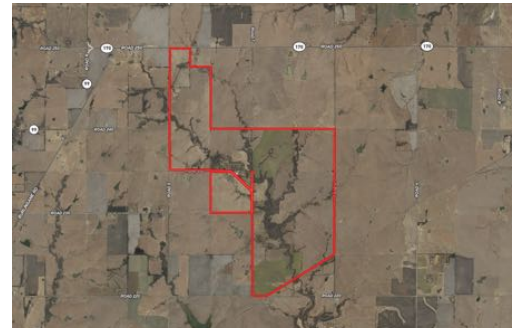




FLINT HILLS CATTLE RANCH 1,898.8 Acres in Emporia, Kansas

TROPHY
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

www.TrophyPA.com | (855) 573-5263 | leads@trophy.com



PROPERTY ADDRESS:

1668 Road 235
Emporia, Kansas 66801

PRICE: \$6,400,000

ACRES: 1,898.8

COUNTY: Lyon

PROPERTY DESCRIPTION:

This 1898.8± contiguous acre ranch is the perfect opportunity to own a Flint Hills Ranch with everything needed to generate income from cattle production, agricultural production, lease hunting, and income from seven wind turbines installed in 2020. Passive income potential from wind energy and lease hunting is over six figures.

The ranch has it all, high production tall grass prairie, excellent fencing, and cross fencing, ample water for cattle, tillable acreage for silage or crop production, excellent wind farm income, exceptional trophy deer, turkey, waterfowl, and upland game hunting. Every box is checked when it comes to staff housing and operations buildings to maximize income for the new owner.

The term “turnkey” says it all about purchasing this property. Located minutes from Emporia, less than an hour from the KC metro, and 1.5 hours from Wichita.

PRESENTED BY:



DAN MELSON
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TROPHY PROPERTIES AND AUCTION
Licensed in MO, KS, IL, IA
www.TrophyPA.com
855-573-LAND (5263)

Headquarters:
15480 Clayton Road
Suite 101
Ballwin, MO 63011



Ranch Operations (Rolling equipment not included)

- Three homes for staff and owner
- Eleven farm implement/utility buildings totaling approximately 26,876 square feet (per Lyon County Records)
- 4,216 square foot horse barn
- Vet / Embryo / Artificial Insemination Barn
- Sale Pavillion

Grazing (Livestock not included)

- 1,525 ± acres native tall grass
- 122 ± acres tame grass

Tillable acreage production

- 243 ± acres tillable
- Tillable soils consist primarily of Labette-Dwight complex, Elmont silty clay loam, Ladysmith silty clay loam, and Chase silty clay loam

Hunting opportunities on the ranch include

- Trophy Whitetail deer
- Wild Turkey
- Bobwhite Quail
- Waterfowl
- Greater Prairie Chicken





Wind Energy Income

- All wind and mineral rights transfer to new owner
- Seven wind energy turbines installed in 2020, contractually providing annual income





Lease Hunting Income

- Passive income opportunity from lease hunting
- 3.5 ± miles of spring fed creek on the ranch
- Riparian timber that includes 225± acres of hardwoods including walnut, burr oak, red oak, hickory, and ash trees
- Nine ponds
- Ample crops in the area providing food
- Lightly hunted
- Abundant wildlife



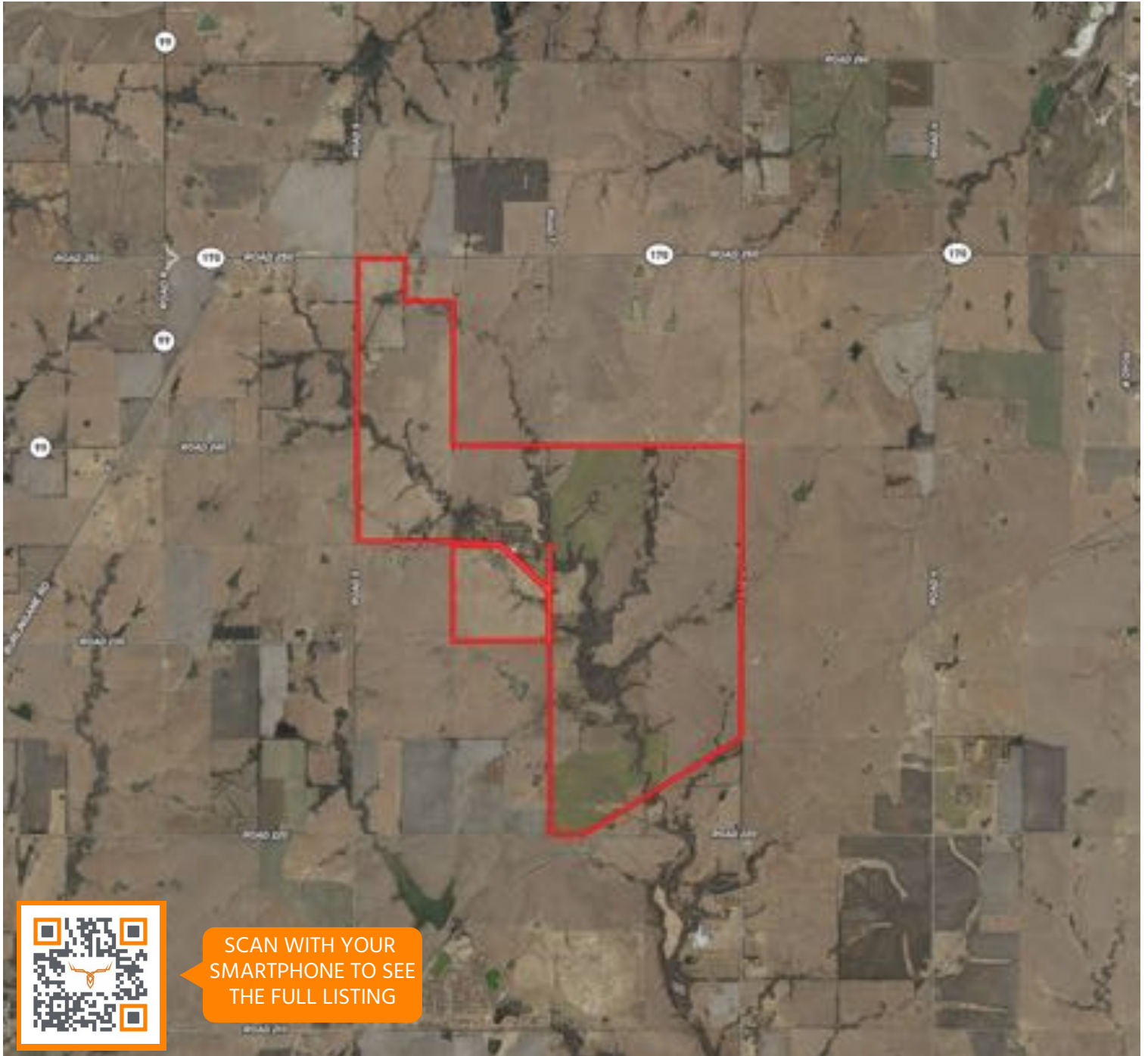


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Link to interactive Map: <https://mapright.com/ranching/maps/220cfb157c17a297ae479ad9d1b570b7/embed>



SCAN WITH YOUR
SMARTPHONE TO SEE
THE FULL LISTING

Broker does not guarantee the accuracy of sq. ft., lot size or other information. Buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals.