

MIDWEST LAND GROUP PRESENTS



BARBER/HARPER COUNTY, KS

3,000 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

3,000 CONTIGUOUS ACRES OF KANSAS GRASSLAND AND RECREATION

Welcome to Rianmar Ranch, a sprawling 3,000 acre expanse nestled along the Barber and Harper County line in scenic Kansas. This expansive property offers a rare blend of natural beauty and all seller's mineral rights, making it an ideal investment for discerning buyers.

Located just 15 miles west of Anthony and a convenient 70 mile drive from Wichita, Rianmar Ranch boasts unparalleled access via well-maintained county roads, ensuring ease of transport and convenience. Rural water service further enhances the property's appeal, providing essential infrastructure amidst its vast and picturesque landscape.

Diverse natural features define Rianmar Ranch, including Little Sandy Creek, Spring Creek, Cotton Wood Creek, and West Sandy Creek, alongside numerous wet-weather draws adorned with a variety of timber species, perfect for both wildlife browse and cover. The presence of multiple livestock ponds and over 440 acres of tillable land adds practical versatility to the property, accommodating agricultural pursuits and enhancing its overall potential. The terrain itself is a testament to Kansas's natural

splendor, featuring rolling native prairie rich with warm-season grasses. This habitat not only supports a thriving ecosystem for livestock but also offers ample recreational opportunities for outdoor and wildlife enthusiasts alike.

For avid hunters and nature lovers, Rianmar Ranch is a haven. The beaver dams on the property have created an expansive waterfowl slew, complemented by additional pools along year-round creeks, establishing ideal roosting and feeding sites along the heavily trafficked central flyway. Upland game birds, trophy whitetail deer, and waterfowl are abundant, ensuring memorable hunting experiences throughout the seasons.

Whether you are seeking a private retreat, a productive ranching operation, or a premium hunting destination, Rianmar Ranch promises unmatched potential. Don't miss this rare opportunity to own a piece of Kansas's natural beauty and abundant wildlife. Embrace the tranquility and possibilities that await at Rianmar Ranch – where expansive landscapes and limitless potential converge. Schedule your tour today and discover the endless opportunities this remarkable property has to offer.



PROPERTY FEATURES

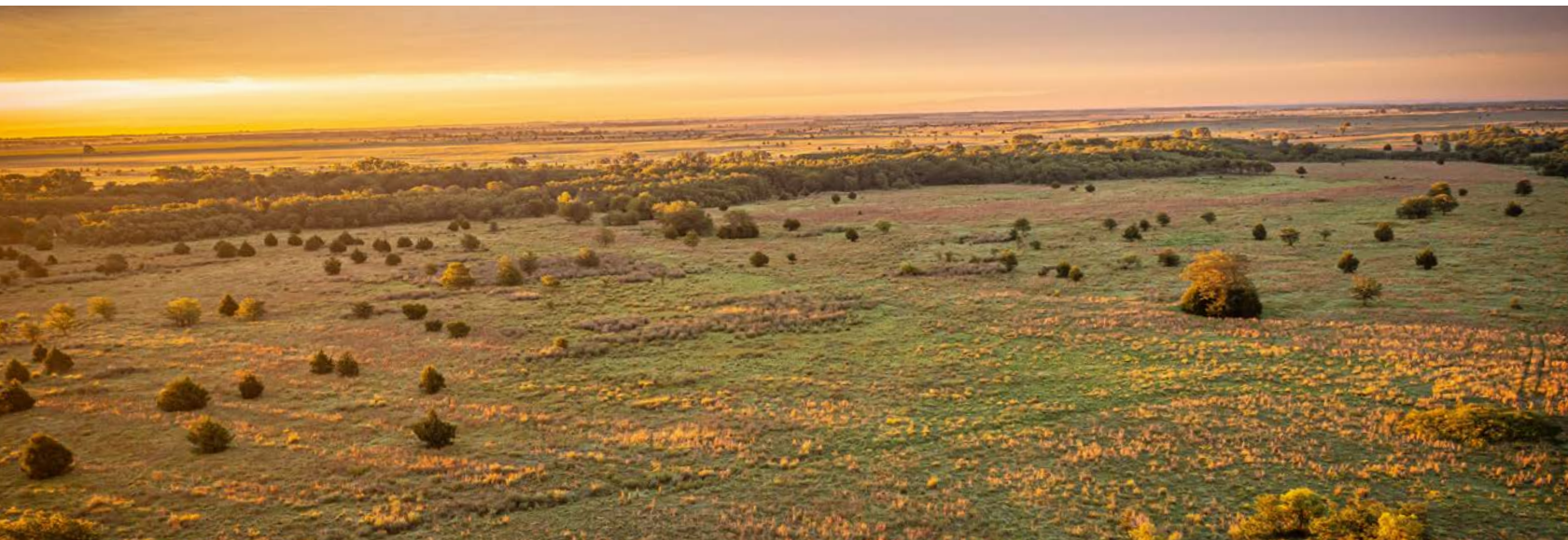
PRICE: **\$6,200,000** | COUNTY: **BARBER/HARPER** | STATE: **KANSAS** | ACRES: **3,000**

