

# Doug Wildin & Associates

## Ranch Brokers



John C. Wildin  
Associate Broker

1 North Main, Suite 517 • Hutchinson, KS 67501  
(620) 662-0411 (24 Hours) Fax: (620) 662-2521

### Spring Creek Ranch Woodson County, Kansas

- Location:** 25 miles east of Eureka on Highway 54; 12 miles southwest of Yates Center.
- Acreage:** 1,283± acres of native pasture, 285± acres of prairie hay, and 52± acres of new alfalfa for a total of 1,620± acres deeded, plus 160 acres leased.
- Topography:** varies from nearly level to gently rolling; Miller Creek traverses through the property; there are some trees along the draws and hillsides.
- Land Tenure:** there are 10 pastures with none larger than 160 acres, plus the hay meadows and alfalfa fields; all exterior and interior fences are excellent.
- Water:** there are approximately 28± ponds nearly all spring fed; rural water is also available.
- House:** The main residence contains approximately 2,700± sq. ft. of living space. The owner's have nearly completed a beautiful renovation of the entire house.
- Buildings & Livestock Improvements:** good working pens; 110 x 40 machine shed with half concrete floor and wired for 220 volts; 86 x 44 2-story main barn; 60 x 26 livestock shed; 55 x 26 garage; plus several other outbuildings/sheds.
- Annual Precipitation:** approximately 40 inches.

We SELL • Large Farms • Ranches • Feedyards • EVERYWHERE

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

**Wildlife & Hunting:** there is an abundance of white-tail deer and turkey on the ranch most likely due to the ranches close proximity to state wildlife areas on two sides of the ranch; the quail and prairie chicken populations have declined over the years but have been spotted regularly on the ranch.

**Price:** \$2,250,000.00

**Comments:** This ranch is an excellent beef cattle complex--ready to go the day you move in. The original homestead on this property goes back to 1867---a heritage of long-term sustainability based on the ranch's beautiful Kansas tallgrass pastures. This combination of working ranch and natural prairie habitat is a special place for both the cattleman and the lover of nature

**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.