

**144+/- Acre Pasture on Silver Creek**  
00000 W Fountain Green Rd  
Arlington, KS 67514

**\$444,000**  
144± Acres  
Reno County





**144+/- Acre Pasture on Silver Creek**  
**Arlington, KS / Reno County**

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**SUMMARY**

**Address**

00000 W Fountain Green Rd

**City, State Zip**

Arlington, KS 67514

**County**

Reno County

**Type**

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

**Latitude / Longitude**

37.843936 / -98.21043

**Taxes (Annually)**

513

**Acreage**

144

**Price**

\$444,000

**Property Website**

<https://redcedarland.com/detail/144-acre-pasture-on-silver-creek-reno-kansas/52059/>



## 144+/- Acre Pasture on Silver Creek Arlington, KS / Reno County

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### **PROPERTY DESCRIPTION**

**Property Description:** This new listing presented by Red Cedar Land Company is located southwest of Arlington, Kansas in Reno County. This exceptional property offers a mix of agriculture productivity and recreational pursuits making it ideal for cattle ranchers and hunting enthusiasts. Divided into two fully fenced parcels, this pasture provides a great setup for grazing cattle. The first parcel is expired CRP grass and is ready for summer grazing. A substantial shelterbelt bisects the two fields of native grass and provides the perfect location for bowhunting whitetail deer or turkeys. The north side of the shelterbelt has been worked up, allowing the potential for planting a wildlife food plot in the spring. The grass recently came out of the CRP program and provides opportunities for both pheasant and quail hunting. This native grass could also be used as additional cattle grazing acres and is fully fenced with newer fence built along the south and west roads. The second parcel is native grass pasture with a half-mile of Silver Creek meandering through. The center portion of the creek contains a flattened natural rock formation comprised of red shale. This unique site allows a spot for vehicles to drive across the creek to access the northeast section of the pasture. It also provides a recreational swimming spot to cool off on those hot days in the Kansas summer. With a solid surface bottom, the water remains crystal while wading around. Situated on the south side of Silver Creek, there is a runoff pond which provides additional opportunities for waterfowl hunting and fishing. This 85.3 acre parcel is enrolled in the EQIP program and has followed a prescribed grazing plan creating a healthy stand of grass. This responsible land management practice promotes sustainable grazing, enhances soil health, and ensures the long-term productivity of the pasture. Firebreaks have been prepared around the perimeter for a planned springtime burn. There are two new water wells with pumps, solar panels, and stock tanks that will convey to the new owner. This pasture is available immediately for turning cattle out in the spring. The combination of a live water creek, diverse habitat, lush grazing grass, upland bird and deer hunting, and waterfowl hunting opportunities makes this place truly one of a kind!

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

**Driving Directions:** Southwest of Arlington, Kansas at the intersection of Highways 61 and 11, travel 3.25 miles south and then a half mile west on Fountain Green Rd.

**Legal Description:** 144+/- acres in the SW/4 of S28-T25S-R8W in Reno County, Kansas

**2023 Taxes:** \$513.34

Mineral rights owned by the Seller will transfer to the Buyer.

#### **Property Features:**

- 2 new solar wells
- 1/2 Mile of Silver Creek
- Deer Management Unit 15
- Newer fencing
- Located 1/2 mile off Highway 11
- 25 Minutes to Hutchinson, KS
- 55 Minutes to Wichita, KS.



