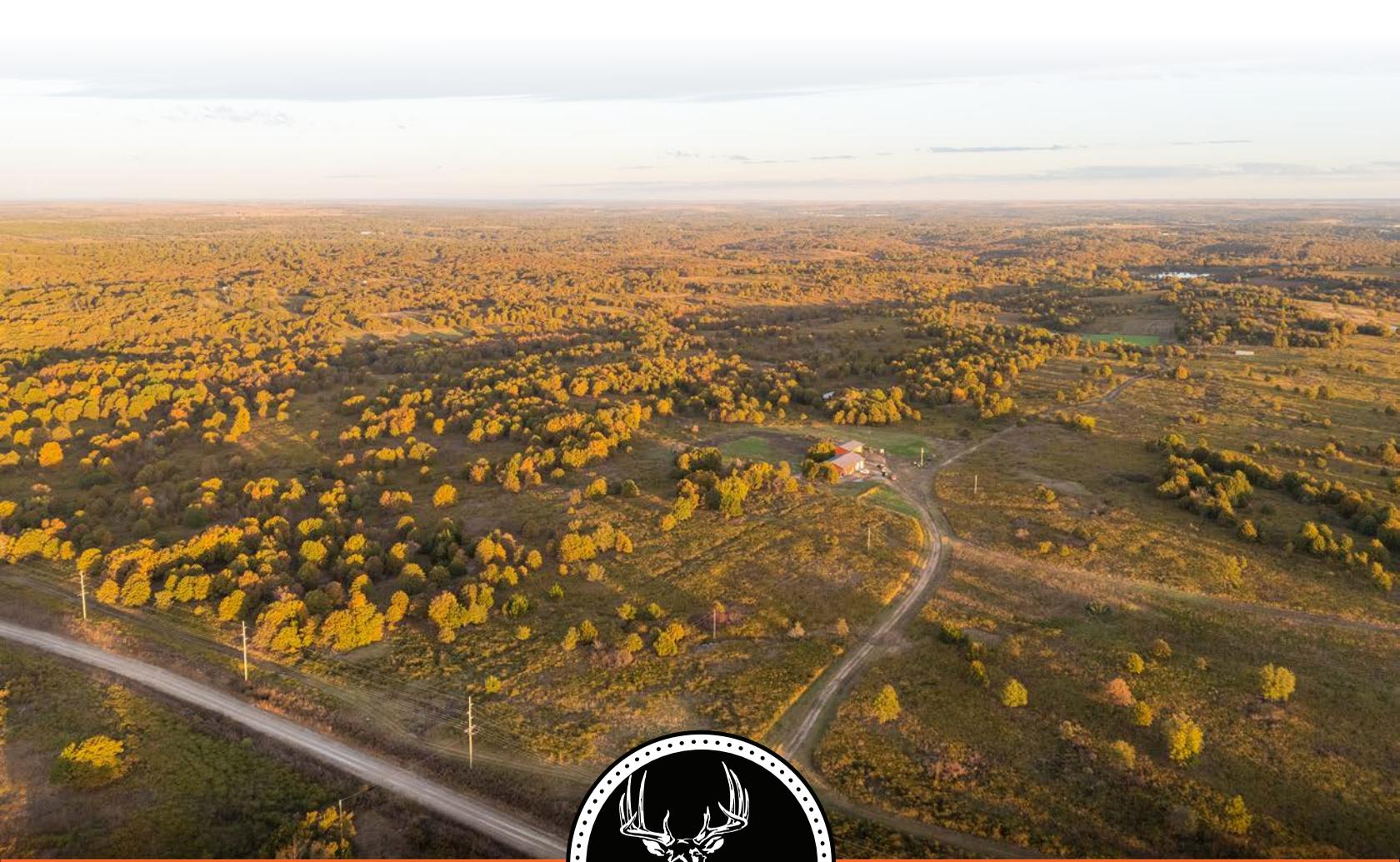


MIDWEST LAND GROUP PRESENTS

950 ACRES IN

CHAUTAUQUA COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE HALVERSON RANCH - THE ULTIMATE RECREATIONAL RETREAT

You simply will not find a better opportunity to purchase a fully turn-key recreational property at the caliber of "The Halverson Ranch" in Chautauqua County, Kansas. Comprised of approximately 950 acres, this ranch has been meticulously set up and cared for. The ranch provides world-class deer, turkey and waterfowl hunting along with incredible fishing opportunities. Lush native grasses, densely timbered draws and ridges comprise much of the ranch. The bulk of the timber is oaks and persimmons that produce abundant mast crops for the wildlife. Ponds have been dug and are full on nearly every ridge along with a near 20-acre lake when full. The lake is stocked with fish and provides some of the best bass and crappie fishing imaginable. In the fall, the water sources not only provide for the deer but draw large numbers of waterfowl as they migrate through the area. A well-maintained trail system begins at the gated entry point and traverses throughout the entire ranch providing good access to every inch.

The ranch has been setup to draw and hold as many mature whitetail bucks as possible. There are 8 different food plots established on the ranch historically planted to corn, clovers and winter greens that pull deer from miles

