

Barber County, Kansas 1300 Acres of Land for Sale
00 Blue Stem Rd
Sharon, KS 67138

\$4,387,500
1,300± Acres
Barber County



Barber County, Kansas 1300 Acres of Land for Sale

Sharon, KS / Barber County

SUMMARY

Address

00 Blue Stem Rd

City, State Zip

Sharon, KS 67138

County

Barber County

Type

Undeveloped Land, Recreational Land, Hunting Land

Latitude / Longitude

37.180915 / -98.437387

Acreage

1,300

Price

\$4,387,500

Property Website

<https://landguys.com/property/barber-county-kansas-1300-acres-of-land-for-sale/barber/kansas/94209/>



PROPERTY DESCRIPTION

Premium Whitetail Hunting on an exceptional ranch in unit 16 Barber County, Ks. Turnkey and ready to Hunt.

This extraordinary 1300 acre South Central Kansas ranch offers a rare blend of premium wildlife habitat, dramatic terrain, and unmatched year round recreational opportunity. Properties of this size and quality are seldom available, and the diversity found here sets it apart as a true legacy level hunting and investment property.

Spread across the landscape are deep wooded canyons, towering ridgelines, rolling native grass pastures, and expansive tracts of mature hardwood timber. The ranch also contains impressive stands of tall, healthy native grasses that provide outstanding thermal cover, nesting habitat, and secure bedding areas for wildlife throughout the year. This dense grass structure plays a significant role in supporting both game and overall habitat quality.

Multiple established food plots, tower blinds, and feeders are strategically positioned across the ranch to capitalize on natural travel corridors, pinch points, and ridge top transitions, all contributing to the exceptional hunting this property is known for.

Long managed with a focus on age structure and habitat quality, the ranch consistently supports top end whitetails with excellent age class, providing legitimate opportunities at trophy Kansas bucks season after season. Along with whitetails, the property offers abundant Rio Grande turkey and an impressive population of bobwhite quail, supported by the ranch's mix of native grasses, shrubby edges, canyons, and early successional habitat. These features combine to provide exceptional upland bird hunting, with coveys frequently encountered throughout the ranch.

Multiple water sources, including, seep springs, and natural draws, further enhance wildlife distribution and habitat quality.

A major highlight of the property is its remarkable topography, offering an unrivaled build site with commanding 360 degree views. This stunning vantage point is ideal for a world class hunting cabin, lodge, or full time homestead, overlooking miles of Kansas landscape.

Access throughout the ranch is excellent, supported by a well established and well maintained internal road and trail system that reaches every section of the property. Additional perimeter routes allow for clean entry and exit to hunting setups while maintaining wind and hunting pressure advantages, a critical factor in managing mature whitetails effectively.

Beyond its recreational strengths, the ranch also offers notable income producing potential. Opportunities include whitetail hunting leases, and cattle grazing leases supported by the property's quality grassland. These combined revenue streams enhance both current use and long term investment value.

The entire ranch is fully fenced with gated entry points, securing both privacy and flexibility for recreational use, grazing, or a combination of both.

From its sprawling canyons and panoramic hilltops to its rich wildlife habitat, towering native grass cover, and multiple income opportunities, this ranch stands as one of the premier recreational and investment properties available in Kansas today.

Ranches of this caliber rarely come to market. Schedule your private tour and secure your piece of true Kansas wilderness before it is gone.

