

PRISTINE KANSAS FLINT HILLS RANCH LAND

2,541.10 ± Contiguous Acres
Offered in Chase County, KS



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

SELLER: WILLIAM HAW

Offered By

JAKE STEVEN, ALC
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TOWER RANCH

2,541.10 ± Contiguous Acres



Property Details

Total Acres: 2,541.10 +/- Acres

List Price: \$5,844,530.00

2020 Real Estate Taxes: \$9,646.18

Legal Description: Long legal. Please contact agents.

Mineral Rights: Seller's mineral interest transfers

Ranch Comments:

The Tower Ranch is located in the heart of Kansas Flint Hills, home to some of the most majestic views in the state. The ranch has been part of Bill Haw's life work, showcasing his passion for the cattle industry and the purity of the native bluestem pastures. The current owner has spent decades compiling contiguous land to create one of the finest grazing units in the most productive grassland in North America. This ranch has been a great unit on its own or as a complimentary ranch to Bill's larger ranch parcels. The ranch has been set up for an efficient cattle operation with multiple pastures units, quality fence, and great roads and access for shipping cattle. The land provides abundant water sources with several watershed lakes, well maintained pasture ponds, and live water creeks throughout the land. The ranch is located near the Bazaar Cattle Pens, a frequent tourist stop, as well as a hub for cattle ranchers. The next owner will have the endless enjoyment of a productive economic unit, tremendous hunting and fishing opportunities, and the finest views the Flint Hills have to offer!

Ranch Notes:

- Good fencing
- A conservation easement runs with the property. Contact agent for details.
- Range is typically burned annually.
- Located near Bazaar Cattle Pens with easy access off the interstate, this large contiguous ranch features native tallgrass prairies.
- Abundant Water
- Quality ranch roads



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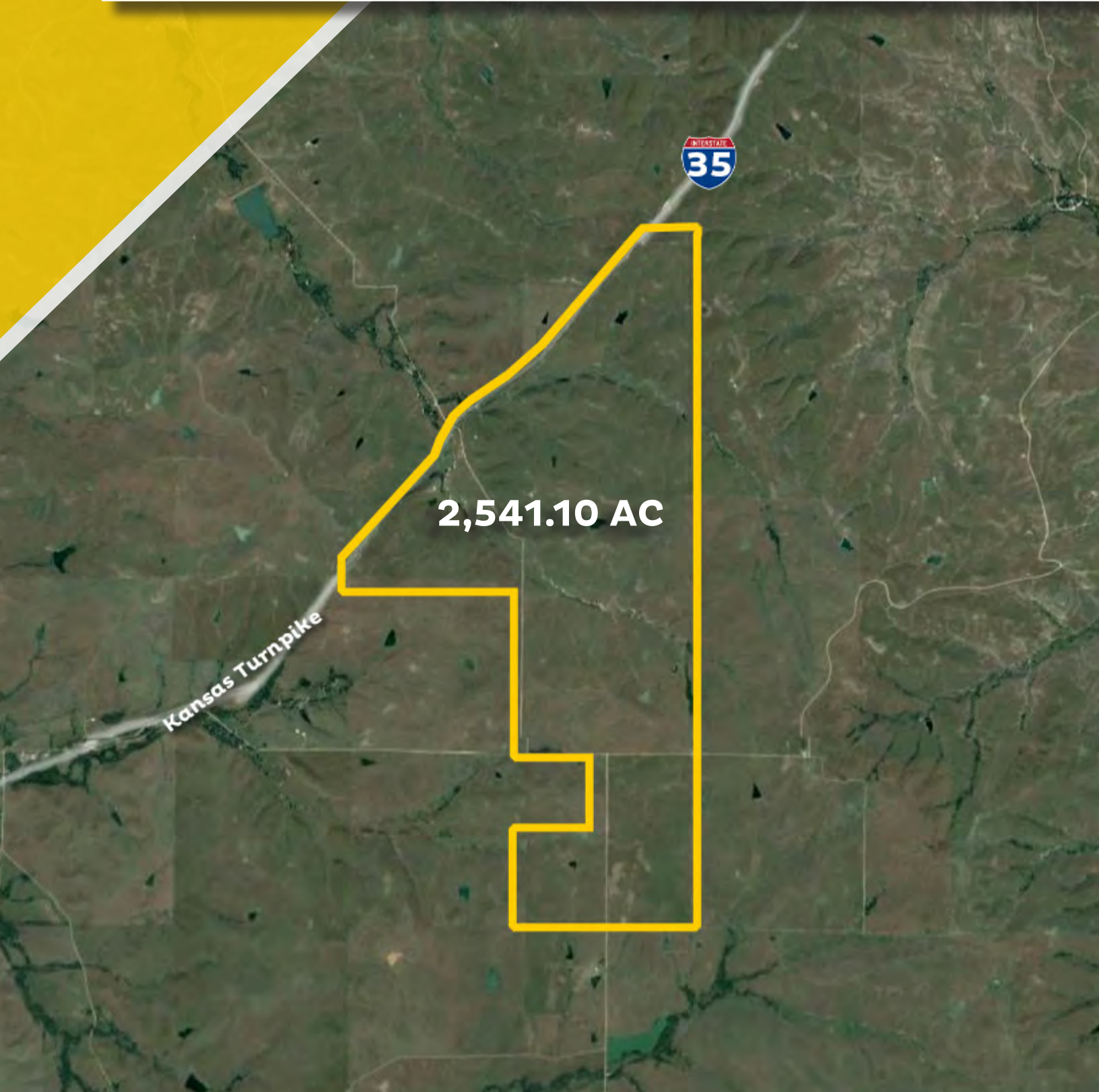
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TOWER RANCH

