

Auction! 200+/- Acres of Farming, Pasture, and Hunting
in Pratt County, KS
00000
Hopewell, KS 67557

198.4± Acres
Pratt County



Auction! 200+/- Acres of Farming, Pasture, and Hunting in Pratt County, KS Hopewell, KS / Pratt County

SUMMARY

Address

00000

City, State Zip

Hopewell, KS 67557

County

Pratt County

Type

Hunting Land

Latitude / Longitude

37.775214 / -99.009234

Acreage

198.4

Property Website

<https://www.saltplainsproperties.com/property/auction-200-acres-of-farming-pasture-and-hunting-in-pratt-county-ks/pratt/kansas/94732/>



Auction! 200+/- Acres of Farming, Pasture, and Hunting in Pratt County, KS Hopewell, KS / Pratt County

PROPERTY DESCRIPTION

Auction! 200+/- Acres of Farming, Pasture, and Hunting in Pratt County, KS

Auction Details

This is an online-only auction.

Bidding will take place at redcedarlandco.hibid.com. *To register to bid: [Click Here!](#)*

- Bidding Opens: December 7th, 2025 at 6 pm
- Bidding Soft Closes: December 12th, 2025 at 6pm
- Open for viewing: By appointment only

For additional details or to schedule a showing contact Nathan Leeper or Shay Stephens:

Salt Plains Properties – **Shay Stephens**, (620) 388-3454 , shay@saltplainsproperties.com

Red Cedar Land Co. – **Nathan Leeper**, (620) 388-6328 , nleeper@redcedarland.com

Property Overview

Salt Plains Properties and Red Cedar Land Co. are proud to present this exceptional 200 +/- acre property located in Northwest Pratt County, Kansas, within the highly sought-after Deer Unit 16. This versatile tract offers a nice blend of agriculture, premium wildlife habitat, and fully developed hunting amenities—making it a turn-key property ready for the next owner.

Land Breakdown

- 100 +/- acres cropland according to online FSA mapping.
- 100 +/- acres of pasture featuring native grasses, cedar thickets, plum thickets, and pockets of mature timber and a dense shelter belt running East to West.
- Diverse topography providing natural bedding, travel corridors, and hunting vantage points

Water Features

- Solar-powered water well offering a dependable, year-round water source
- Additional pond, enhancing both wildlife attraction and livestock utility

Wildlife & Hunting

This property sits in one of the most renowned whitetail regions in Kansas.

- World-class whitetail hunting with multiple trophy-quality bucks captured on trail cameras
- High deer density and year-round habitat diversity
- Turkeys frequent the property
- Strong populations of pheasant and quail, making this a multi-species hunting destination

Hunting Improvements (All Included)

- 3 established food plots strategically placed for hunter access and plot seclusion
- 3 Banks Stump 4 blinds
- 2 Banks Feed Bank 600 lb feeders



- 2 Banks Wild Water 300 watering systems

Brokerage Cooperation

This auction is a cooperative effort between Salt Plains Properties and Red Cedar Land Co., combining regional expertise and a shared commitment to professional service and successful land transactions.

Summary:

Prime 200 +/- acre turn-key hunting and agricultural property in Pratt County, Kansas Unit 16) featuring 100 +/- acres of cropland and 100 +/- acres of pasture with native grass, cedar and plum thickets, and mature timber. Property includes a solar water well, pond, and diverse topography. Outstanding whitetail hunting with high deer density and multiple trophy bucks on camera, plus turkeys, pheasant, and quail. Improvements include 3 food plots, 3 Banks Stump 4 blinds, 2 Banks 600 lb feeders, and 2 Banks Wild Water 300 systems. An equipped, premium turn-key hunting property in one of Kansas' top deer units.

