



**SELDOM HILL
RANCH**

Colby, Kansas

This 800-acre ranch is a Sportsman's Paradise. It is located an easy five-hour drive from Denver and the Front Range of Colorado. The property includes 450 acres of native grass pastureland, ponds, and ravines. There are also 310 acres of dry-land farm ground that could be planted as wildlife habitat, share-cropped, or potentially enrolled in the CRP program. The ranch was a 200-cow/calf operation until 2004; therefore, it is all cross fenced, has corrals, numerous draws, small canyons and rock ledges. Two ponds and 1,000 trees contribute to making Seldom Hill Ranch a unique wildlife property.



The largest pond is spring fed (eight acres +/-) and is stocked with Large-mouth Bass (up to 24"), Channel Catfish, Bluegills, and also brings in lots of water foul.

The second smaller pond is

one to two acres and also provides plenty of water for wildlife diversification, including Deer and Pronghorn Antelope.

Offered for \$595,000

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