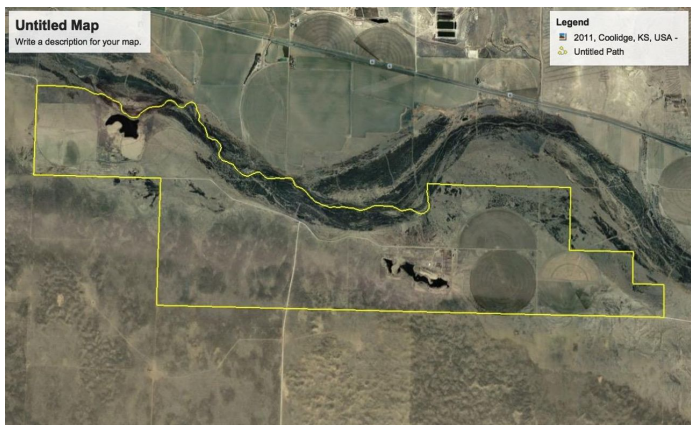
PRIVATE TOURS ONLY

Irrigation equipment, water well details, taxes, personal property list, and crop cash rent is available upon request. This farm is being sold by taxable acres.

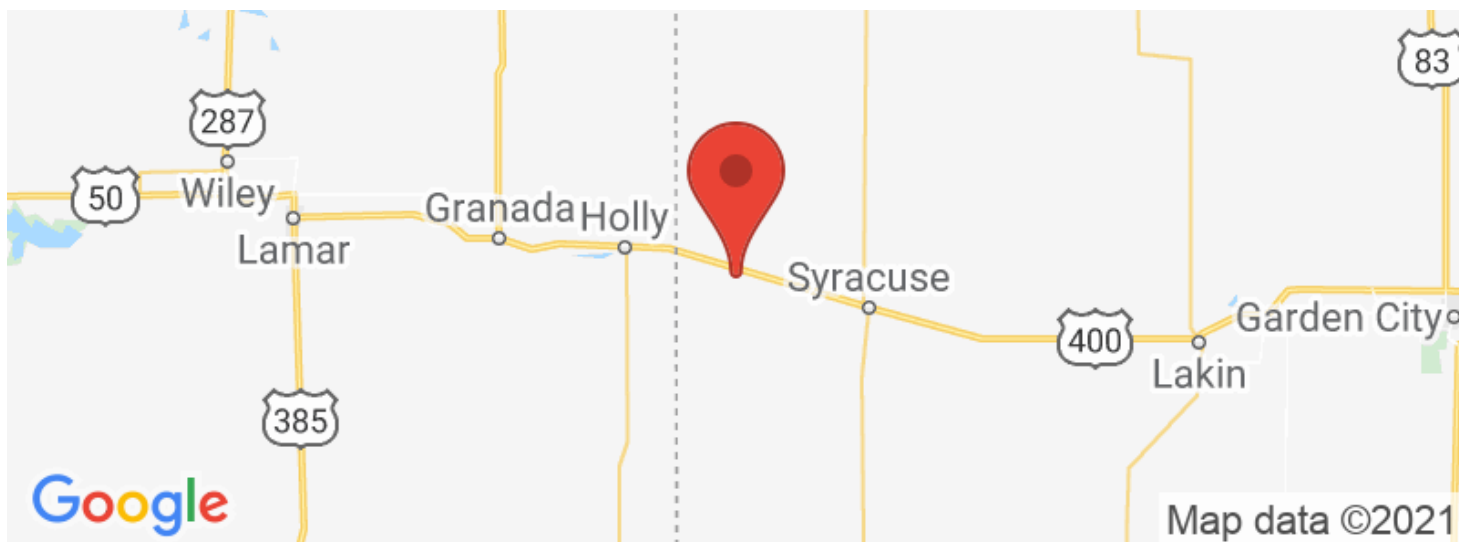
What mineral rights, gas rights, and water rights that are owned by the Sellers shall transfer upon sale of the property. For more information please contact Ryan Koelsch at 620-546-3746



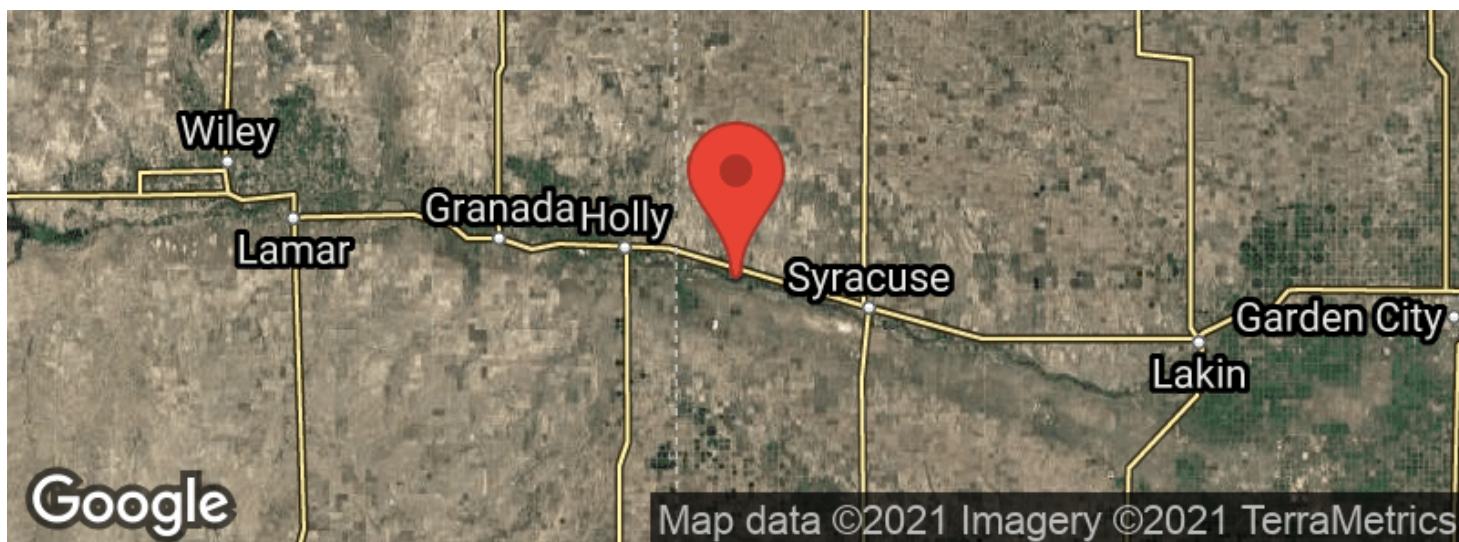
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Locator Maps



Aerial Maps



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Coolidge, KS / Hamilton County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES



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.



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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