

# PRISTINE KANSAS FLINT HILLS RANCH LAND

4,892 ± Contiguous Acres  
Offered in Wabaunsee County, KS



**ReeceNichols**  
SOUTH CENTRAL KANSAS  
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

**SELLER: LOCKHART PARTNERS, LP**

**Offered By:**

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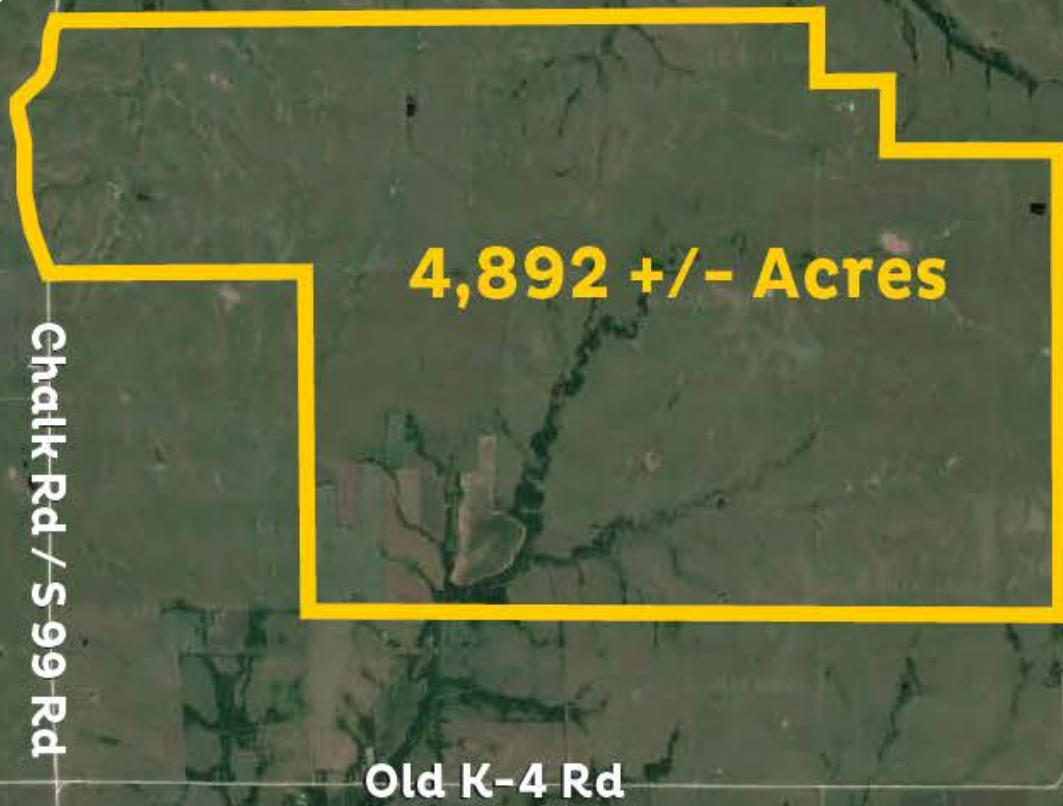
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# LOCKHART RANCH

Aerial Map



## Ranch Comments:

Located in the heart of Wabaunsee County, Kansas, this 4,892+/- acre ranch is a rare opportunity to own a substantial portion of the renowned Flint Hills, one of the premier ranching regions in the country. Featuring sweeping, rolling hills and breathtaking views, this land combines natural beauty with practicality for ranching operations.

The ranch features abundant water resources, with numerous ponds and creeks throughout. Known for producing some of the finest tallgrass prairie in the nation, the Flint Hills region is ideal for livestock, making this ranch a top choice for cattle operations. Whether you are an experienced rancher or seeking an investment in high-quality land, this property offers a perfect blend of natural beauty and productivity.

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# LOCKHART RANCH

4,892 ± Contiguous Acres



## Property Details

**Total Acres:** 4,892 +/- Acres

**List Price:** \$15,654,400.00 (\$3,200 Per Acre)

**2023 Property Taxes:** \$20,189.86

**Mineral Rights:** Seller's mineral interest transfers

**Possession:** Pastureland possession will be granted at closing (no current leases)

## Recreational Opportunities

Beyond its ranching capabilities, this property offers exceptional recreational activities. The diverse terrain of the Flint Hills is home to abundant wildlife, including whitetail deer, turkey, and upland birds, providing excellent hunting opportunities.

