

**83.3+/- Acres of Turn-Key Cattle Grazing Pasture**  
00000 W. Irish Creek Rd.  
Langdon, KS 67583

**\$199,900**  
83.300± Acres  
Reno County



## 83.3+/- Acres of Turn-Key Cattle Grazing Pasture Langdon, KS / Reno County

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### **SUMMARY**

#### **Address**

00000 W. Irish Creek Rd.

#### **City, State Zip**

Langdon, KS 67583

#### **County**

Reno County

#### **Type**

Farms, Hunting Land, Recreational Land, Ranches, Undeveloped Land

#### **Latitude / Longitude**

37.884616 / -98.357859

#### **Taxes (Annually)**

73

#### **Acreage**

83.300

#### **Price**

\$199,900

#### **Property Website**

<https://redcedarland.com/detail/83-3-acres-of-turn-key-cattle-grazing-pasture-reno-kansas/54501/>





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### **PROPERTY DESCRIPTION**

#### **83.3+/- Acres of Pasture in Reno County, Kansas!**

**Property Description:** Located within the beautiful sandhills of Reno County, Kansas, this 83.3+/- acre tract of pasture presents a unique opportunity for ranchers and hunters alike. This exceptional property provides a robust infrastructure for turn-key cattle grazing. The land, meticulously maintained and managed for optimal grassland health, boasts a lush stand of native grasses that are in high demand. The strategic management of the land has also seen the control of plum thickets and trees, ensuring that every acre of the grassland remains solely dedicated to grazing. This ensures that any livestock operation will benefit from the high-quality forage, thereby enhancing animal health and productivity. Enclosed by a well-maintained barbed wire fence with multiple gates, the property offers immediate tenancy, allowing for a swift transition to a buyer for utilization of the pasture. A significant addition to the land is a newly drilled water well in July 2023, ensuring a sustainable water source for livestock. The solar panels and pump are included in the sale and the pump is wired to plug into a generator if needed. The solar well overflows through a pipe into a small pond, providing additional water storage and creating an ideal habitat for hunting mourning doves. There are two blinds set into the hillside to hunt doves coming in for an evening drink. The property lies in an area renowned for some of the highest quail numbers recorded statewide on the Kansas Wildlife and Parks bobwhite whistle count survey conducted annually on the adjacent road. Additionally, with the presence of pheasants in the area, attracted by the irrigated crop circles adjacent to the property, a mixed bag of upland birds can be harvested. The combination of high demand grazing grass, a new solar water well, and a location known for its abundant wildlife makes this pasture an unparalleled investment. This land offers a rare opportunity to add productive grassland acres to your cattle operation!

**For more information about the property and to schedule a tour, contact Kyle McDonald at [620-960-8690](tel:620-960-8690).**

**Driving Directions:** At the intersection of Highway 61 and Main Street in Arlington, KS. travel 10 miles West and then 1 mile South.

**Legal Description:** 83.3+/- acres in the S/2 of SW/4 of S7-T25S-R9W in Reno County, Kansas

**2023 Taxes:** \$73.71

Mineral Rights Transfer, Stock Tank Owned By Tenant

#### **Property Features:**

- New Solar Water Well
- Located 1 Mile off Paved Road
- Excellent Stand of Native Grass
- 4 Miles to Langdon, KS
- 30 Miles from Pratt, KS
- 30 Minutes to Kingman, KS
- 35 Minutes from Hutchinson, KS.



