MIDWEST LAND GROUP PRESENTS

PREMIER WHITETAIL HUNTING RETREAT & LUXURY BARNDOMINIUM

200 ACRES IN COWLEY COUNTY, KANSAS















PREMIER WHITETAIL HUNTING RETREAT & LUXURY BARNDOMINIUM

COUNTY: COWLEY | **STATE:** KANSAS | **ACRES:** 200

Located just east of Arkansas City near Silverdale in Cowley County, Kansas boasts this exceptional 200 +/- acre property that combines luxury country living with a proven history of producing trophy-class whitetail deer. Featuring a recently built 80'x50' custom barndominium, diverse wildlife habitat, strategically established food plots, and outstanding recreational opportunities, this property offers a rare combination of high-end improvements and quality hunting ground. Whether you are a group of hunters looking to own a premier Kansas hunting lodge, seeking a year-round recreational retreat, or looking for a permanent residence with acreage, this property checks all the boxes.

Situated atop the highest point of the property, the barndominium features approximately 2,500 square feet of living space with 4 bedrooms, 4 bathrooms, and 1,500 square feet of attached garage and storage space. The spacious open-concept floor plan showcases a beautiful vaulted wood-plank ceiling, dark stained wood accent walls, rustic corrugated metal accents, wood-look flooring, and custom lighting throughout. The impressive kitchen features an oversized island with granite countertops, custom cabinetry, butcher-block perimeter countertops, a floor-to-ceiling stone accent wall, floating wood shelves, stainless steel appliances, and a custom range hood. Beautifully finished bathrooms feature tiled walk-in showers, wood vanities, and stone countertops. The exterior boasts metal siding and roofing, natural timber porch posts, a 10-foot covered wraparound porch, a fenced backyard, and scenic views of the surrounding countryside.

The hunting history and location are what truly separate this property from others. A 221-inch whitetail has been harvested off the property in the past, demonstrating the caliber of deer this immediate area is capable of producing. The property borders Camp Horizon, consisting of approximately 262 acres of non-hunted ground, and lies just half a mile from the Arkansas River corridor. This combination of neighboring sanctuary, established genetics and quality habitat creates an outstanding foundation for growing and holding mature Kansas whitetails.

The acreage features an excellent blend of mature hardwood timber, native grasses, secluded openings, thick bedding cover, and significant elevation changes. The fertile bottom ground is lined with mature bur oak, red oak, white oak, and chinkapin oak trees, providing an abundant natural food source. A wet-weather creek currently holding water, two small ponds, and an established trail system complement the diverse habitat. Numerous natural funnels, pinch points, and travel corridors create excellent tree stand opportunities, while massive deer rubs throughout the property are evidence of its mature buck activity. The owners have already set in motion to log some of the timber off the property in January 2027, which will enhance the wildlife habitat by opening up the canopy and creating more browse. If the property goes under contract prior to that, the buyer would have the option to continue the logging or cancel.

Approximately 16 acres of strategically established food plots are spread across four locations, including an impressive 8-acre destination food plot in the bottom ground and an additional 8 acres divided among three smaller plots. Previous plantings have included milo, soybeans, clover, and radishes, providing a diverse selection of food sources throughout the year. Additional openings offer opportunities to expand the existing food plot acreage. The property's layout, terrain, bedding areas, and access options allow multiple hunters to utilize the property simultaneously while accommodating varying wind directions.

Conveniently located along 304th Road, the property offers blacktop frontage along the north boundary and is accessed by approximately half a mile of county road along the west side. Arkansas City is just minutes away, providing convenient access to groceries, restaurants, and other amenities. Properties combining this level of residential craftsmanship, established wildlife habitat, proven trophy whitetail history, and neighboring sanctuary are hard to find, making this an exceptional opportunity to own a truly premier southern Kansas hunting and recreational property. Contact listing agent Paul Smith today for more info at (918) 397-2737. Shown by appointment only.