## Ranch Features

- **Abundant Water:** Ample ponds and creeks ensure reliable water sources for livestock and wildlife, with 7-8 major ponds and many smaller ponds scattered across the ranch
- **Ranch Operations:** Historically used for both cow/calf and custom grazing practices
- **Recent Burn:** The ranch was burned in 2024, promoting healthy grass regrowth
- **Multiple pastures** throughout the ranch that provide ample water for cattle grazing.
- **Diverse Land Use:** The south side of the ranch includes hay ground and productive cropland, adding to the ranch's versatility.
- **Fencing:** Contact the listing agents for details on fencing.
- **Recreational Potential:** Outstanding hunting and recreational opportunities

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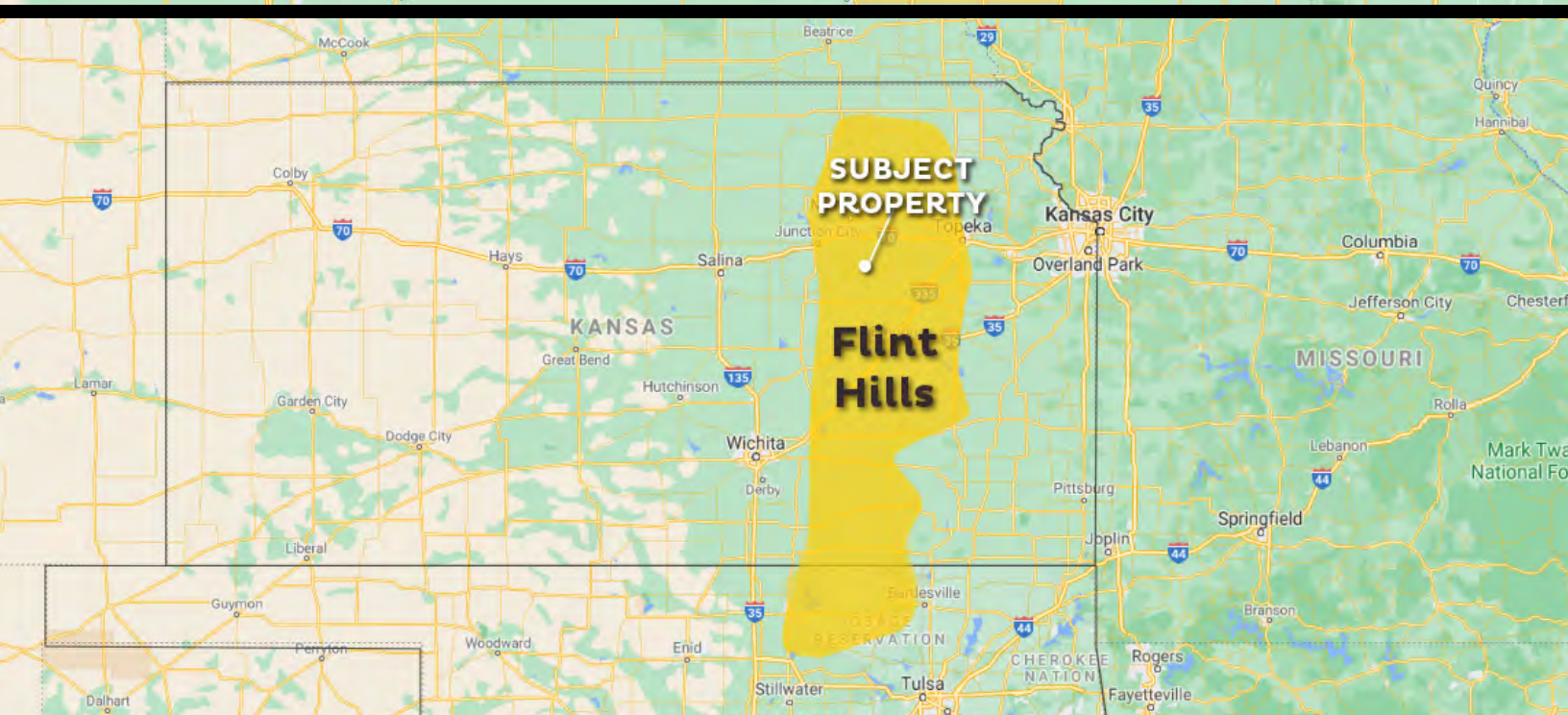
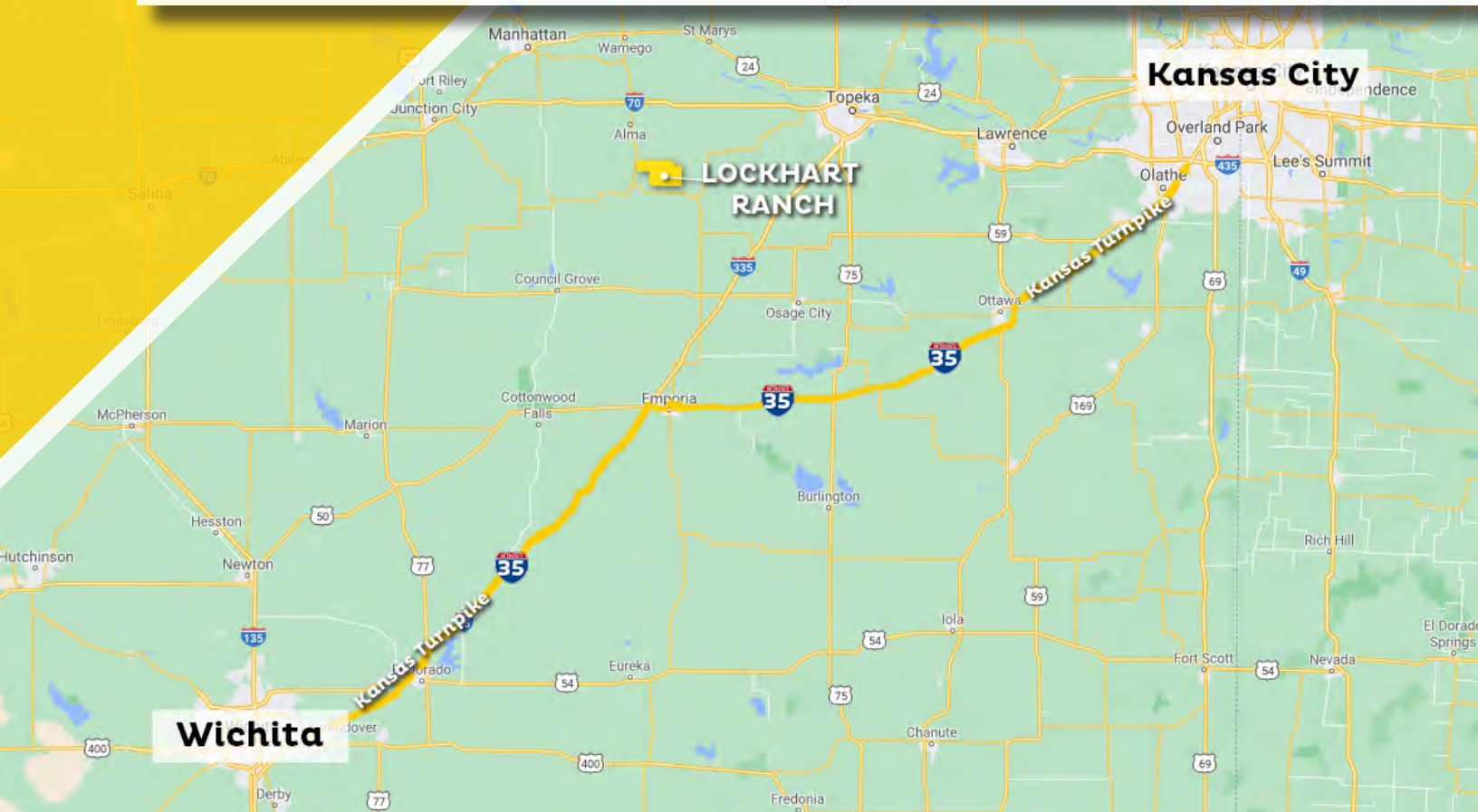
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# LOCKHART RANCH

## Location Map



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# ABOUT THE KANSAS FLINT HILLS



The band of rolling hills that comprise the Flint Hills spans from Eastern Kansas to Northern Oklahoma. This distinct region has the densest coverage of tall grass prairie in North America.



The Flint Hills are named after the abundance of flint eroded from the bedrock at the surface.



Due to its rocky soil, the region is dominated by cattle ranches as opposed to the common Great Plains crop land. The Flint Hills represent the last expanse of intact tallgrass prairie in the nation. The Environmental Protection Agency and the World Wildlife Fund have designated the Flint Hills as an ecoregion, distinct from other grasslands of the Great Plains.