

LOCATION

Bird City, Kansas

ACRES

2,042

PRICE

\$6,136,000

CONTACT

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VAP GRASS AND HUNTING RANCH

PROPERTY HIGHLIGHTS

- 2,042± Total Acres
- Located Near Bird City, Kansas
- Two Tracts in Cheyenne County
- Productive Western Kansas Grassland
- Historically Supports ±1 Cow-Calf Pair per 10 Acres
- Multiple Electric Livestock Wells
- Additional Well Planned
- New & Improving Fencing
- 367.62± Acres of Dryland Farmland
- Rolling Terrain & Wooded Bottoms
- Exceptional Mule Deer Habitat
- History of Trophy Mule Deer
- Whitetail Deer, Upland Birds & Other Wildlife
- Mineral Rights Included
- Low Annual Property Taxes of \$2,807.55



OVERVIEW

Vap Ranch is the kind of Western Kansas property that can appeal to a buyer looking for more than just acreage. With a practical agricultural foundation and strong recreational and hunting appeal, the ranch combines open grassland, rolling terrain, wooded bottoms, established water infrastructure, and a reported history of trophy mule deer. Located northwest of Bird City, Kansas, Vap Ranch offers the opportunity to own a substantial piece of Northwest Kansas—a large, meaningful piece of ground that can support a grazing operation while providing a private place to hunt, explore, and enjoy the outdoors. The property also includes mineral rights, which could potentially provide an additional source of revenue if future oil and gas development occurs in the area. With substantially low annual property taxes of just \$2,807.55, the ranch offers an appealing combination of acreage, recreational opportunity, agricultural utility, and relatively low carrying costs. For buyers who value land ownership, open space, and the independence that comes with having a ranch of their own, that scale and sense of place are a significant part of the appeal.

ACREAGE

There are two existing electric wells on the East 1,194 acres and one on the West 848 acres, with an additional well to be drilled this fall. The land includes open grassland and 367.62 acres that will remain in dryland farmland, with the overall landscape characterized by mild rolling terrain and trees concentrated in the bottoms.

LOCATION

VAP Grass & Hunting Ranch is ideally situated in Cheyenne County in far northwestern Kansas, a region known for its productive agricultural lands, expansive native grasslands and quality wildlife habitat. The ranch's two tracts are located approximately one mile apart, offering the privacy and open-country character of a true Western Kansas ranch while remaining within reach of nearby agricultural communities and essential services. Surrounded by a landscape of rolling prairie, working farms and ranches, and wooded draws, the property lies in an area particularly well suited for cattle grazing and trophy mule deer hunting. This combination of rural seclusion, agricultural heritage and recreational opportunity makes the location especially appealing for ranchers, hunters and land investors alike.





AGRICULTURAL USE

Vap Ranch has historically supported approximately one cow-calf pair per 10 acres. The established grass, operational wells, and new fencing provide a practical foundation for the grazing operation.

WILDLIFE AND RECREATION

Mule deer are a significant recreational feature of Vap Ranch. The property has a reported history of trophy mule deer sightings and harvests, with whitetail deer, coyotes, upland birds, and other wildlife also present.

The combination of open grass, rolling terrain, and wooded bottoms creates a varied setting for hunting and outdoor recreation. The property can reportedly be hunted with relative ease.





BROKER PERSPECTIVE

What stands out about Vap Ranch is how naturally its agricultural and recreational uses complement one another. The property has the infrastructure and land base to support grazing, while the terrain and wildlife provide additional reasons to spend time there. The included mineral rights add another potential layer of value, with oil production in the surrounding area creating the possibility of future revenue, subject to future development and production. It is the type of ownership that offers more than acreage on a map: productive ground, established improvements, wildlife habitat, mineral rights, and the freedom that comes with owning a substantial piece of Northwest Kansas. For many buyers, that combination is the real opportunity—owning a large piece of ground that has a purpose today while creating a place that can be enjoyed for years to come.

