

The Stephens Ranch on Bluff Creek
01372 CR 31
Ashland, KS 67831

\$11,519,590
3,722± Acres
Clark County



The Stephens Ranch on Bluff Creek Ashland, KS / Clark County

SUMMARY

Address

01372 CR 31 null

City, State Zip

Ashland, KS 67831

County

Clark County

Type

Hunting Land, Farms, Residential Property, Recreational Land, Ranches

Latitude / Longitude

37.276477 / -99.585458

Dwelling Square Feet

1,794

Bedrooms / Bathrooms

4 / 2

Acreage

3,722

Price

\$11,519,590

Property Website

<https://redcedarland.com/detail/-the-stephens-ranch-on-bluff-creek-/clark/kansas/105444/>



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PROPERTY DESCRIPTION

The Historic Stephens Ranch on Bluff Creek in Clark County, Kansas.

This **Legacy Ranch** was homesteaded in 1885 and has remained in the Stephens family for over 140 years! The ranch has never before been offered to the public, creating an exceptionally rare opportunity for ranchers, farmers, hunters, and investors! Located close to the *Clark and Comanche County line* in renowned Deer Management Unit 16, this expansive 3,722+/- acre ranch offers a truly unique combination of premier hunting habitat, productive farmland, and quality grazing pasture.

The old saying goes "**where there's water, there's life**" - and this ranch has the abundant water resources to support both cattle and all the wildlife! Bluff Creek cuts through the heart of the property for nearly 1.5+/- miles, creating a year-round water source and some of the finest wildlife habitat in the area. The creek corridor, lined with mature timber, thick cover, and fertile bottom ground, provides ideal conditions for trophy whitetail deer, turkey, quail, pheasant, predators, and dove. Bluff Creek is well known for having many natural springs throughout the region and is an excellent water source! Throughout the ranch you'll also find 2 windmills, multiple solar wells, a cased water well, 6+ ponds (in wet years), and an additional water well with 3 separate water lines supplying stock tanks across the pastures. Even during the driest years, this ranch has proven water resources capable of supporting both livestock and wildlife.

For the Outdoorsman:

The Stephens Ranch is widely recognized for its exceptional hunting opportunities and diverse wildlife population. The ranch supports trophy-class whitetail deer, occasional mule deer, pheasant, quail, turkey, dove, and waterfowl. Along Bluff Creek, hunters will find dense bedding cover, mature timber, natural travel corridors, and nearby food sources from the surrounding tillable acreage. Numerous stand locations and natural pinch points make this property turnkey and ready to hunt this fall. The southwest portion of the ranch transitions into rugged bluff terrain and rolling grass country that supports a small population of mule deer, adding another unique dimension to this already diverse hunting property. Recent tours of the property revealed an excellent quail population throughout the ranch. Just north of the ranch house is 64+/- acres of expired CRP grass. The CRP grass is lush from recent rains, and is great additional hunting cover for deer, pheasants, and quail. Aside from the hunting, Bluff Creek has deeper pools of water providing excellent fishing opportunities. The creek has bass, bluegill, carp, and catfish. If fishing on your own ranch isn't enough, Clark County Lake and Coldwater Lake are both within 15 minutes of the ranch.

For the Ranchers & Farmers:

This ranch is equally impressive from an agricultural standpoint. Extensive improvements have already been completed including miles of newer fencing, cross fencing, and gates throughout the property. The ranch is well-managed and currently supports approximately 250 head of cattle while maintaining healthy native pasture conditions. Near the ranch headquarters sits a functional corral system ideal for sorting cattle, working pairs, or protecting calves during harsh winter weather. The ranch has approximately 6+ miles of newer fence. In addition, the property features approximately 656+/- acres of productive tillable farmland located both along Bluff Creek and throughout the ranch, providing strong farming income potential and additional wildlife food sources. A large majority of the farmland is *Carey Silt Loam* soils and supports wheat, rye, milo, alfalfa, sorgham sudan, and millet. The entire north side of the ranch has blacktop frontage, and the rest of the ranch has good access roads / trail systems throughout.

Tillable Acre Breakdown:

Approximately 58+/- acres are in wheat stubble, the remaining 568+/- acres are currently going to milo / feed. There is a 24+/- acre field right by Bluff Creek that would make an excellent food plot to enhance your hunting opportunities.

Ranch House & Improvements:

The home is located at 1372 County Rd 31. The ranch headquarters features a beautifully remodeled 1916 bungalow-style home offering 4 bedrooms and 2 full bathrooms. Updated in 2014, the home combines historic character with modern comfort and serves as an ideal primary residence, hunting lodge, or ranch headquarters. Additional outbuildings and improvements provide excellent utility and storage opportunities for equipment, livestock operations, and ranch maintenance.