Aerial Map



ReeceNichols
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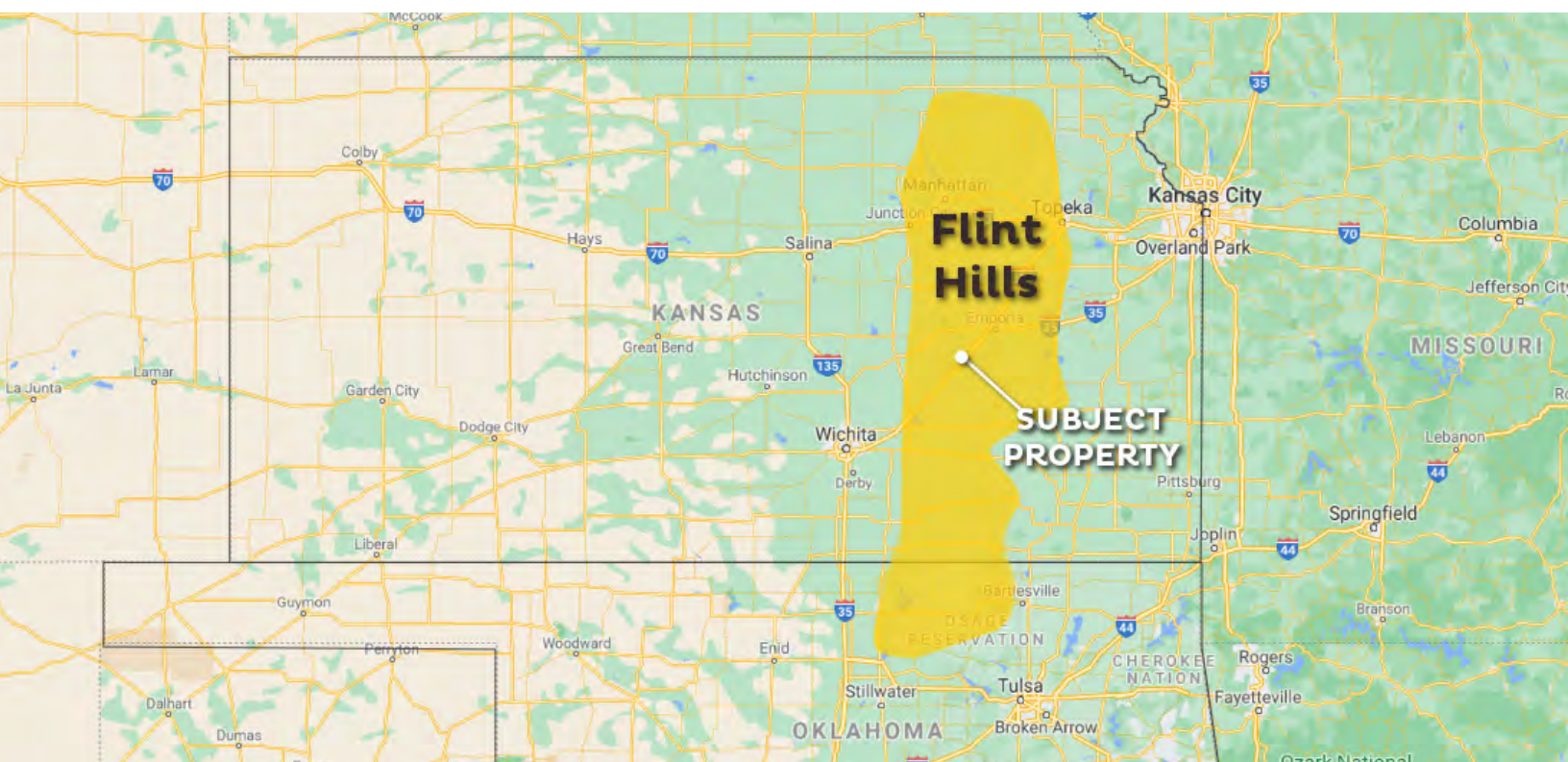
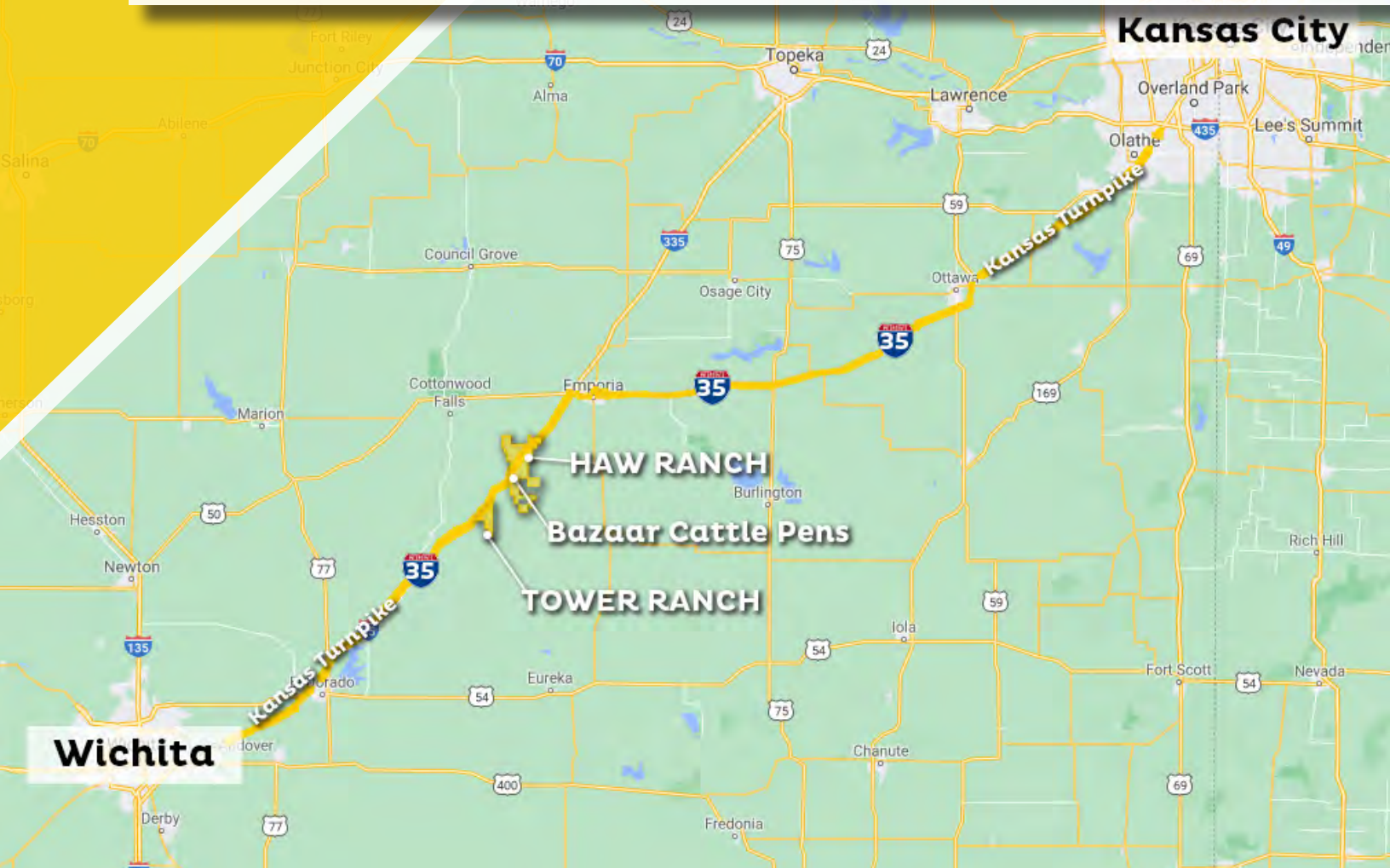
TOWER RANCH