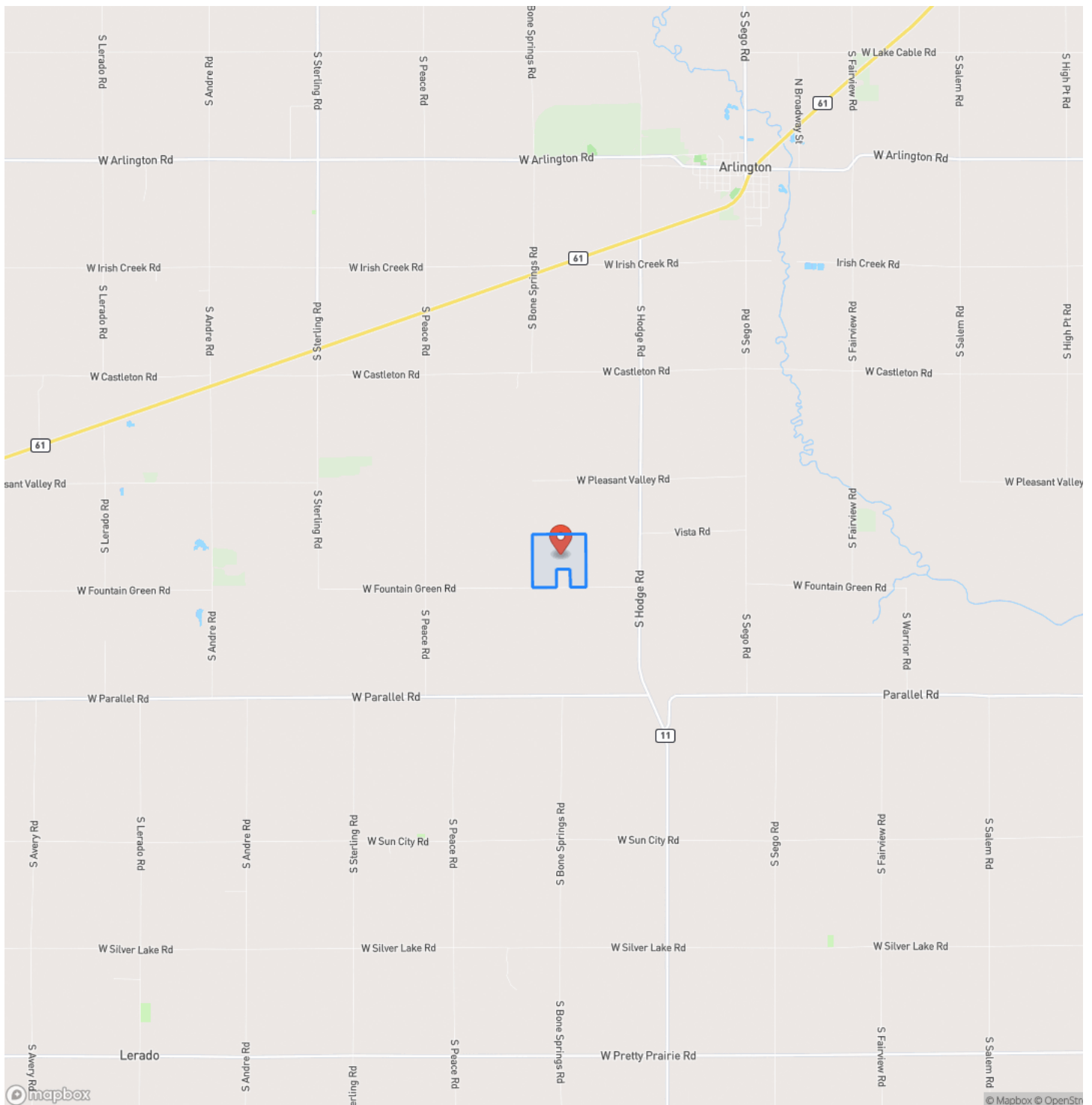


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