around and keep them there throughout the season. There are twelve blind and feeder setups constructed in conjunction with the food plots to provide ample setup opportunities for any wind. Between the fruit-bearing trees, food plots and feed program, this ranch provides more available food during the year than is standard for the region resulting in a top-tier hunting experience.

The cherry on top is the newly constructed ranch headquarters. A beautifully constructed 2 bedrooms 1 bathroom cabin with a two-car garage provides the perfect place to call home while visiting the ranch. This is truly a "hunt out your back door" experience as some of the best bucks and numerous turkeys have been harvested in the plot immediately behind the cabin. A pole barn provides additional space to park equipment.

If you've been looking for the complete ranch package in Kansas to host your family and friends for limitless outdoor experiences, "The Halverson Ranch" is ready for your name on the deed. Reach out to the listing agent Cole Schumacher for all the details and to book your private viewing of this incredible property.



PROPERTY FEATURES

COUNTY: **CHAUTAUQUA** | STATE: **KANSAS** | ACRES: **950**

- 950 +/- acres in Chautauqua County, KS
- Brand new cabin
- 20-acre lake
- 12 blind and feeder sets
- Food-plots
- Whitetail deer hunting
- Turkey hunting
- Waterfowl hunting
- Mineral rights not fully intact
- Oak and persimmon trees
- Trail systems



BRAND NEW CABIN

The cherry on top is the newly constructed ranch headquarters. A beautifully constructed 2-bedroom, 1-bathroom cabin with a two-car garage provides the perfect place to call home while visiting the ranch.



