

Doug Wildin & Associates

Ranch Brokers



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Five Creek Ranch Chase County, Kansas

- Location:** Six miles south of Cottonwood Falls on Highway 177, then 3½ miles west on Rock Creek Road; 60 miles northeast of Wichita; 110 miles southwest of Kansas City.
- Acreage:** 6,112 acres, more or less, all deeded, consisting entirely of native tallgrass flint hills prairie.
- Topography:** varies from gently rolling hills on the eastern part of the ranch and steeper hills on the western part; there are numerous draws with springs in addition to 3 live creeks that meander across the property; the stands of trees in and along the draws provide good summer shade and winter protection, along with enhancing the wildlife habitat located on the ranch.
- Land Tenure:** there are 7 major rangeland pastures; 3 traps of varying sizes located at the working pens.
- Water:** there are numerous ponds, mostly spring-fed, in addition to the large 35 – 95 acre watershed lake, plus the three live creeks flowing through the ranch; there are two good water wells at the working pens, one with an electric pump and the other one is artesian.
- Grasses/Soils:** soils are mostly of the Labette-Irwin and Florence-Labette associations that are well suited to native pasture utilization. Primary grasses are Big Bluestem, Indian Grass, Switch Grass, Little Bluestem, Side Oats, Blue Gramma and Buffalo Grass.
- Livestock Improvements:** there is an excellent set of steel-pipe working pens equipped with an indoor processing chute, good working scales and a nice load-out steel chute, all located on the east side of section 27; there are no buildings on the ranch.

Customary Grazing

Capacity: during normal climate and grazing practices, for a typical 6 month season, the number of pounds per acre coming could average around 135 pounds per acre.

Annual

Precipitation: normal average of 32 inches.

Mineral Rights: owner believes to own 100 % of the mineral rights and will include all of those mineral rights in this sale at the listed price.

Wildlife &

Hunting: the owner has never allowed any type of commercial hunting or fishing on the ranch; sightings of abundant white-tail deer and turkey, and the occasional prairie chicken, on the ranch are common. The numerous spring-fed water structures are deep enough to support a fantastic fishery habitat.

Price: \$1,500 per acre.

Operational History of the Five Creek Ranch

The Five Creek Ranch, purchased by the current owner in 1985, has been operated and maintained utilizing the utmost in land stewardship. Following up on and improving the range management practices of the long-time previous owner, the condition and productivity of this ranch is outstanding. Prudent stocking practices, proactive weed, invader and brush control including continuing yearly treatment for sericea lespedeza, water source enhancement, excellent fence maintenance, and daily on-site management is why this is one of the best ranches located in the heart of the Kansas Flint Hills. The current management is in its second generation and would like to continue on with the new owner.

Property is shown by appointment only.

All information furnished regarding property for sale is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification of any of the statements, statistics or comments reported herein. Broker hereby notifies prospective buyer that: a) broker will be acting as a transaction broker in this sale; b) broker will not be the agent of the buyer nor the seller; c) information given to broker will be disclosed to both the buyer and the seller; d) this property can be withdrawn from any sale without notice.