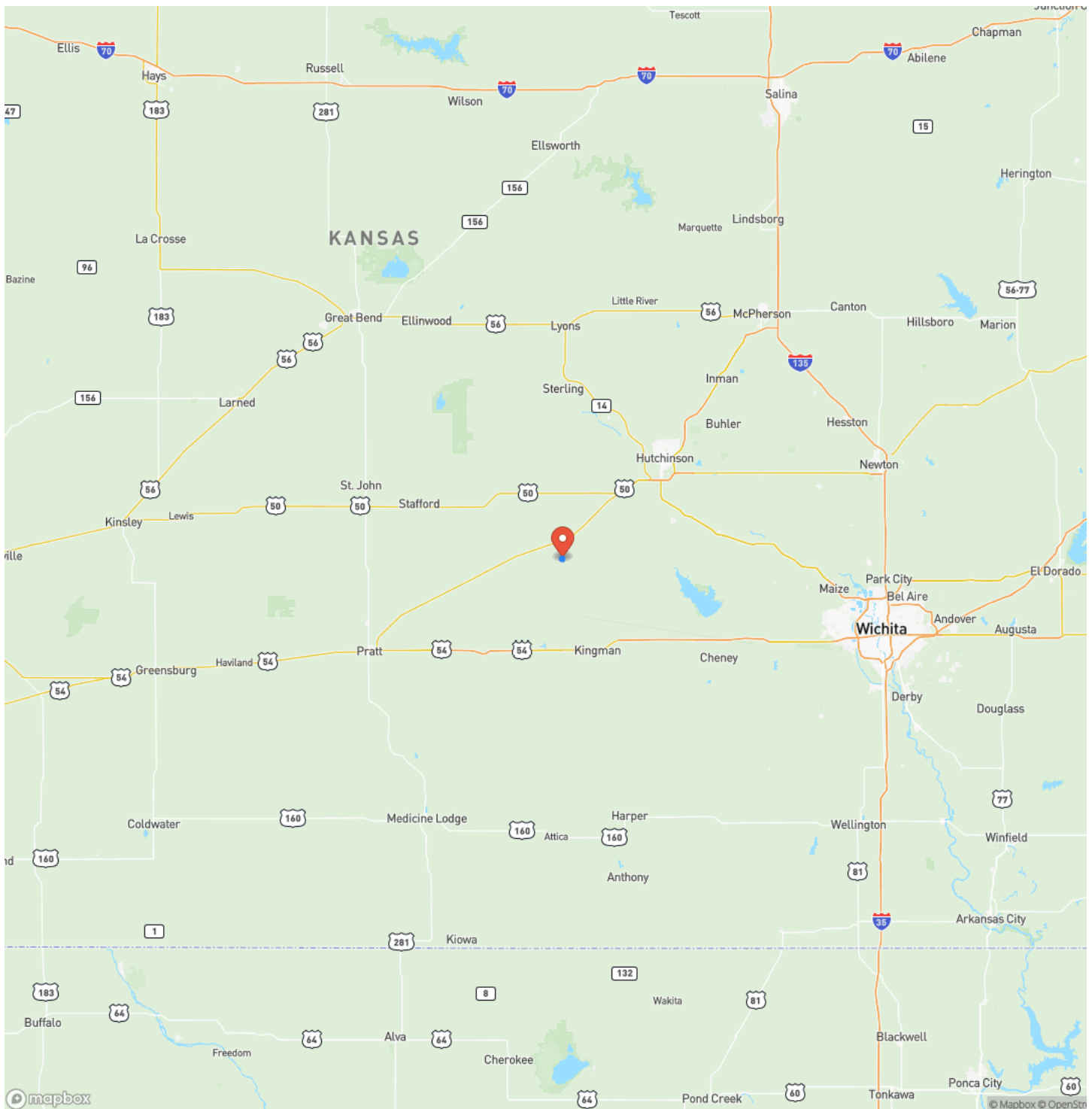
## Locator Map