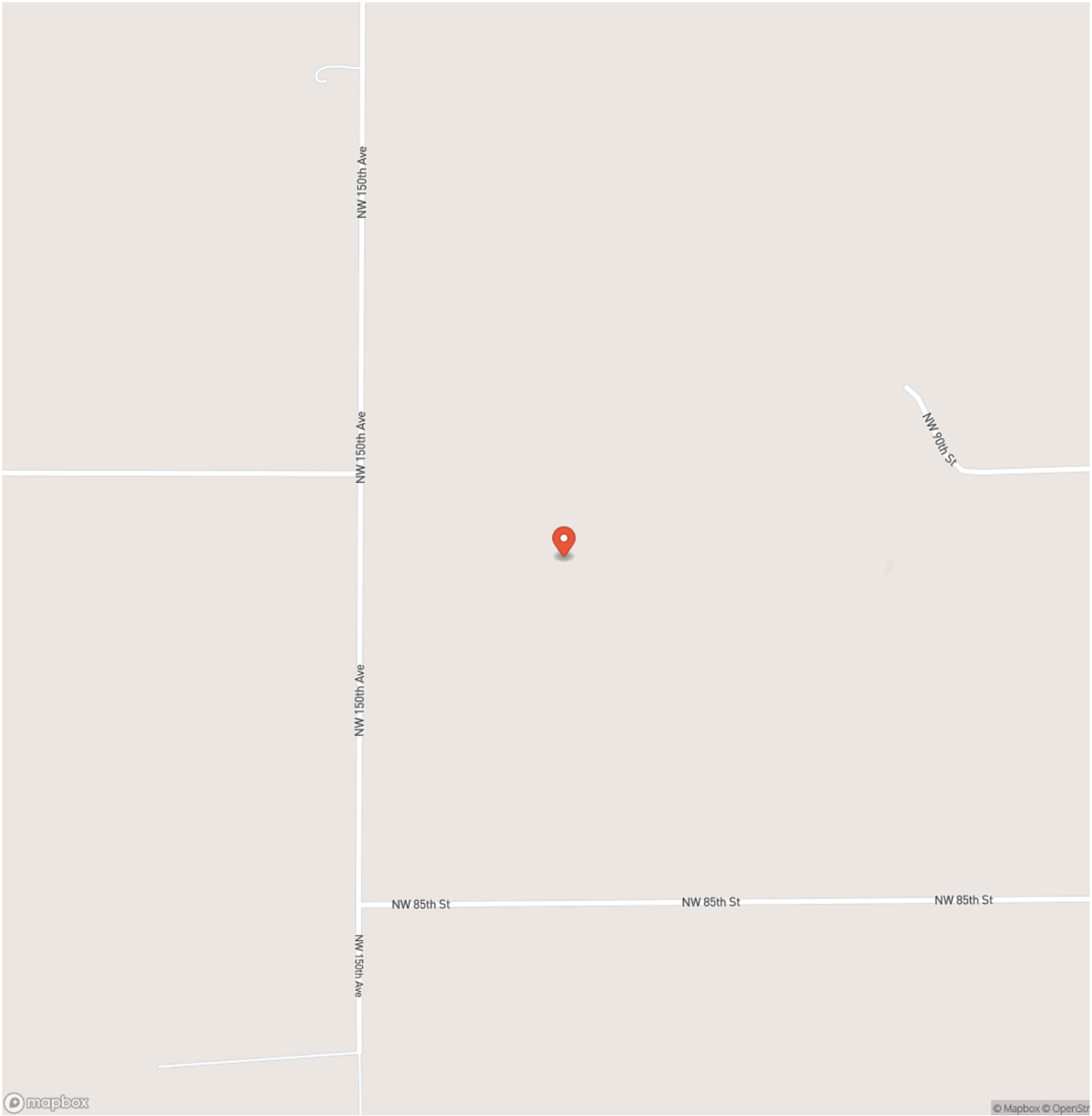
Auction Terms and Conditions: Bidding will be by the acre, final bid multiplied by the total acres will determine the final contract price. Bidders must be pre-approved with their lender, if applicable, prior to registering. Registered bidders will be contacted by the auction company for proof of funds/pre-approval. 10% earnest money deposit due the day of the sale. Closing shall be with First American Title Pratt Ks on or before 30 days from the auction date. Taxes shall be prorated to the date of possession if prior to closing. Title insurance and closing costs shall be split 50/50 between the buyer and the seller. All real estate shall be sold in its present "as is/where is" condition without any implied warranties or guarantees from the seller or Red Cedar Land Co. LLC or Salt Plains Properties. All inspections and verifications should be handled by the bidders prior to auction. All real estate is selling subject to any leases, roadways, easements, restrictions, and right of ways. Real estate is not selling subject to any inspections or bank approvals. What mineral rights the Sellers own shall transfer. All boundary lines, fencing lines, and acreages are approximate and not guaranteed. Sellers have selected to have online bidding only. Possession shall be at closing. Bidders use the online bidding platform at bidder's sole risk. Red Cedar Land Co. LLC is not liable for any interruptions, unavailability, delays, or failure in the online bidding platform including errors or omissions related to the submission or acceptance of online bids. Red Cedar Land Co. LLC and Salt Plains Properties has the authority to establish all online bidding increments, and has the right to refuse, reject, or disqualify any bidders who are believed to be fraudulent, illegitimate, not competent, or in violation of any terms and conditions. Red Cedar Land Co. LLC and Salt Plains Properties has the right to extend, pause, or delay the auction with sellers discretion. The lot will have a "soft close" meaning that if a bid is placed within the last 3 minutes, the bidding will extend another 3 minutes until no more bids are placed. All property information is believed to be accurate; however Red Cedar Land Co. LLC and Salt Plains Properties are not liable for its accuracy. Red Cedar Land Co. LLC and Salt Plains Properties is acting as a seller's agent. The land is selling subject to seller's confirmation of price. If the buyer defaults on the purchase the earnest money shall be non-refundable, unless further agreed upon by the sellers. Any announcements made the day of the sale shall take precedence over any other advertised material or verbal communication.