PROPERTY FEATURES

- 200 +/- acres of premier hunting and recreational ground in Cowley County, Kansas
- Recently built 80'x50' luxury barndominium featuring 4 bedrooms, 4 bathrooms, 2,500 sq. ft. of living space, and 1,500 sq. ft. of attached garage space
- High-end interior finishes, vaulted wood-plank ceilings, oversized kitchen island, custom cabinetry, and rustic stone and wood accents
- 10' covered wraparound porch, fenced backyard, and scenic views from the highest point of the property
- Proven trophy whitetail history, including a 221" buck previously harvested on the property
- Borders Camp Horizon, approximately 262 acres of non-hunted sanctuary ground
- Located approximately ½ mile from the Arkansas River corridor
- Approximately 16 acres of established food plots across four locations, including an 8-acre destination field, with room for expansion
- Three Texas Wildlife Supply gravity feeders and one Redneck box blind included
- Mature hardwood timber consisting of bur oak, red oak, white oak, and chinkapin oak trees
- Excellent bedding cover, natural funnels, pinch points, travel corridors, and significant elevation changes
- Two small ponds, a wet-weather creek currently holding water, and an established trail system
- Ability to accommodate multiple hunters with varying wind directions, blacktop frontage along the north boundary, and county road access along the west boundary
- 100% of the seller's mineral rights will convey with the property
- Conveniently located just east of Arkansas City, approximately 55–60 miles from Wichita, 100–110 miles from Tulsa, and 130–140 miles from Oklahoma City



200 +/- ACRES





LUXURY BARNDOMINIUM

Situated atop the highest point of the property, the barndominium features approximately 2,500 square feet of living space with 4 bedrooms, 4 bathrooms, and 1,500 square feet of attached garage and storage space.























