

**Quivira Flyway 640**  
Stafford, KS 67576

**\$2,100,000**  
640 +/- acres  
Stafford County





**Quivira Flyway 640**  
**Stafford, KS / Stafford County**

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**SUMMARY**

**City, State Zip**

Stafford, KS 67576

**County**

Stafford County

**Type**

Hunting Land, Farms

**Latitude / Longitude**

38.046604 / -98.541786

**Taxes (Annually)**

3705

**Acreage**

640

**Price**

\$2,100,000

**Property Website**

<https://redcedarland.com/detail/quivira-flyway-640-stafford-kansas/22457>



## **PROPERTY DESCRIPTION**

### **Quivira Flyway 640**

**640+/- Acres of Excellent Waterfowl Hunting, Deer Hunting, Tillable Acres and CRP Close to Quivira National Wildlife Refuge.**

**Farms are selling as a whole - Seller WILL NOT split the farms.**

**Location:** Approximately 40 miles west of Hutchinson Kansas. 1.5 Hours from Wichita Airport.

**Legal Description:** 640+/- Acres. Sw/4 of S16-T23S-R11W. NW/4 of S13-T23S-R11W. SW/4 of S14-T23S-R11W. NW/4 of S8-T23S-R11W.

**2021 Taxes:** \$3,705.15

**Property description:** It takes years to find good waterfowl properties close to the refuge. These particular farms have been hand selected over the last 15 years based on waterfowl first and big deer second. The CRP grass is an added bonus for not only whitetail habitat, but great cover for the high pheasant and quail population. There have been several trophy bucks taken off these properties, and the trail cameras show there are still big deer on the farms. Being this close to Quivira Refuge the tillable fields are prime feeding sources for all waterfowl to feed on leaving Quivira. Ducks, geese, and sandhill cranes all leave the refuge and look for open fields in the early morning and later evening. The wetland that adjoins Quivira has a recreational use permit that can pump 15 acre feet at 240 gallons per minute. The duck marsh is set up perfect for being able to control the water and get an ideal depth for ducks and geese. When the pond is drained or dry you can work the edges or get into the marsh to plant millet for the next upcoming duck season. There is also an additional 6" domestic well on the wetland property. Aside from the wetland area there are other water sources the birds use including the pools on Peace Creek and a slough surrounded by timber on an adjacent property. There have been multiple t.v. shows filmed on these properties for waterfowl and deer hunting. As well as trophy bucks featured in bowhunting magazines!

The farms have approximately 560+/- tillable acres that are currently cash rented. Soil types are a fine sandy loam great for growing wheat, rye, alfalfa, corn, soybeans, and cotton. Not only can you hunt the waterfowl off the wetland areas, but the birds are also known to feed in these crop fields since they are close to the wetlands / refuge.

**Mineral rights negotiable. Buyers must be pre-approved prior to viewing. Must have a scheduled viewing appointment as the land is currently leased.**



**To schedule a showing contact Broker / Owner Ryan Koelsch at 620-546-3746**

**Key Features:**

Waterfowl Hunting

Trophy Deer

Borders or Close to Quivira National Wildlife Refuge

Peace Creek

Water Rights to Flood Duck Marsh

New Electric Lines

Tillable Income

CRP Income

Close to Public Hunting

1.5 Hours From Wichita Airport



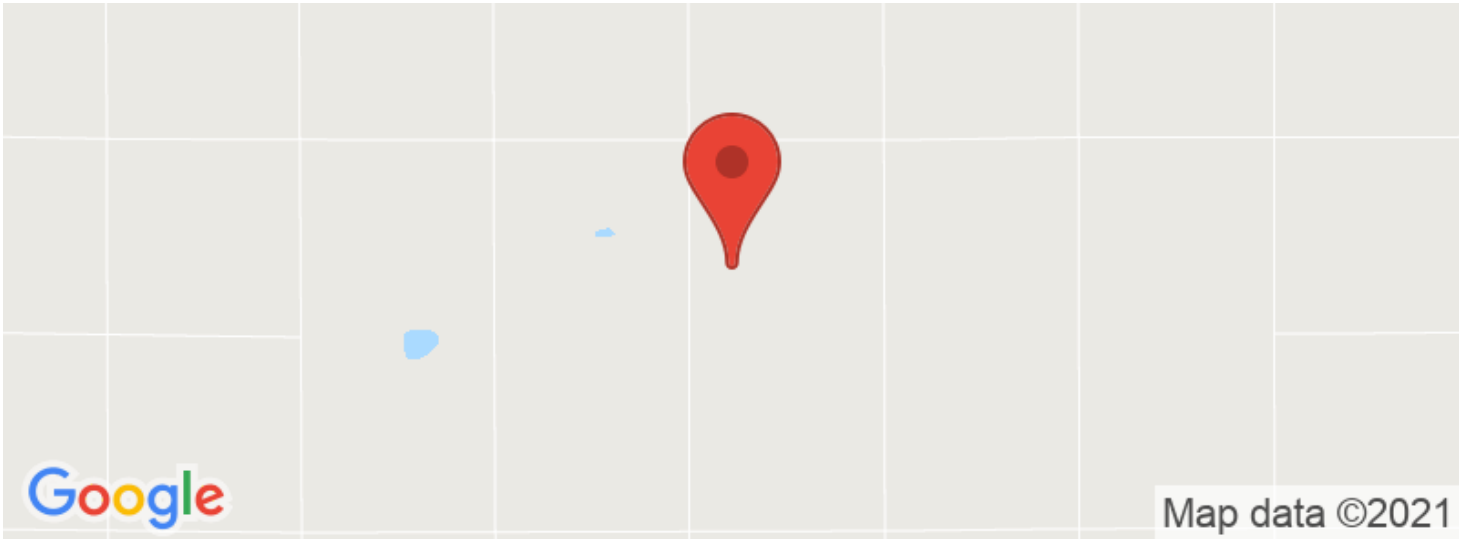


**Quivira Flyway 640**  
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# Locator Maps





## Aerial Maps



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Ryan Koelsch

**Mobile**

(620) 546-3746

**Office**

(620) 546-3746

**Email**

ryan@redcedarland.com

**Address**

2 NE 10 ave

**City / State / Zip**

St john, KS 67576

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**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.



## **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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**Red Cedar Land Co.**  
2 NE 10th ave  
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[www.redcedarland.com](http://www.redcedarland.com)

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