**MORE INFO ONLINE:**

**redcedarland.com**

## Locator Map



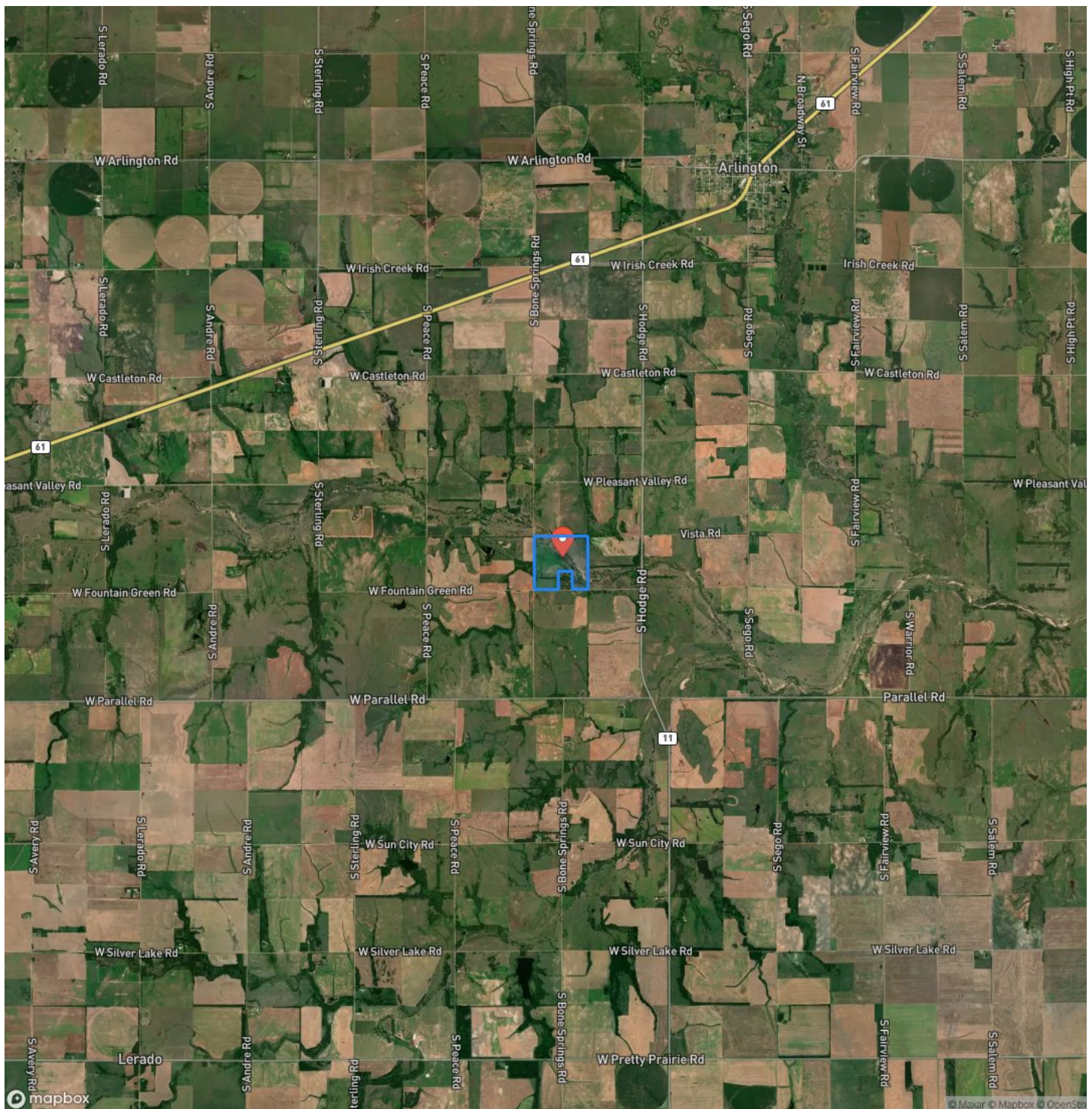
**MORE INFO ONLINE:**

**[redcedarland.com](http://redcedarland.com)**



## 144+/- Acre Pasture on Silver Creek Arlington, KS / Reno County

## Satellite Map



**MORE INFO ONLINE:**

**redcedarland.com**

## 144+/- Acre Pasture on Silver Creek Arlington, KS / Reno County

## 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



**MORE INFO ONLINE:**

**redcedarland.com**



## 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.



**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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