



HALLAGIN RANCH

ELLIS, KANSAS | 5,092 ACRES | \$9,750,000

Hallagin Ranch is a very unique and diverse ranch located just below the Cedar Bluff Reservoir along the banks of the Smokey Hill River in west central Kansas. The ranch consists of 5,092 acres of which 200 acres are under center pivot irrigation, 900 acres in dryland farm ground and the balance is in rolling prairie grass pastures. Water is in abundance here with numerous springs, earthen dams, ponds and stock wells are spread throughout the ranch.

The ranch is 30 miles west of Hays, Kansas via I-70 to Ogallah, Kansas then south on KS 147, 13 miles to X Rd. Then east 1 mile. Or 20 miles from Hays via county roads. Ellis is 10 miles from the ranch. Approximately 100 miles to Dodge City and 314 miles to Denver Colorado and 288 miles to Kansas City, Kansas.

Silver West Airport is minutes from the ranch with a 6,954 x 55 foot asphalt runway. Live your Colorado dream right here in Westcliffe, a small town that offers genuine old west atmosphere and hospitality.

Hallagin Ranch consists of 5,092 acres along the banks of the Smokey Hill River. The historic Butterfield Overland Dispatch, (BOD), traverses the borders and through part of the ranch. Numerous earthen dams, ponds, streams, springs and the river supply more than ample water for livestock, the abundant wildlife and the irrigation of farmland. The ranch is also served by a Kansas Rural Water District pipeline.

Big Bluestem, Little Bluestem, Sideoats grama, Western Wheatgrass, Switchgrass and Buffalo grass are some of the tall and short prairie grasses on the ranch. The owner currently runs approximately 550 cow/calf pairs on the ranch. The cropland and pasture fencing are set up to utilize grazing of the cropland acres after harvest or use as wheat pasture. With management the ranch could run more cattle easily.













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WILDLIFE & RECREATION

Halligan Ranch offers tremendous hunting and fishing opportunities aside or in conjunction with the farming and cattle operation. Whitetail, mule deer, turkey, pheasant, quail, dove, duck and geese are all species on the ranch. The Smokey Hill River and the nearby Cedar Bluff Res provide excellent fishing of White and Black Bass, Crappie, Walleye, Wipers, Bluegill and Catfish. Just hunting and fishing on this ranch could provide a business on its own.

IMPROVEMENTS

The improvements include a 1,456 square foot, three-bedroom, two-bathroom ranch style home built in 2010. Other improvements include multiple barns and sheds along with living quarters in two of them for guests or workers during calving and or hunting seasons. A 50 x 100 shop and equipment building and full operational cattle working facilities and pens are used for ease in cattle handling.

MISCELLANEOUS

The seller is open to owner financing with terms and amount down open for discussion. Mineral rights are also open for negotiation.



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