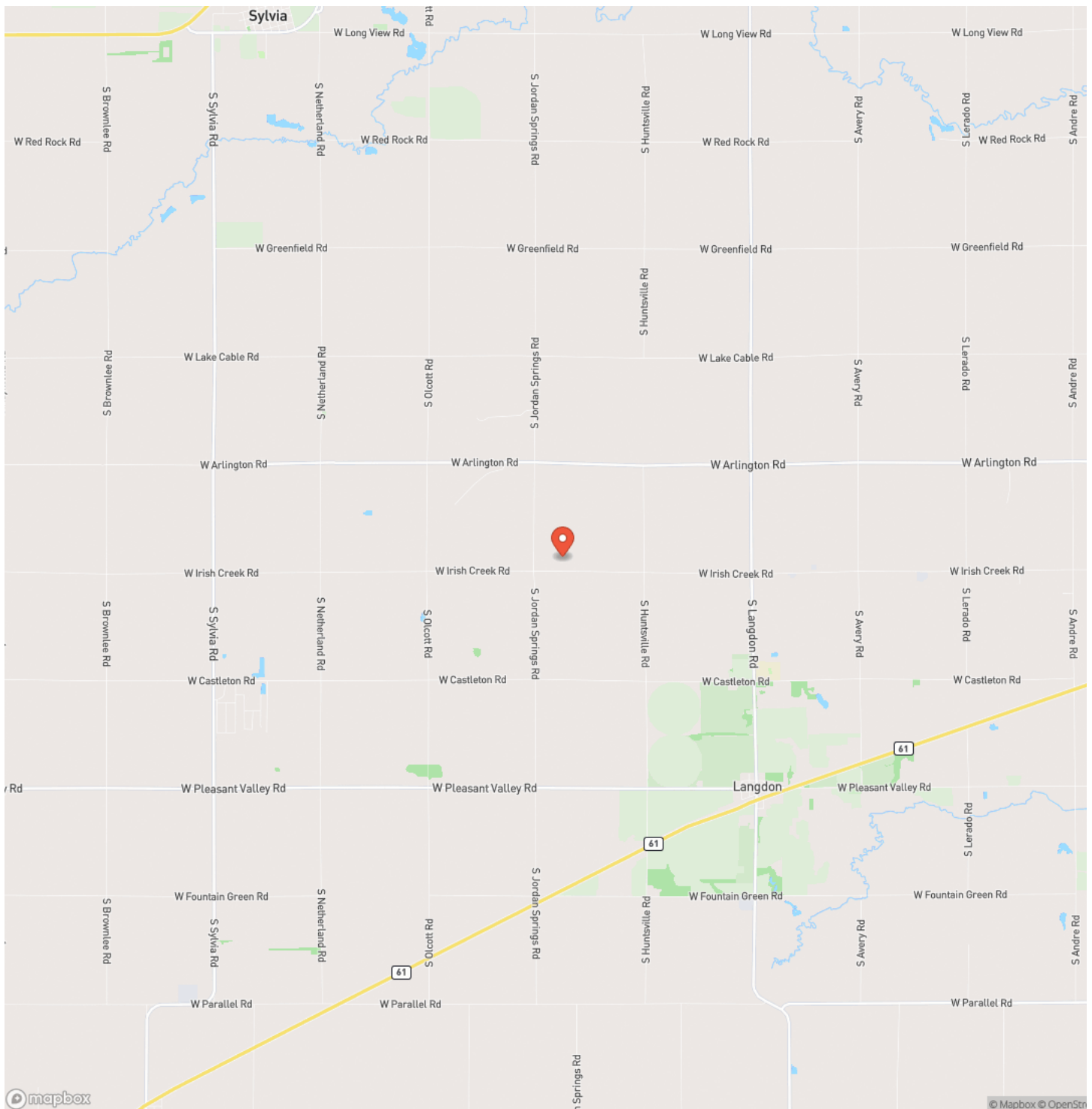
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## Locator Map