WRAPAROUND PORCH, FENCED BACKYARD, & GARAGE











MATURE TIMBER, PONDS, & CREEK















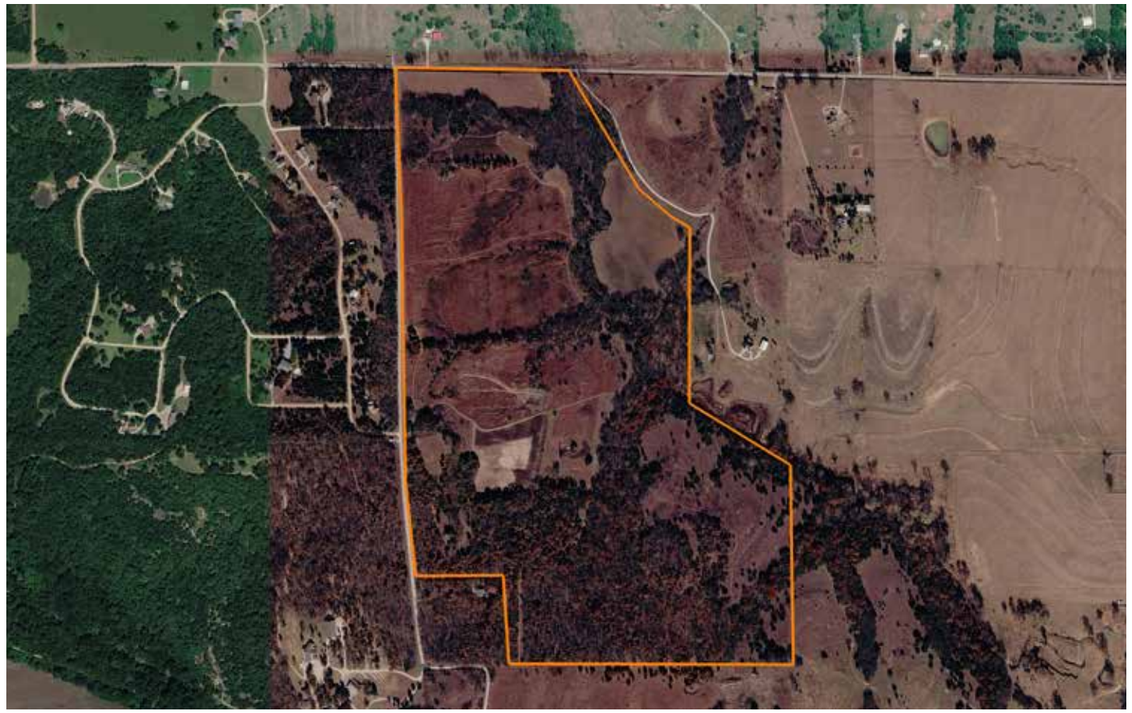
TROPHY WHITETAIL HUNTING

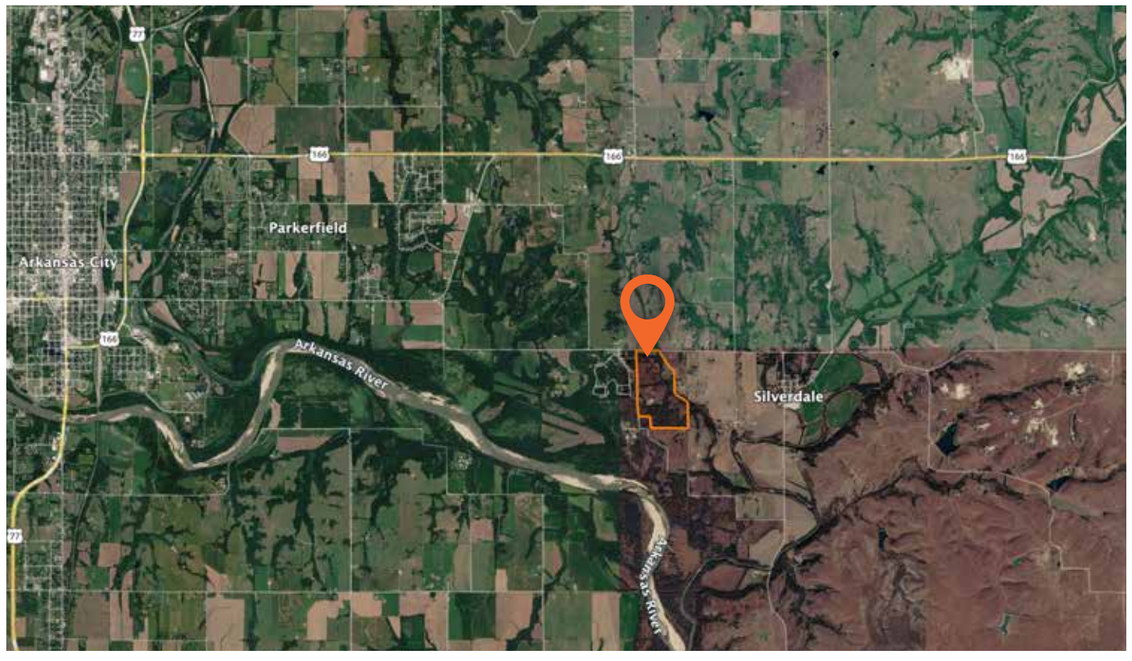
A 221-inch whitetail has been harvested off the property in the past, demonstrating the caliber of deer this immediate area is capable of producing.



