

**Elbert S. Rule Ranch - Barber County,
Kansas.**
Medicine Lodge, KS 67104

\$4,355,600
1,742± Acres
Barber County



Elbert S. Rule Ranch - Barber County, Kansas.
Medicine Lodge, KS / Barber County

SUMMARY

City, State Zip

Medicine Lodge, KS 67104

County

Barber County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

37.39126 / -98.64074

Taxes (Annually)

2390

Acreage

1,742

Price

\$4,355,600

Property Website

<https://redcedarland.com/detail/elbert-s-rule-ranch-barber-county-kansas-barber-kansas/30303>



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Medicine Lodge, KS / Barber County

PROPERTY DESCRIPTION

Elbert S. Rule Ranch 1,742+/- Acres For Sale in Barber County, Kansas.

Driving Directions: From Medicine Lodge, Kansas go north just over 3 miles to Grandview Rd. Turn West on Grandview Rd. and go 3/4 of a mile. Turn north west and travel approximately 2.5 miles to the south entrance of the ranch.

Legal Description: S33, T30, R12, ACRES 558.1, W2NE4 NW4 & S2 OF SEC, S32, T30, R12, ACRES 463.5, E2 SEC & E2W2 SEC, S04, T31, R12, ACRES 484.2, W2 & W2E2, S05, T31, R12, ACRES 236.3, E2E2 & NW4NE4 & NE4NW4.

Taxes: \$2,390.68

Property Description: If you were to design the perfect dream hunting ranch in Unit 16 this property is at the top of the wish list. Located just north of Medicine Lodge, Kansas this ranch is arguably the best of the best in Barber County. This part of the state is well known for large size ranches, little hunting pressure, and trophy class whitetails. Aside from cover and tillable fields water is king in this region of the state, and this ranch has an abundance of water. There are 3 ponds and several draws that have natural springs in them. Elm Creek cuts through the northeast portion of the ranch and runs live water for about 1/4 mile. Along Elm Creek you will find thick timber and great cover for all wildlife. The biggest spring fed pond is approximately 4+ acres and is stocked with bass, crappie, and bluegill. In the winter time the ponds will fill up with ducks and geese! The bigger pond is a great roost area for migrating waterfowl.

The bottomland has 100+/- acres of tillable land that is currently planted to feed. This portion of the ranch can be utilized to supply cattle with feed / grazing or make large food plots for the wildlife. This property has several different groups of whitetail using it because of the topography changes, creeks, deep draws, plum thickets, and acreage size. There are currently several fenced in areas where you can feed the deer and turkey away from the cattle and also put in more food plots. You can take your pick on hunting creek bottoms, food plots, deep wooded draws, or even spot and stalk in the more open pasture.

This ranch has excellent fences with 4 separate pastures / cross fences. The current rancher has never had to drill a water well due to the natural springs in the pasture and Elm Creek always having water.

The property is set up perfectly to accommodate hunters by being able to rotate the cattle out away from the good bottom land and draws. There are 2 access roads to the ranch one from the west, and the other from the south.

There is a current cattle lease, hunting lease, and oil lease in place. (Further information upon request).



This is an extremely unique opportunity to purchase as this property has been in the family since the early 1900's!

To schedule a showing call Ryan Koelsch at [620-546-3746](tel:620-546-3746) or Nathan Leeper at [620-388-6328](tel:620-388-6328).

Key Features

1 mile from Elm Mills

20 Min From Pratt Airport

80 Miles From Wichita Airport

1/4 mile of Elm Creek

100+/- Acres of Tillable

Cattle Ranch with 4 Separate Pastures

Great Fences

4 Acre Stocked Pond

3 Spring Fed Ponds

Secluded

Excellent Hunting / Fishing

Whitetail Deer

Turkey

Quail

Farm and Ranch Income

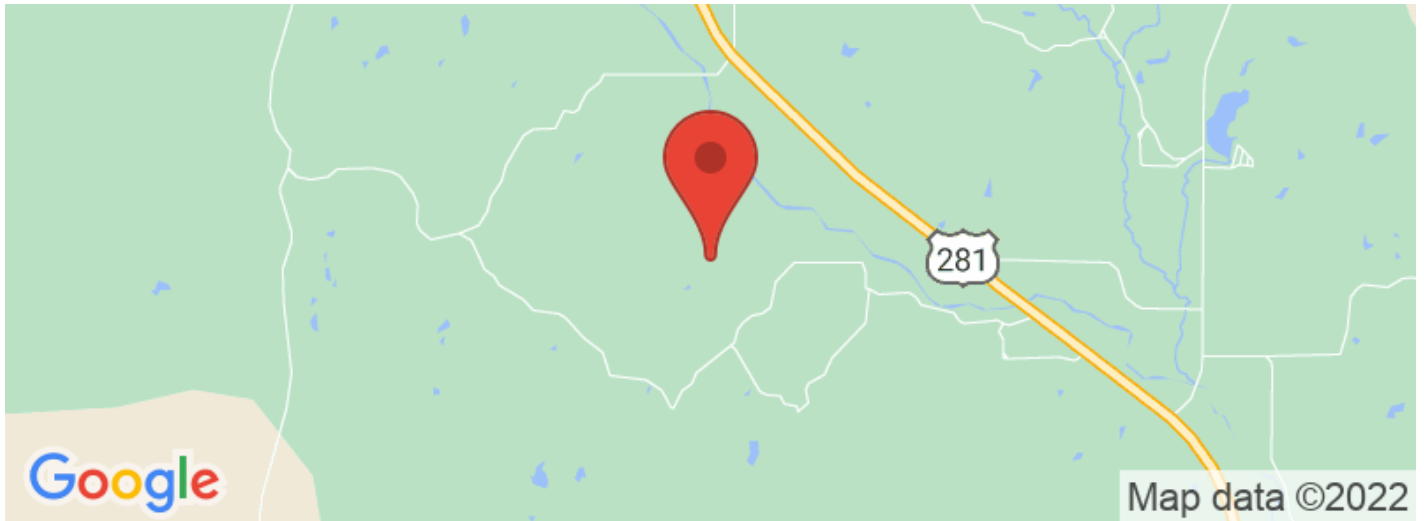




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Locator Maps



Aerial Maps



**Elbert S. Rule Ranch - Barber County, Kansas.
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LISTING REPRESENTATIVE

For more information contact:



Representative

Ryan Koelsch

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City / State / Zip

St john, KS 67576

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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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