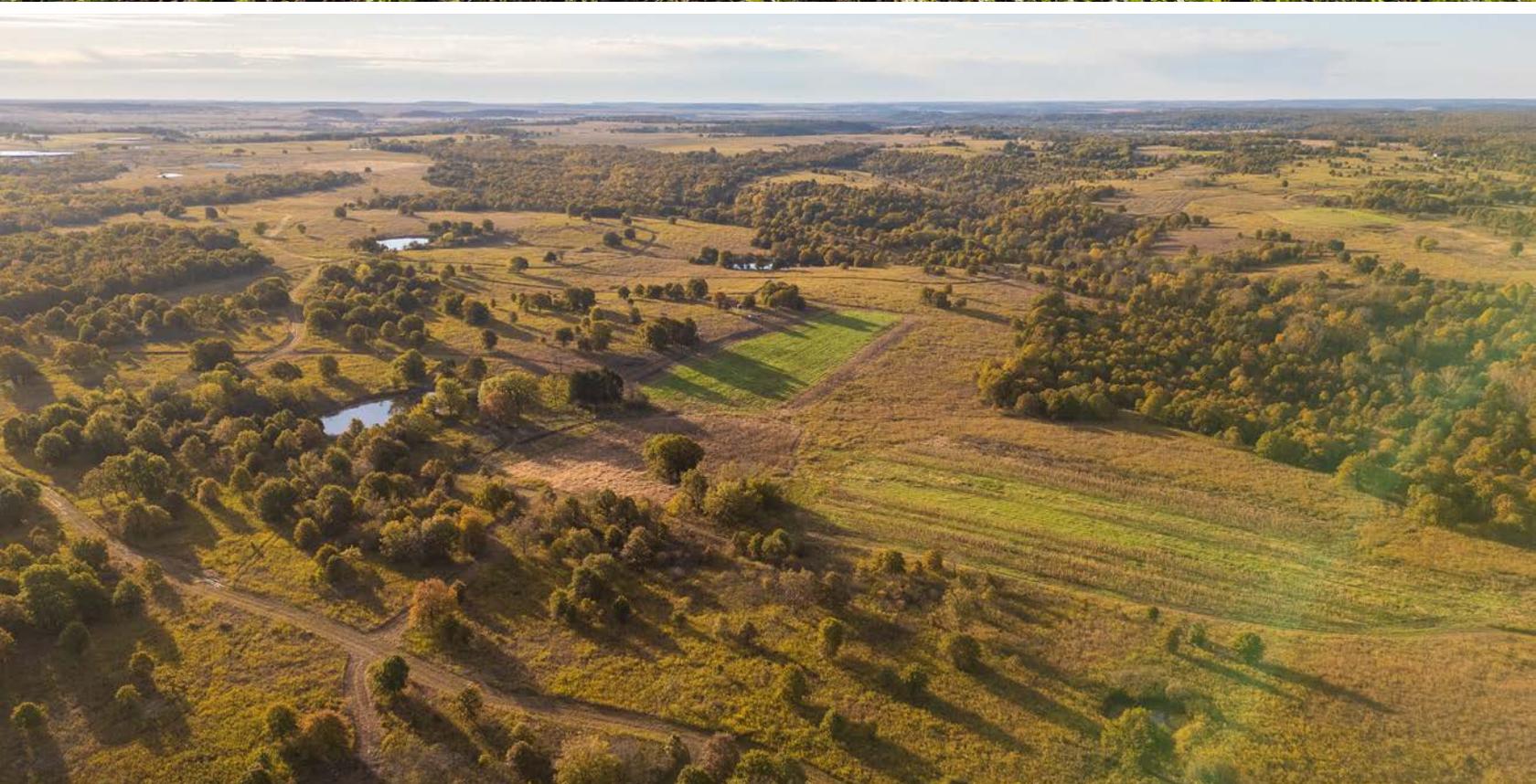
LUSH NATIVE GRASSES



20-ACRE LAKE



FOOD-PLOTS



12 BLIND AND FEEDER SETS

There are twelve blind and feeder setups constructed in conjunction with the food plots to provide ample setup opportunities for any wind. Between the fruiting bearing trees, food plots, and feed program, this ranch provides more available food during the year than is standard for the region, resulting in a top-tier hunting experience.