Property Photos



TOWER RANCH

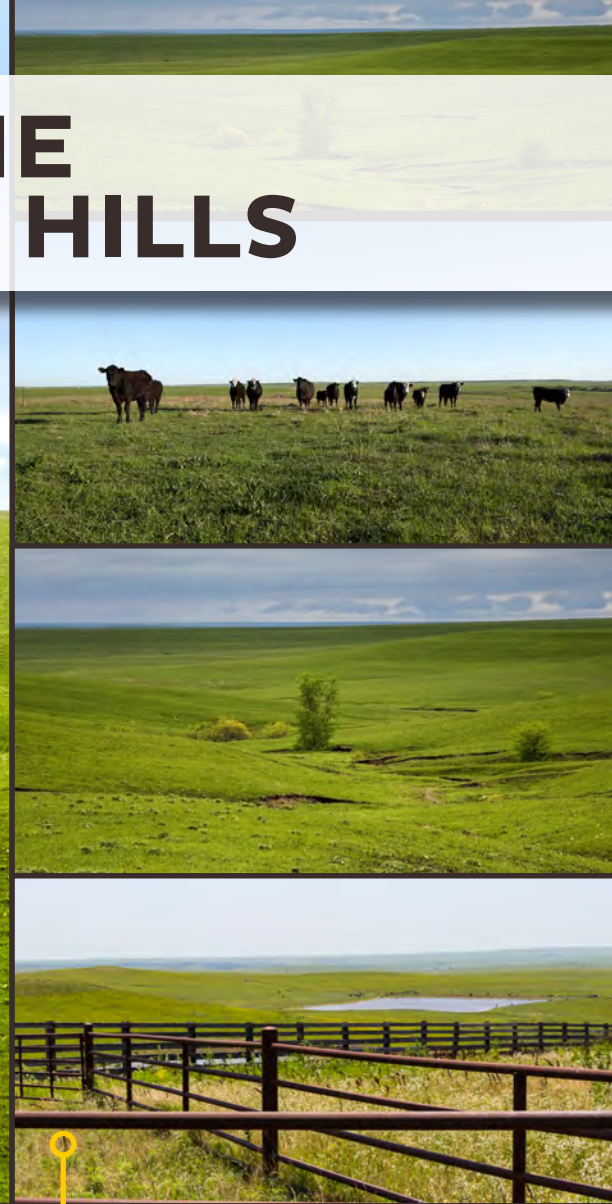
Location Map



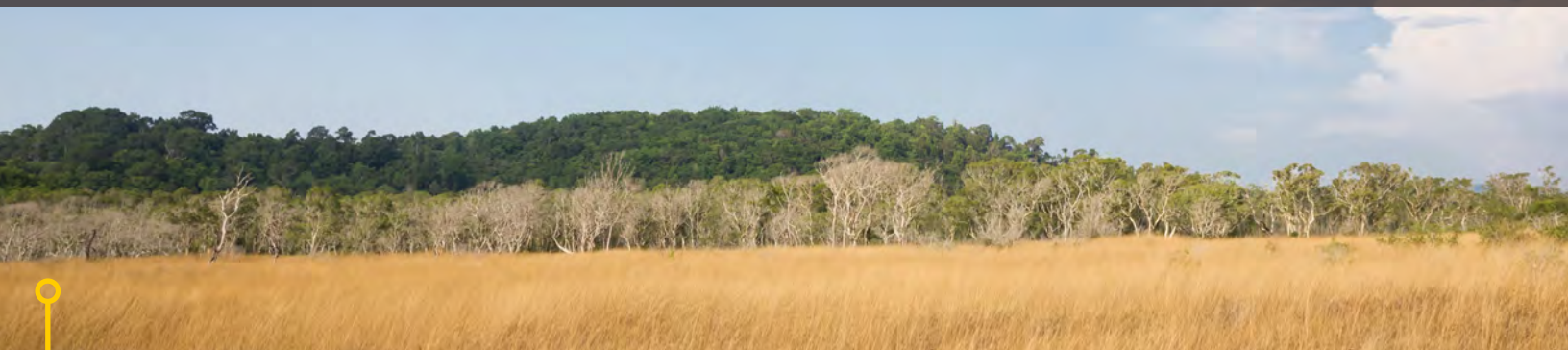
ABOUT THE KANSAS FLINT HILLS



The band of rolling hills that comprise the Flint Hills spans from Eastern Kansas to Northern Oklahoma. This distinct region has the densest coverage of tall grass prairie in North America.



The Flint Hills are named after the abundance of flint eroded from the bedrock at the surface.



Due to its rocky soil, the region is dominated by cattle ranches as opposed to the common Great Plains crop land. The Flint Hills represent the last expanse of intact tallgrass prairie in the nation. The Environmental Protection Agency and the World Wildlife Fund have designated the Flint Hills as an ecoregion, distinct from other grasslands of the Great Plains.