KEY FEATURES

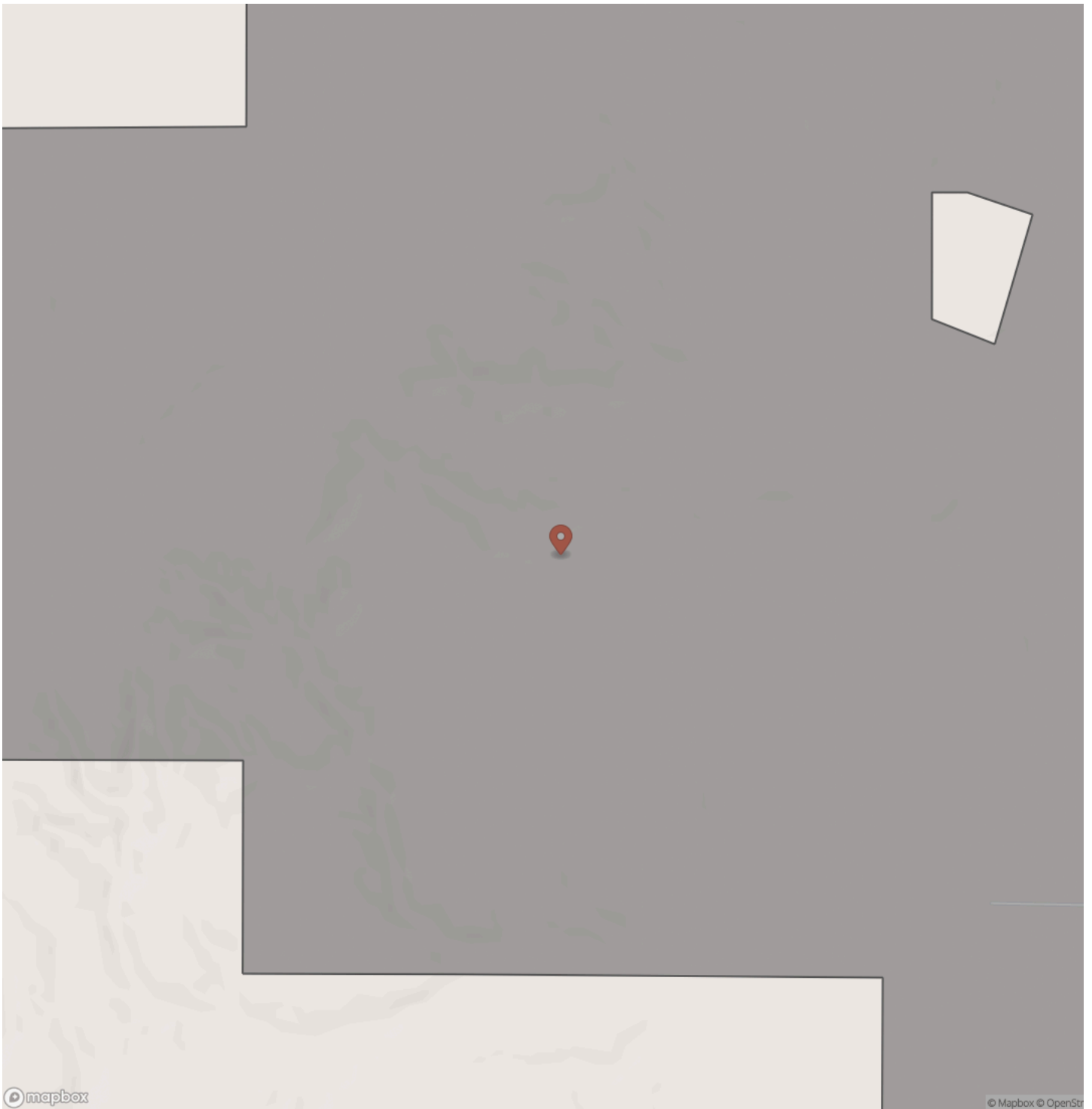
- 1300 acre ranch located in South Central Kansas
- Rare combination of diverse terrain, premium wildlife habitat, and year round recreational opportunity
- Deep wooded canyons providing secluded bedding and sanctuary cover
- Towering ridgelines and dramatic elevation changes
- Rolling native grass pastures across multiple sections of the ranch
- Expansive stands of mature hardwood timber
- Healthy, tall native grasses offering exceptional thermal cover and nesting habitat

- Natural pinch points, ridges, and funnels ideal for stand placement
- Multiple water sources including, seep springs, and natural draws
- Exceptional whitetail hunting with excellent age structure
- Consistent opportunities for trophy Kansas bucks
- Strong populations of Rio Grande turkey
- Impressive bobwhite quail numbers with outstanding upland bird hunting
- Habitat mix ideal for upland game, deer, and turkey
- Multiple established food plots enhancing wildlife activity
- Strategically placed tower blinds and feeders throughout the ranch
- Well established internal road and trail system reaching all areas of the property
- Additional perimeter roads for clean entry and exit during hunts
- Entire ranch is fully fenced with gated entry points
- Premier build site with unmatched 360 degree views perfect for a cabin, lodge, or homestead
- Whitetail hunting lease opportunities for added income
- Strong cattle grazing lease potential supported by quality grassland
- Quality native grasses providing excellent forage for livestock
- Flexible layout suitable for recreation, grazing, or a combined operation
- Exceptional blend of canyons, timber, grasslands, and wildlife rich habitat
- Turnkey hunting setup with proven trophy potential
- Stunning scenery with panoramic hilltop viewpoints
- Rare opportunity to own a premier Kansas ranch of this scale and quality

