MIDWEST LAND GROUP

NORTHERN GATEWAY TO CHEYENNE BOTTOMS

232 ACRES | BARTON COUNTY | KANSAS



THE TRUSTED LEADER IN LAND SALES







NORTHERN GATEWAY TO CHEYENNE BOTTOMS

COUNTY: BARTON | **STATE:** KANSAS | **ACRES:** 232

An exceptionally rare opportunity to own land bordering the renowned Cheyenne Bottoms Wildlife Area, one of the largest inland marsh ecosystems in the United States and one of the most significant migratory bird stopovers along the Central Flyway.

Encompassing approximately 41,000 acres of wetlands and surrounding habitat, Cheyenne Bottoms attracts millions of migratory birds annually, making this region a premier destination for waterfowl hunters, wildlife enthusiasts, and conservation-minded landowners.

Situated along the edge of this remarkable ecosystem, this 232 +/- acre property offers a unique combination of productive agricultural land, native grassland, and seasonal marsh habitat. With approximately 196 acres of level tillable ground and 35 acres of native grass and marshland, the property provides both agricultural income potential and exceptional recreational development opportunities.

For the dedicated waterfowl enthusiast, this property presents a blank canvas to establish a premier hunting retreat. The native marshland offers the potential for wetland habitat enhancement and waterfowl development. Its proximity to thousands of acres of protected wildlife habitat creates an extraordinary setting for attracting migrating ducks, geese, and other wildlife.

A livestock water well is already in place, providing an additional asset for agricultural or recreational use. Mineral Rights are included in the sale.

Properties offering this combination of acreage, agricultural versatility, and direct proximity to Cheyenne Bottoms rarely become available. Whether your vision includes developing a waterfowl hunting destination, expanding your farming operation, or investing in land along one of Kansas's most treasured wildlife ecosystems, this property presents an exceptional opportunity.

PROPERTY FEATURES

- 232 +/- total acres
- 197 +/- tillable acres
- 35 +/- acres of native grass
- Seasonal marshland
- Borders Cheyenne Bottoms
- Central flyway location
- Exceptional waterfowl potential
- Wetland development potential
- Livestock water well
- Agricultural income potential
- Abundant migratory wildlife
- Adjacent conservation habitat
- K-4 Highway access
- Rare recreational investment
- Mineral rights



BORDERS CHEYENNE BOTTOMS





197 +/- TILLABLE ACRES

With approximately 196 acres of level tillable ground and 35 acres of native grass and marshland, the property provides both agricultural income potential and exceptional recreational development opportunities.



















35 +/- ACRES OF NATIVE GRASS





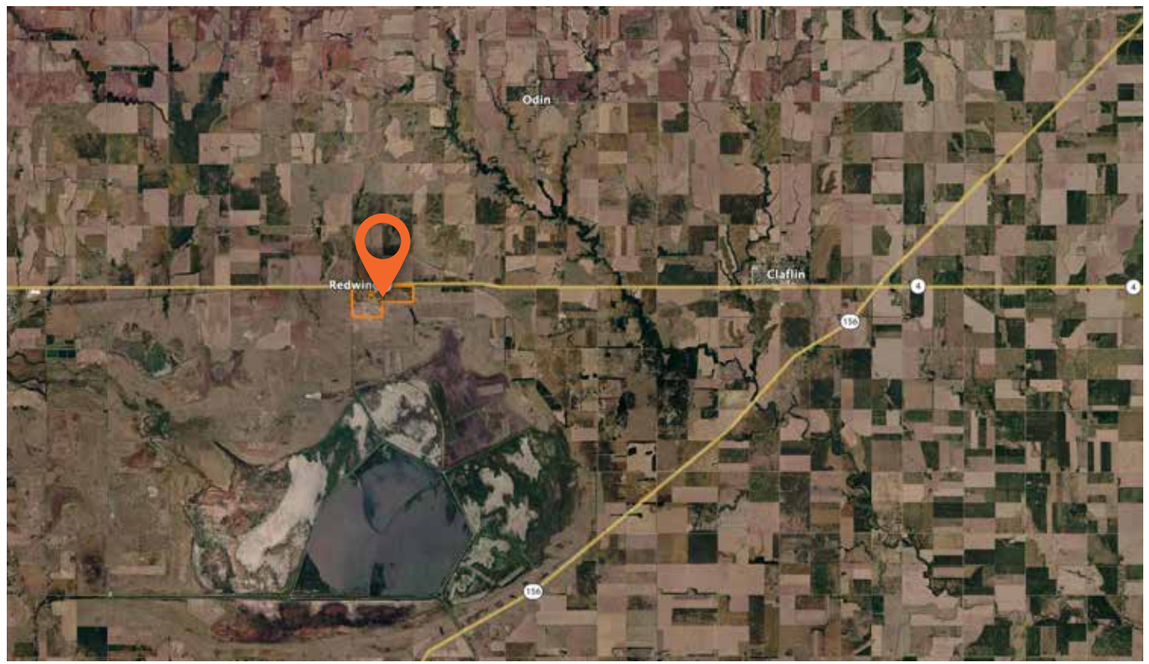
SEASONAL MARSHLAND





AERIAL MAPS





AGENT CONTACT

Kayanna Hammeke was born and raised on a fifth-generation farm near Ellinwood, Kansas, where her deep connection to the land began early. Inspired by her grandfather's passion for farming and his love for the local land market, she grew up attending land auctions with him and her father, shaping her path to wanting to help other landowners.

Licensed since the age of 21, Kayanna has dedicated her career to land sales. She brings a well-rounded background in agricultural, utility, and commercial real estate, along with experience in oil ventures. Her knowledge of mineral rights, easements, and land investments adds valuable insight for clients. Kayanna also has a deep love for the outdoors and is an avid hunter, a hobby that gives her a real life understanding for recreational properties and local wildlife habitats.

Backed by generations of Kansas farming heritage, Kayanna offers more than expertise, she offers a personal understanding of the land and the people who work it. Whether buying or selling, she's a trusted local expert known for her honesty, dedication, and deep love for the land.



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