Location:

Situated just northwest of Protection, Kansas in the heart of Kansas Deer Management Unit 16, this area has become well known for producing exceptional hunting and ranching opportunities.



Distances:

- 10 minutes from Protection, Kansas
- 15 minutes from Ashland
- 1 hour from Dodge City
- 2 hours from Wichita Airport
- 10 minutes from Coldwater Lake

Key Features:

- Historic 3,722+/- Acre Legacy Ranch
- Nearly 1.5 Miles of Bluff Creek
- Excellent Water Resources
- Trophy Whitetail & Mule Deer Hunting
- Turkey, Quail, Pheasant & Waterfowl
- 625+/- Acres of Tillable Farmland
- Quality Native Grass Pasture
- Mature Timber & Creek Bottom Habitat
- Miles of New Fence & Cross Fence
- 6 Ponds, Windmills & Water Wells
- Remodeled Ranch Home
- Blacktop Frontage
- Strong Agricultural & Recreational Income Potential

2025 Taxes: \$7,587.02

Properties of this caliber rarely become available - especially one combining live water, premier hunting, productive agriculture, and deep family history all in one package. The Stephens Ranch is more than just land; it is a true Western Kansas legacy property built to be enjoyed for generations to come.

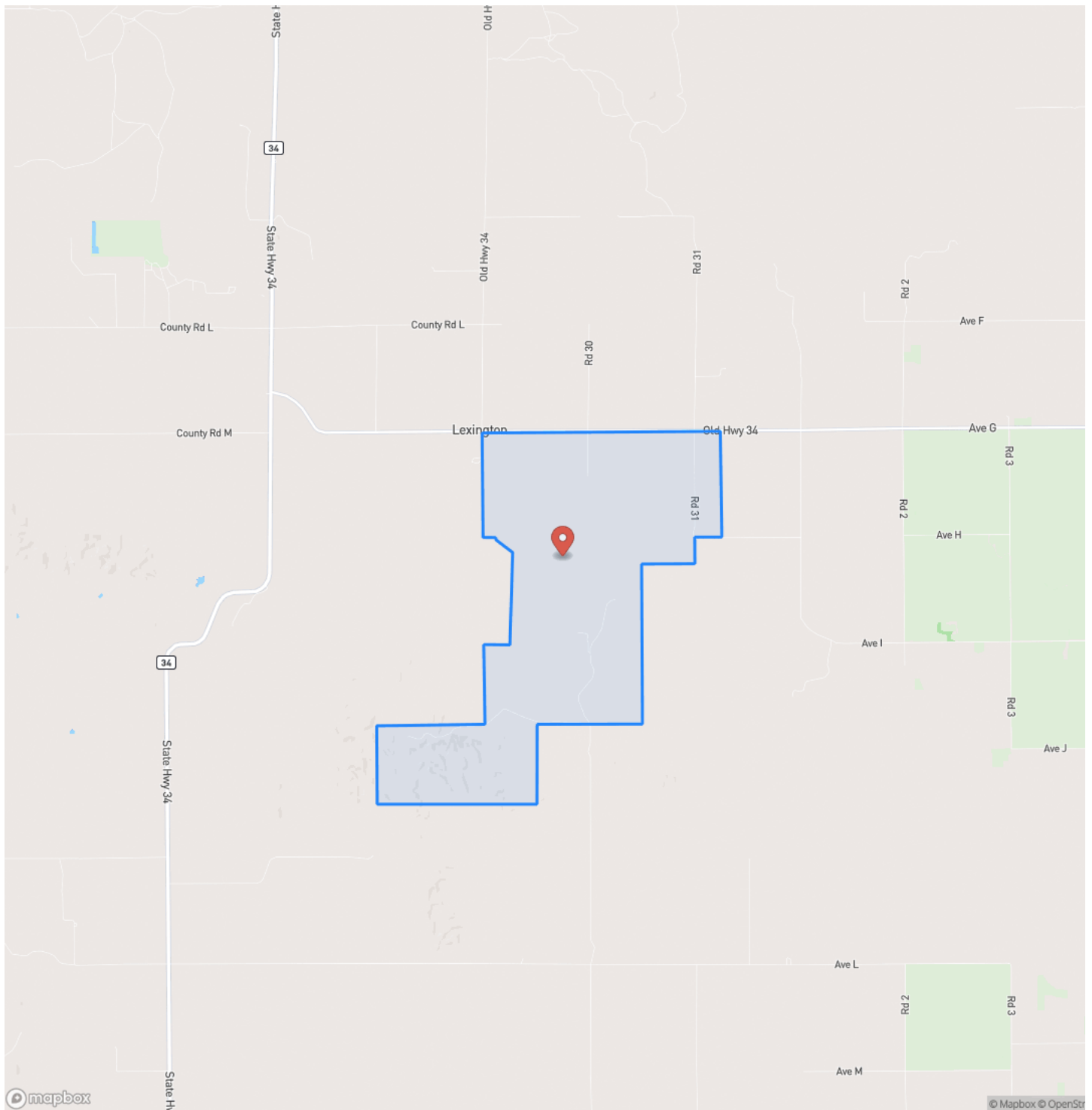
For more information or to schedule a showing contact Nathan Leeper at [620-388-6328](tel:620-388-6328) .