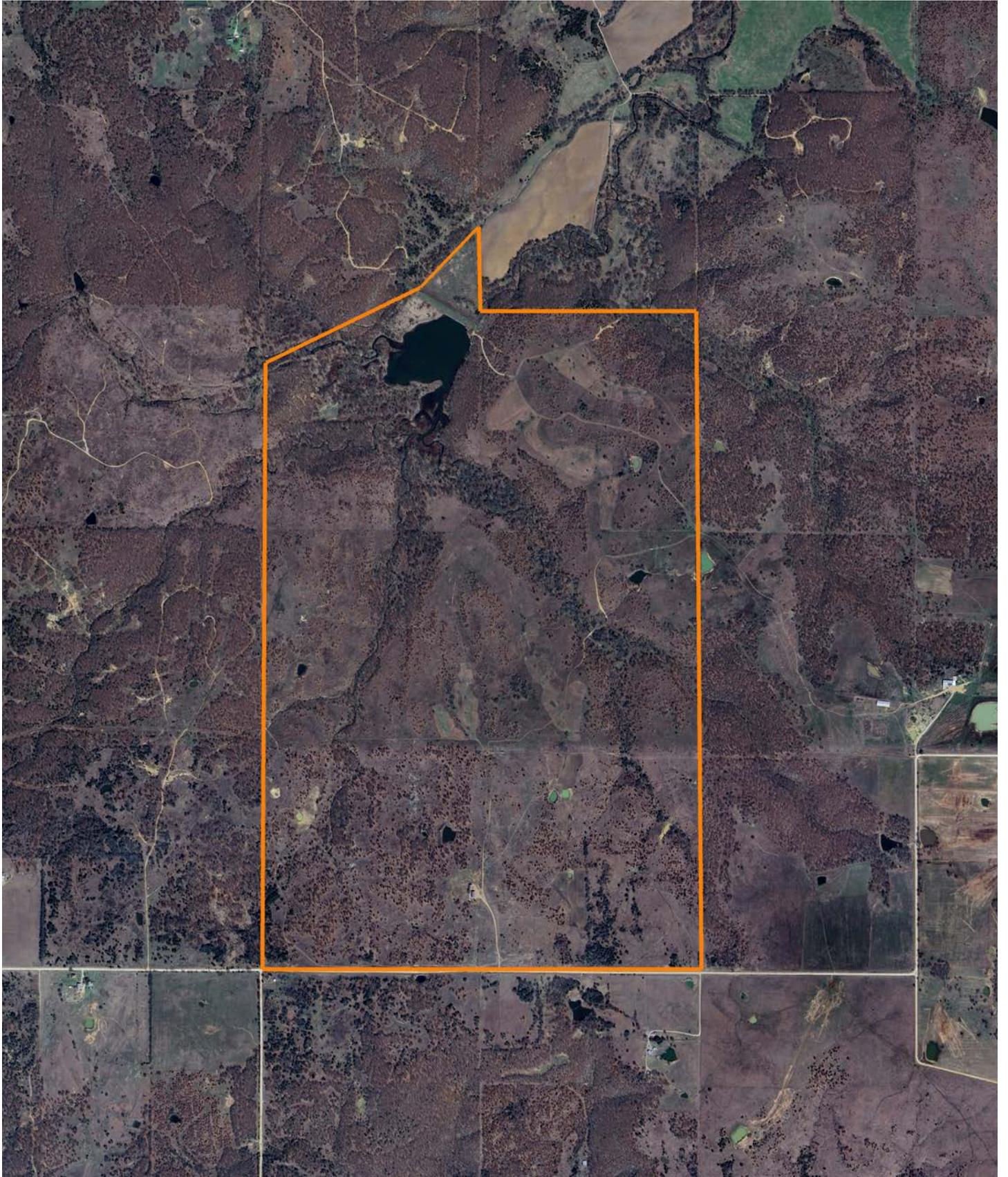
ADDITIONAL PHOTOS



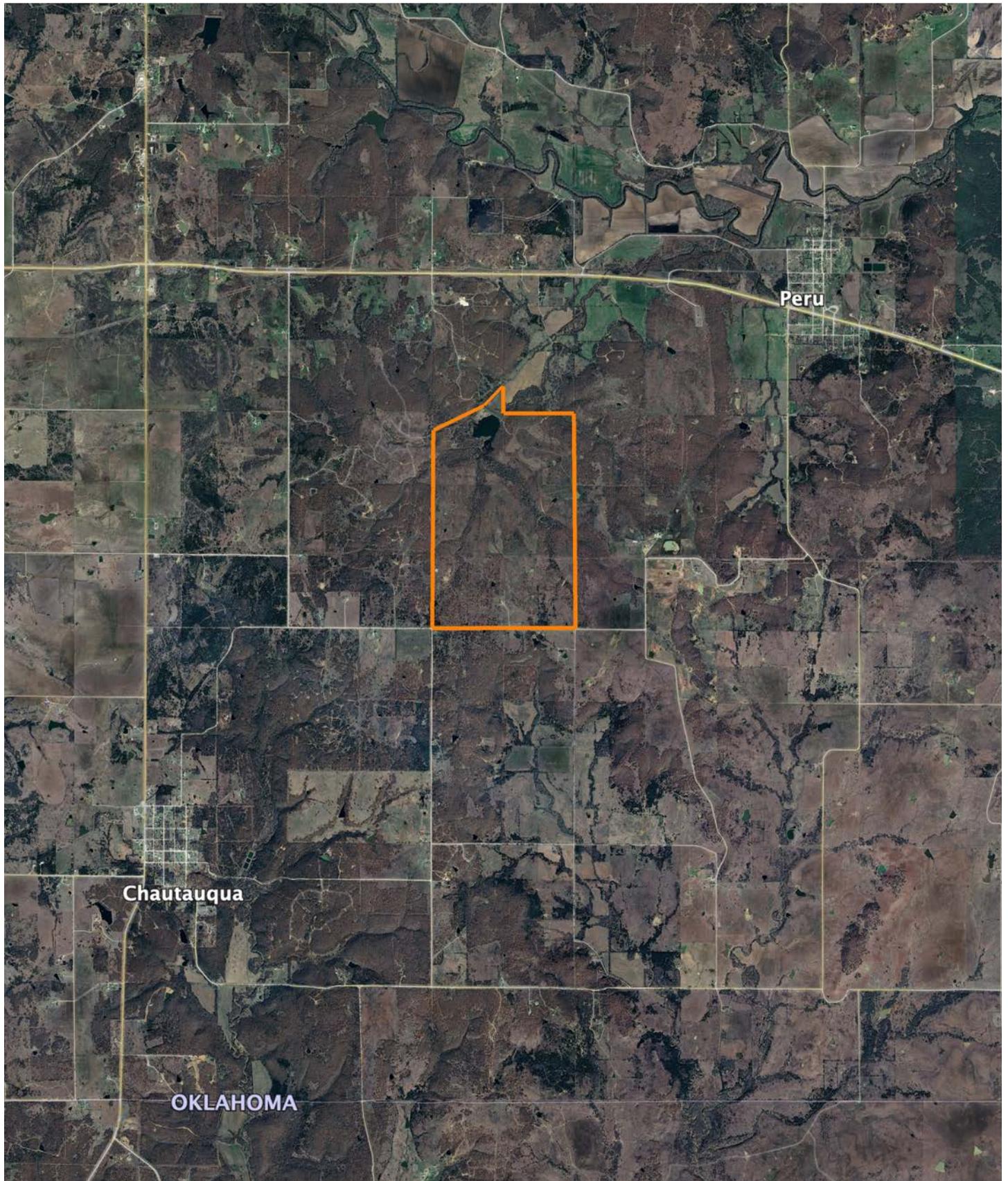
TRAIL CAM PICTURES & HARVEST PHOTOS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

An avid hunter, Cole spends his free time outdoors. He loves chasing giant whitetails and other big game, as well as turkey and upland hunting. Born in Hays, Kansas, Cole enjoys scouting and running cameras across the state, as well as shed hunting, doing conservation work and habitat improvements on the family farm, and introducing youth to the great outdoors. With a knack for harvesting world-class whitetails, Cole has killed two bucks over 200" and many over the Boone & Crockett mark.

Cole attended Fort Hays State University where he earned his Bachelor's degree in Biology, researching fawn recruitment and mortality in whitetail deer, mule deer, and elk. While in school, Cole worked in the state conservation department, helping manage and improve local state wildlife areas. After earning his Bachelor's degree, Cole pursued a career in land real estate to fulfill his passion for land and its native inhabitants. At Midwest Land Group, he's able to bring extensive knowledge on all things outdoors, thanks to a lifetime immersed in hunting, agriculture, and ranching.

This driven agent strives to make both buyers and sellers leave the table with a smile on their face. Between his grasp on creating and improving farms, from food plot placement to improving native cover, and his vast network of landowner relationships, Cole is able to help his clients plan their next move. If you're ready to buy or sell, give Cole a call.



COLE SCHUMACHER,

LAND AGENT

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