- 3,000 acres contiguous
- Native grassland
- Barber and Harper County line
- Multiple water systems that run through the property
- Year-round creeks
- Prime grazing farm
- Thriving ecosystem for production and recreation
- Upland game birds, especially quail throughout property
- Multiple ponds
- Trophy whitetail hunting
- Limitless waterfowl opportunities
- High quail population



3,000 ACRES CONTIGUOUS

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YEAR-ROUND CREEKS



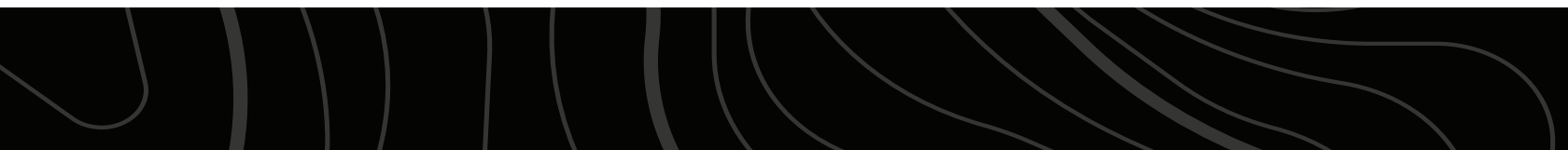
MEMORABLE HUNTING



NATIVE GRASSLAND



440 +/- ACRES OF TILLABLE



THRIVING ECOSYSTEM

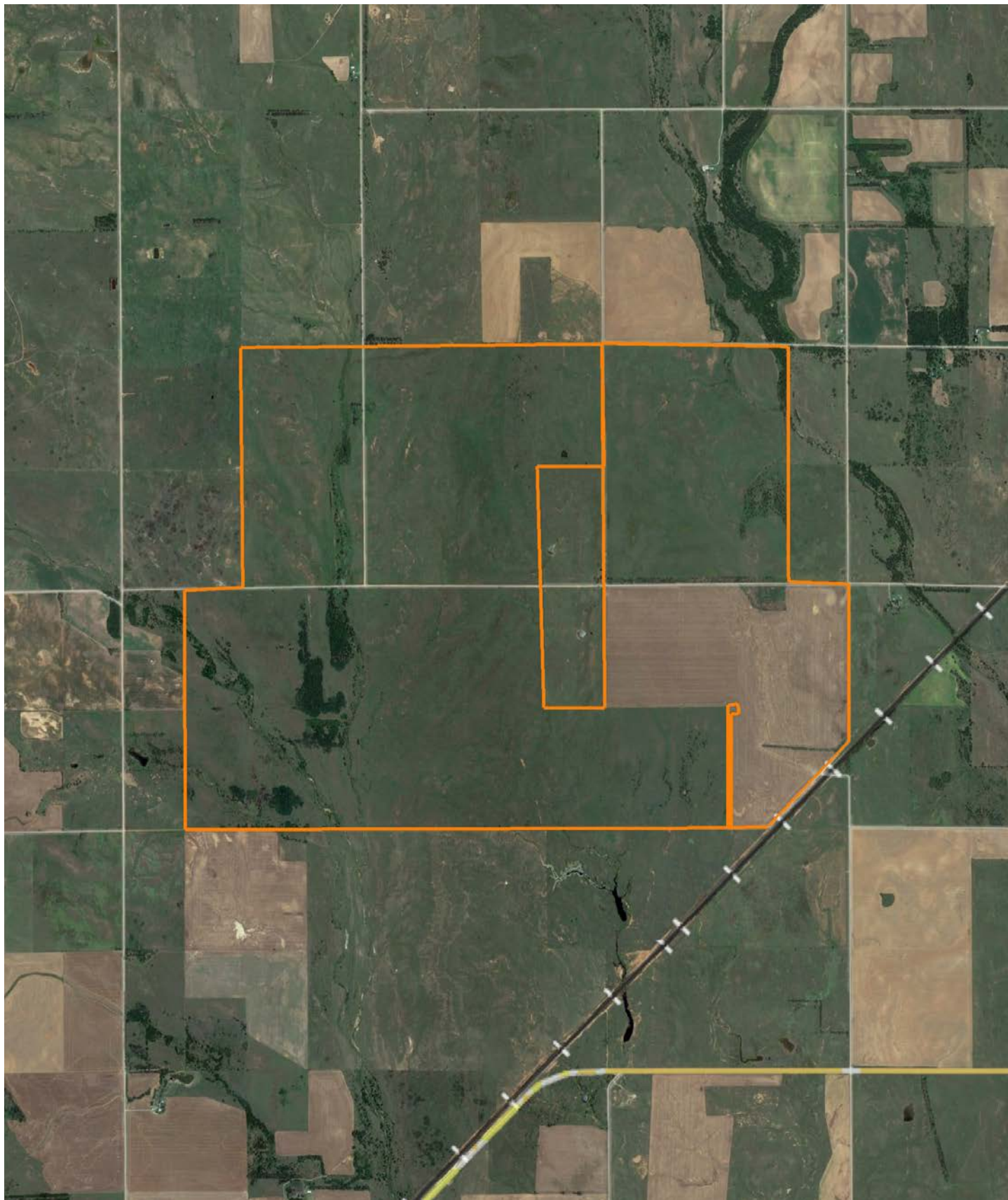
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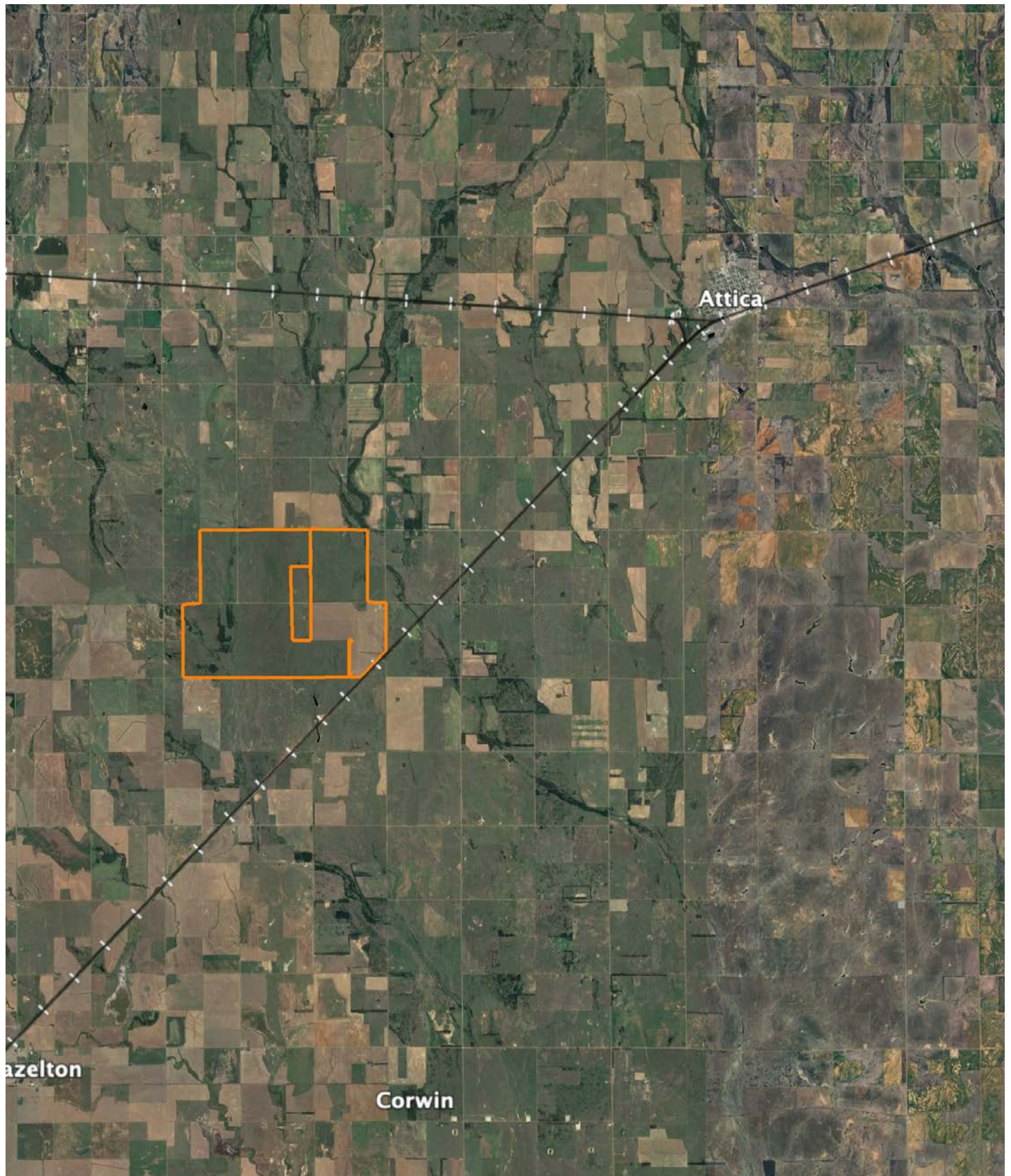