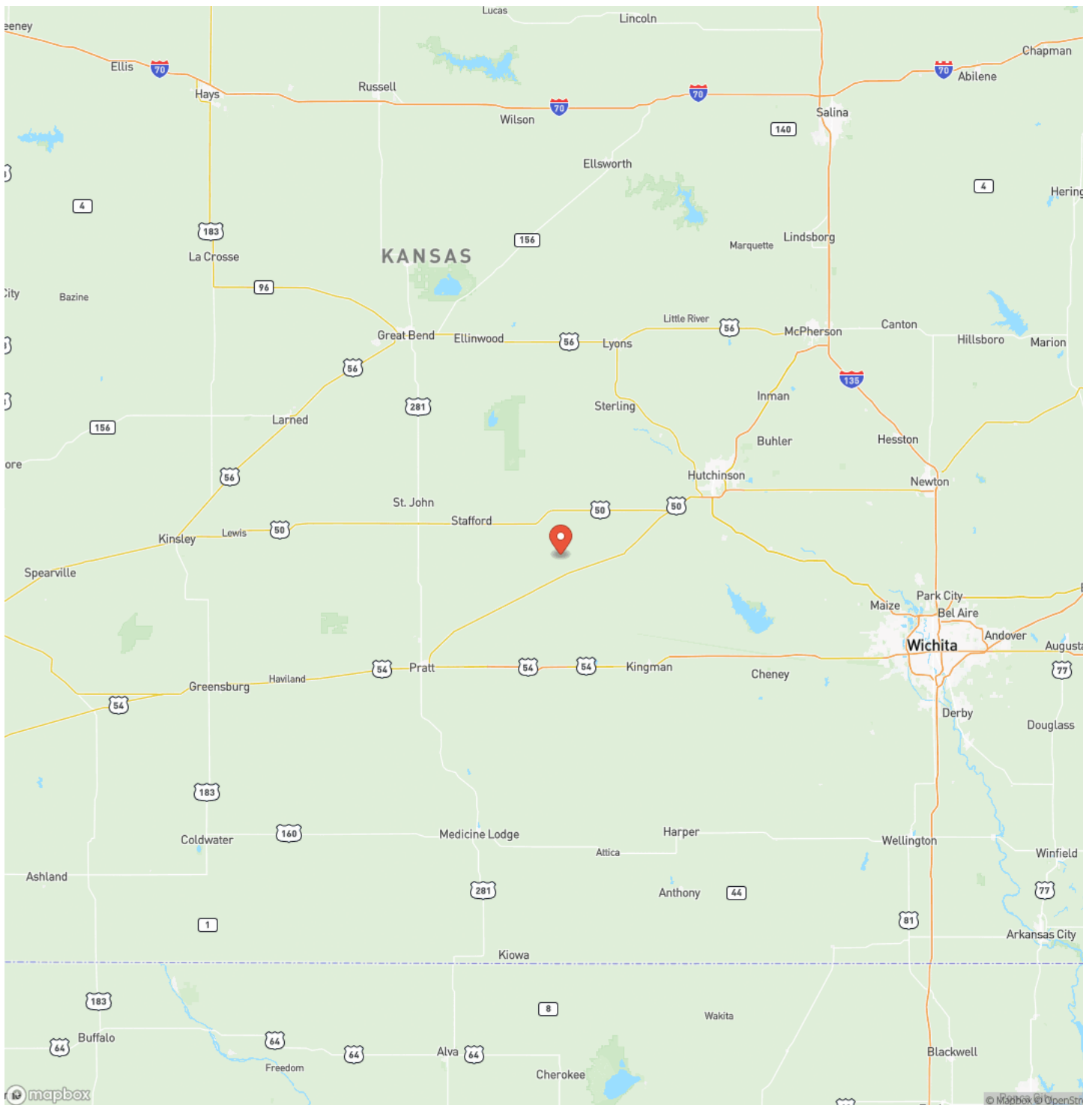




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## Locator Map



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## Satellite Map





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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Kyle McDonald

## Mobile

(620) 960-8690

## Office

(620) 377-5022

## Email

kyle@redcedarland.com

**Address**

## City / State / Zip

Hutchinson, KS 67502

## NOTES

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**MORE INFO ONLINE:**

**redcedarland.com**



## 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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**Red Cedar Land Co.**  
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