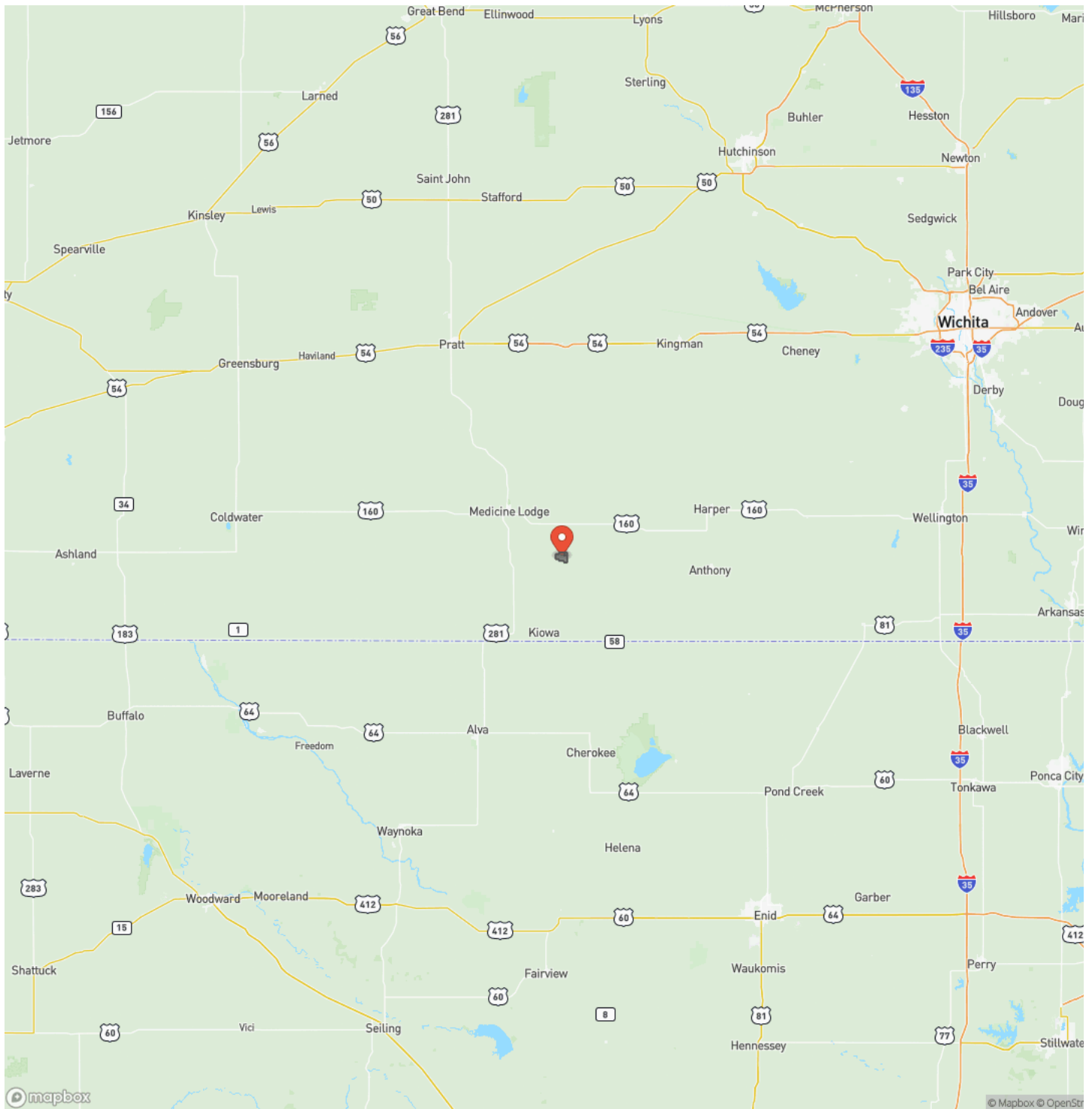
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Locator Map



Locator Map



Satellite Map



Barber County, Kansas 1300 Acres of Land for Sale Sharon, KS / Barber County

LISTING REPRESENTATIVE

For more information contact:



Representative

Heath Landwehr

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(620) 930-8129

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heath@landguys.com

Address

City / State / Zip

Sharon, KS 67138

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins or other markings visible.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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