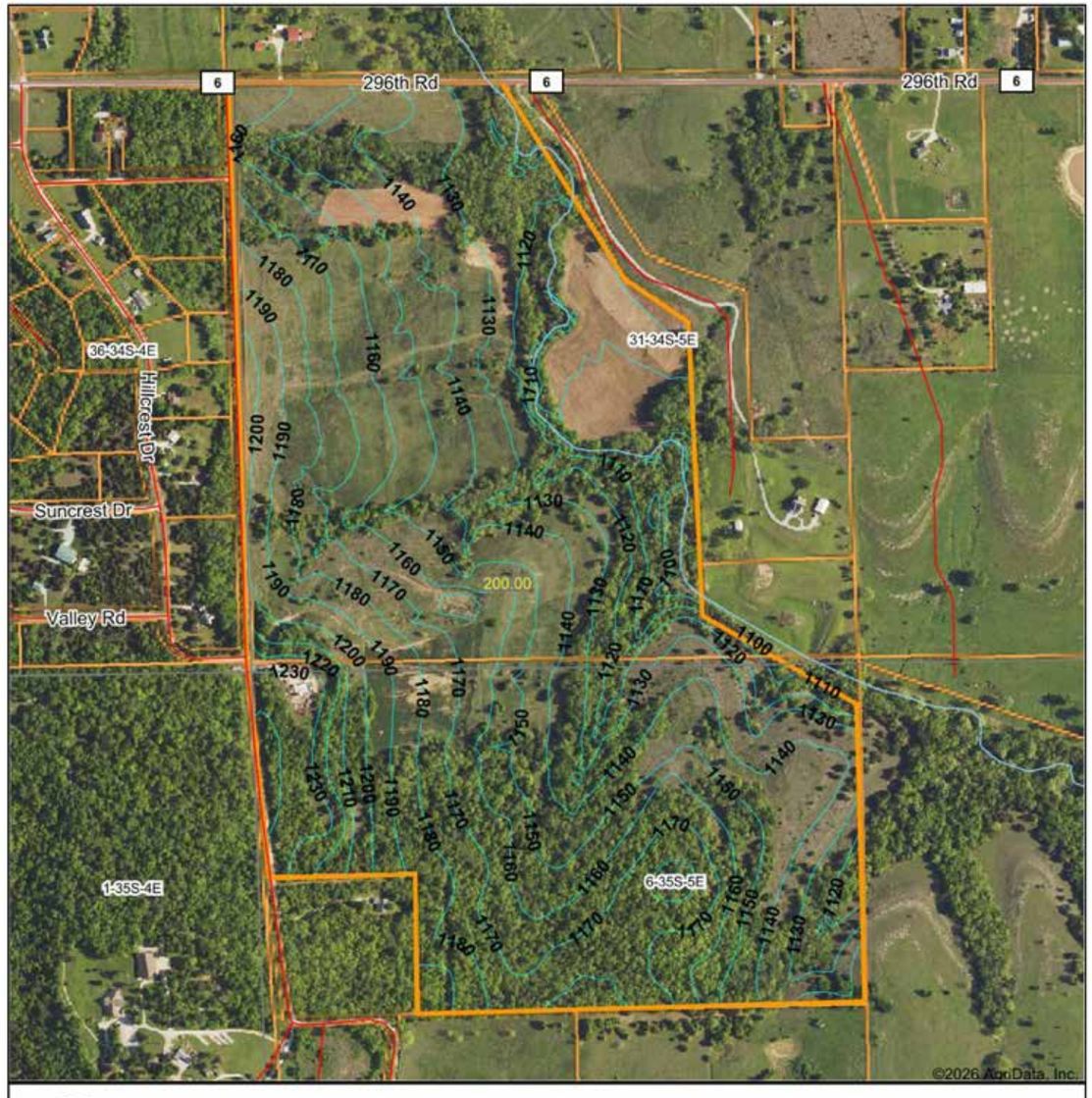


AERIAL MAPS





TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 1,094.2
Max: 1,248.4
Range: 154.2
Average: 1,154.4
Standard Deviation: 30.64 ft