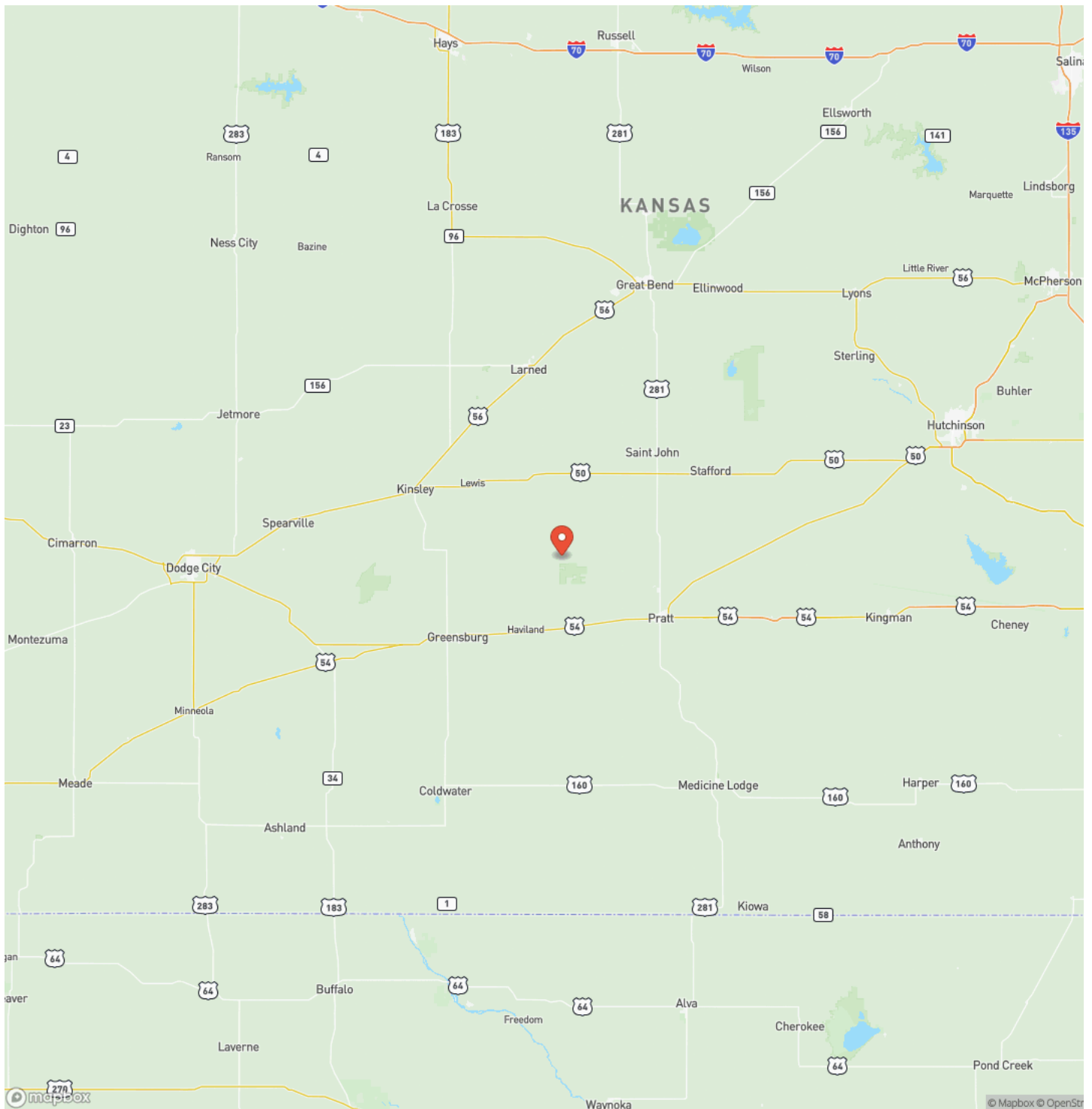
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Hopewell, KS / Pratt County



Locator Map



Locator Map



Satellite Map



Auction! 200+/- Acres of Farming, Pasture, and Hunting in Pratt County, KS Hopewell, KS / Pratt County

LISTING REPRESENTATIVE

For more information contact:



Representative

Shay Stephens

Mobile

(620) 388-3454

Email

shay@saltplainsproperties.com

Address

16 E Ayers St

City / State / Zip

Edmond, OK 73034

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal blue 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.



DISCLAIMERS

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Salt Plains Properties
16 E Ayers St
Edmond, OK 73034
(405) 406-7798
www.saltplainsproperties.com