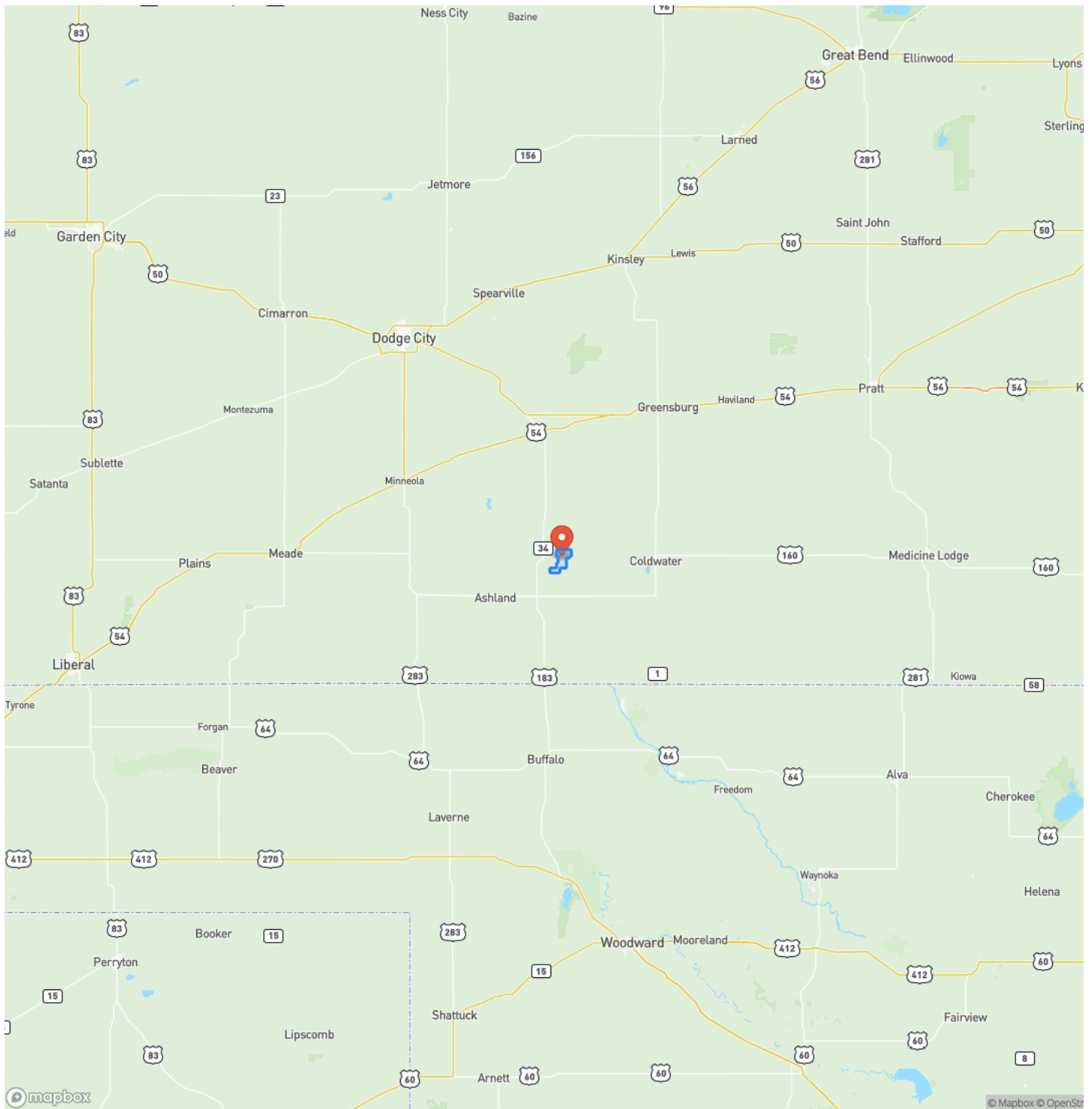
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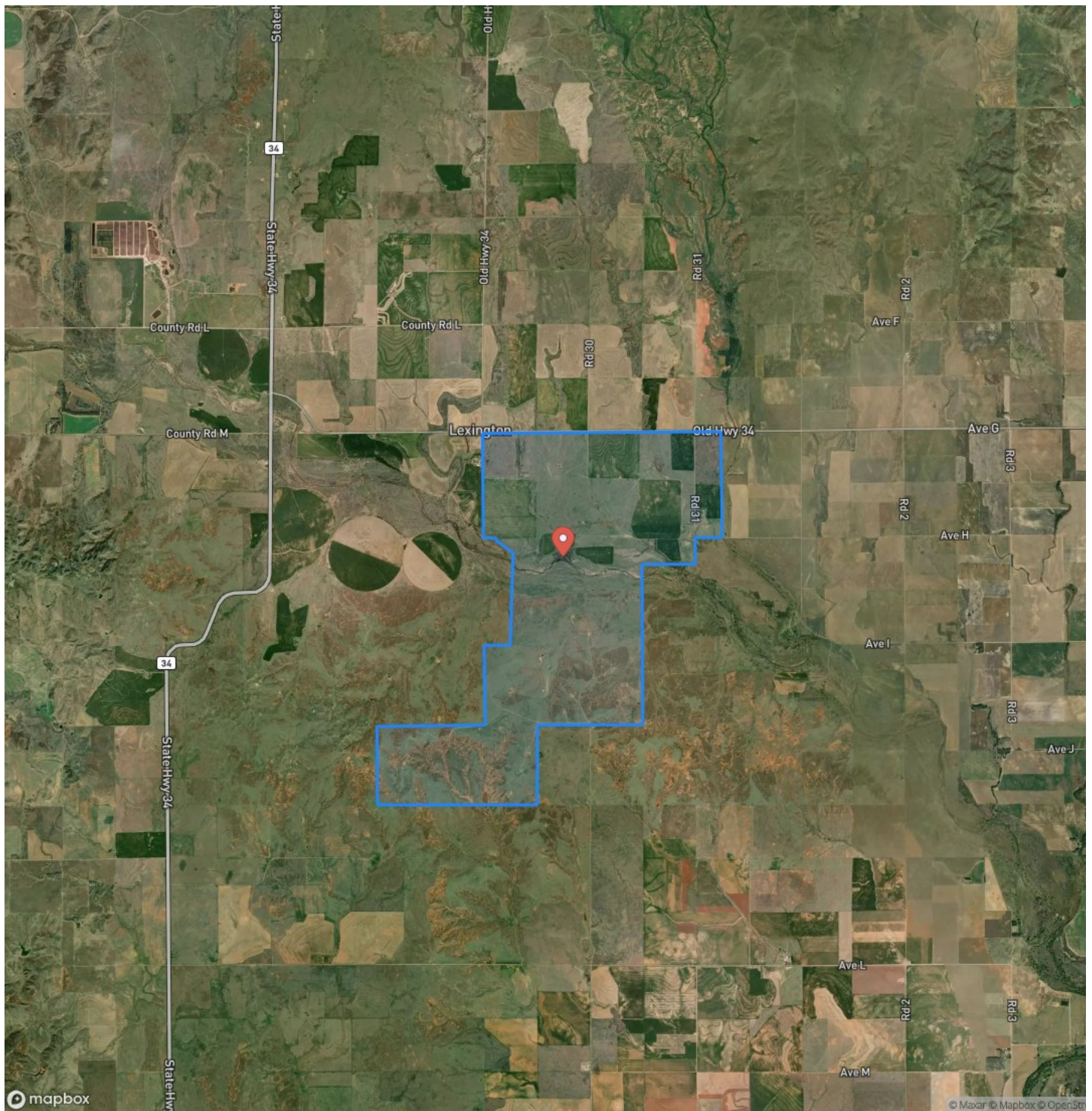
Locator Map



Locator Map



Satellite Map



The Stephens Ranch on Bluff Creek Ashland, KS / Clark County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Mobile

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Email

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Address

City / State / Zip

Pratt, KS 67124

NOTES

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MORE INFO ONLINE:
<https://redcedarland.com/>

DISCLAIMERS

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