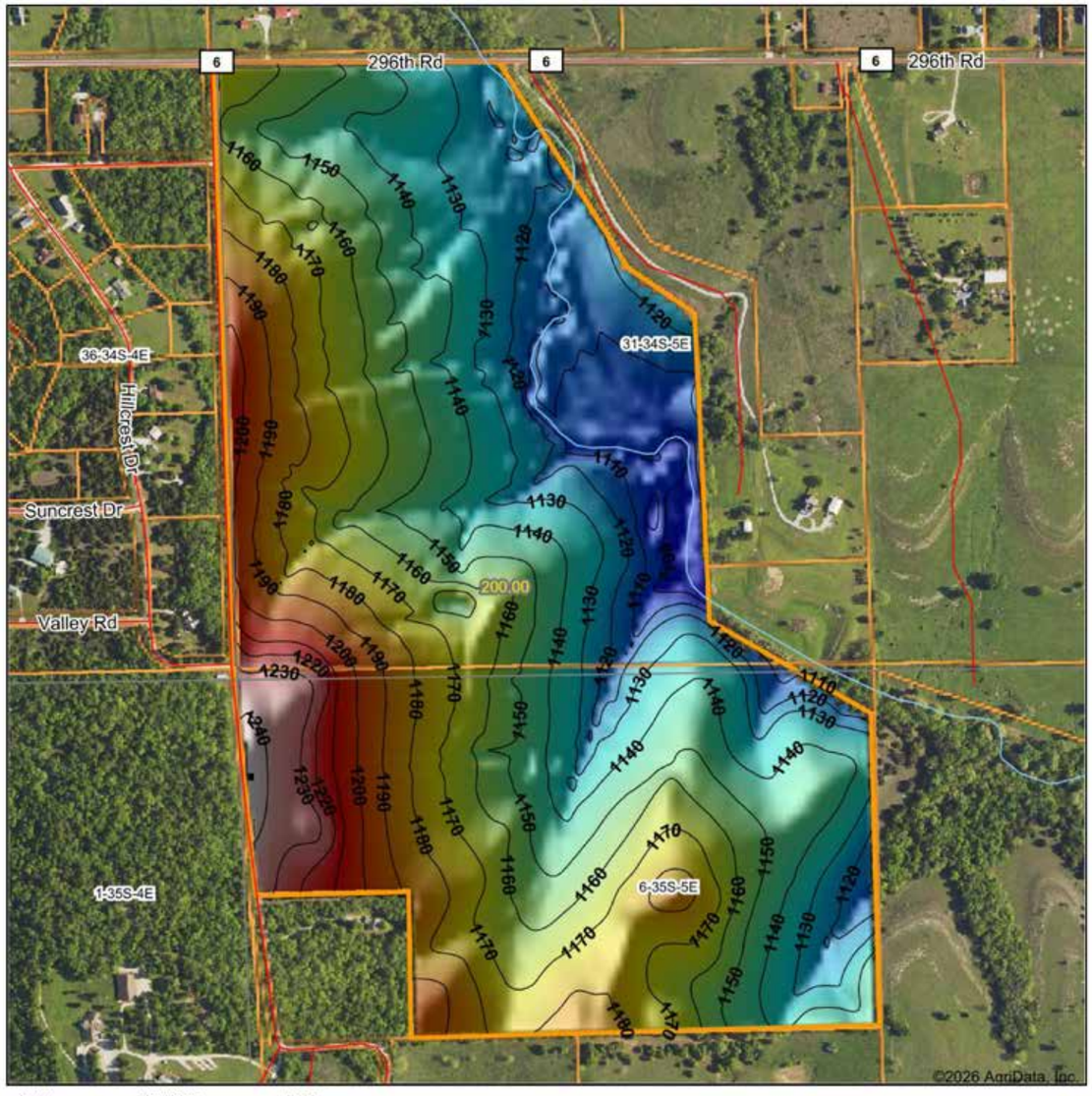
0ft 696ft 1391ft

11/24/2026

31-34S-5E
Cowley County
Kansas

Boundary Center: 37° 2' 34.57, -96° 55' 38.31

HILLSHADE MAP



Low Elevation High

Maps Provided By surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2025 www.AgriDataInc.com

Source:	USGS 10 meter dem
Interval(ft):	10
Min:	1,094.2
Max:	1,248.4
Range:	154.2
Average:	1,154.4
Standard Deviation:	30.64 ft