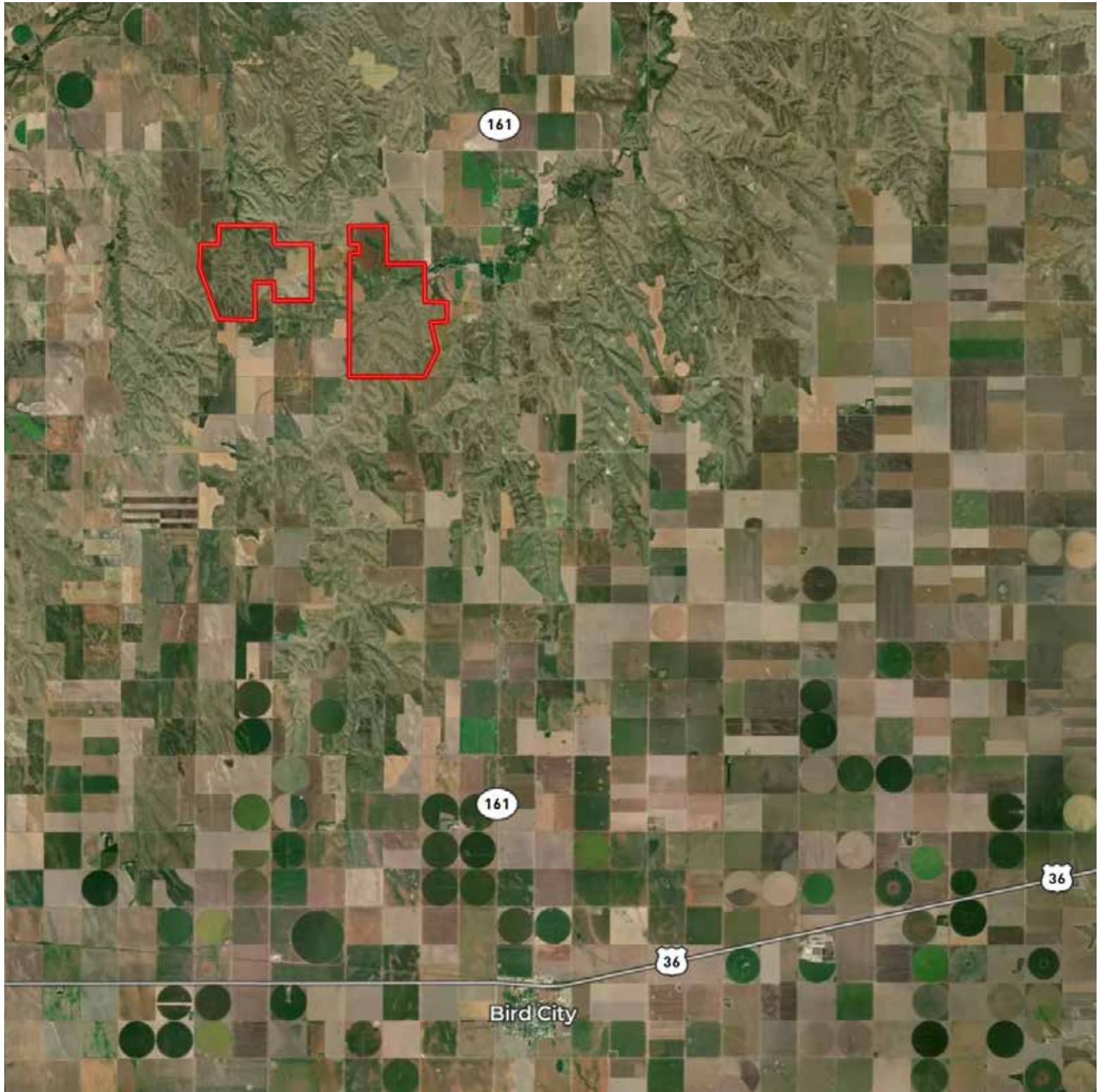
Northwest Kansas is an attractive investment area, particularly for hunters and land investors seeking a mixed-use agricultural and recreational property. With substantially low annual property taxes of just \$2,807.55, Vap Ranch offers the opportunity to own a large piece of Northwest Kansas while keeping the ongoing property-tax burden relatively low.

For a buyer looking for a Western Kansas property that can be both productive and enjoyed recreationally, Vap Ranch is worth a serious look. The combination of scale, grazing potential, water, improving infrastructure, and hunting appeal makes this a property with both practical value and the potential to become a long-term recreational asset. At its core, this is an opportunity to own a large piece of Northwest Kansas—working land, open space, wildlife, and the lasting satisfaction of having a ranch of your own.



SUMMARY

Vap Ranch offers a compelling combination of productive grazing land, agricultural utility, and recreational opportunity across two tracts in Cheyenne County, Kansas. The ranch features established grass, multiple electric wells, ongoing fencing improvements, and dryland acreage supporting both farming and livestock operations. Rolling terrain, wooded bottoms, and expansive open country provide excellent wildlife habitat, highlighted by a strong history of trophy mule deer along with whitetail deer, upland birds, and other native wildlife. With year-round access, substantial acreage, dependable water, and a diverse landscape, Vap Ranch is well suited for cattle production, hunting, recreation, and the enjoyment of wide-open Western Kansas.



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