ADDITIONAL PHOTOS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Zane Goodwin was born a 7th generation family countryman born in Bartlesville, and raised in Northeast Oklahoma, 9 miles from the nearest town. Coming from a long line of farmers, ranchers, horse trainers and hunters, understanding the land and its value runs in Zane's blood. He has worked in agriculture since the age of 12 and went on to study business and finance at Oklahoma State University and the University of Missouri. From working out in the field and in the classroom, Zane has a lifetime and legacy of experience – both personal and professional.

Zane and his wife, Mandy, along with sons, Ryder, Roan and Rizen, and daughter, Rainee live in Bristow, Oklahoma and are members of their local church. When he's not running over 300 commercial Angus cattle on the ranch, you'll find Zane hunting trophy white-tailed deer, waterfowl and big game with his children, as well as coaching soccer, basketball and Little League baseball for their teams. Zane doesn't just sell land. He lives it. He is a steward of it. Wanting to be the best land steward he can, led him to becoming a Master Cattleman from Oklahoma State University.

Zane likes to keep things simple and he does business with people the way he wants them to do business with him. His integrity, honesty, word and handshake mean everything to him, and while he doesn't back away from negotiations, he's not a high-pressure salesman either. Zane relates to many of the landowners he works with and understands the financial and sentimental value of the properties he sells. Landowners relate to him because he works in their best interests and not his own. Contact Zane today and see that a handshake and a good word still mean something.



ZANE GOODWIN,
LAND AGENT

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