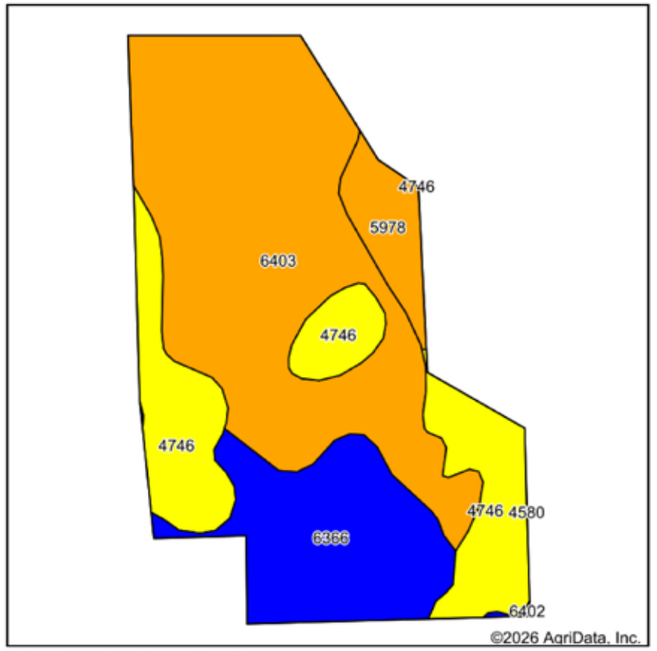
0ft 665ft 1331ft

11/24/2026

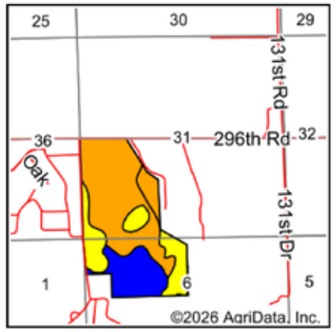
31-34S-5E
Cowley County
Kansas

Boundary Center: 37° 2' 34.57, -96° 55' 38.31

SOILS MAP



Soils data provided by USDA and NRCS.



State:	**Kansas**
County:	**Cowley**
Location:	**31-34S-5E**
Township:	**Silverdale**
Acres:	**200**
Date:	**11/24/2026**

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Area Symbol: KS035, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
6403	Norge silty clay loam, 3 to 7 percent slopes, eroded	103.37	51.7%		> 6.5ft.	IIIe	4995	68	67	64	68
4746	Labette-Sogn silty clay loam, 0 to 8 percent slopes	46.21	23.1%		3ft. (Lithic bedrock)	IVe	3705	37	32	37	33
6366	Milan fine sandy loam, 1 to 6 percent slopes	39.77	19.9%		> 6.5ft.	IIe	3637	69	66	61	68
5978	Vanoss silt loam, 3 to 7 percent slopes	10.58	5.3%		> 6.5ft.	IIIe	4878	71	69	66	71
6402	Norge silt loam, 3 to 7 percent slopes	0.07	0.0%		> 6.5ft.	IIIe	4995	76	71	68	76
					Weighted Average	**3.03**	**4420.7**	***n 61.2**	***n 58.8**	***n 57.3**	***n 60.1**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

AGENT CONTACT

Buying or selling real estate can be stressful and overwhelming and Paul is the kind of agent that loves to help people with their real estate needs. One of the reasons Paul came into this market is because he loves meeting new people and building lifelong relationships. Paul was born and raised in Oklahoma and a graduate of Oklahoma State University. He and his wife moved their family to live in Kansas for several yrs giving him an opportunity to know both markets and areas well.

With a lifelong obsession for the outdoors, hunting, and improving the land, Paul found his calling at Midwest Land Group, where he's able to fulfill his dream of working outdoors. He enjoys sharing a passion and talking with people about all facets of land – whether hunting, habitat improvement or investing – all while being able to create value for both his buyer and seller clients. When you work with Paul, rest assured he'll do everything he can to provide great customer service to reach the end goal of his clients.

Paul and his family reside in Oklahoma now and when he's not working, you can find Paul enjoying life and the outdoors year-round with his family. Paul is very active in his community helping coach youth sports and serving at his local Church. Paul lives with his wife Whitney and, together, they have three children, Ryker, Tymber, and PC. Give Paul a call today and let him help serve you in your real estate needs!



PAUL SMITH

Land Agent | Serving Ok & KS

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PSmith@MidwestLandGroup.com

MidwestLandGroup.com

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