



WHITETAIL PROPERTIES

HUNTING & FARMLAND SPECIALISTS

9,389 Acres Along the Cimmaron River in Comanche County Kansas - The Box Ranch



Acreage

9389

State

Kansas

County

Comanche

Price

\$8,215,380

Price/Acre

\$875

PRICE REDUCED!! The Box Ranch - simply a rare opportunity to own a piece of the historic Western Plains. It has been operating as a cattle ranch since the late 1800's when cattle were driven from Texas to the railheads of Dodge City and Wichita. With the ranch property only changing hands several times since the original land patents were issued, it is truly a part of American history. For the distinguished big game hunter or wing shooter, The Box also offers a rare opportunity to manage and experience one of the largest, most sought after hunting properties available along the Cimmaron River. With many great trophies to its credit, the ranch is proven to produce world class deer and will consistently do so for many years to come. The history, the investment, the hunting, the beauty...truly a special place.

- » 9389 acres more or less (approximately 1500+ acres in Cimmaron River bottom, Bluff Creek, brush, willows, and scattered timber. Remaining acreage in thick plum thickets, rough sage sandhills, and grass flats)
- » Property is located 1 ½ hours S of Dodge City, KS; 2 ½ hours SW of Wichita, KS; 3 hours NW of Oklahoma City, OK; 5 hours SE of Denver, CO.
- » The Box Ranch is simply a famed and historic operating cattle ranch and premier hunting property. The combination of the history from these aspects obviously makes the purchase of the Box a rare and distinguished purchase for any ranch buyer.
- » Undoubtedly the premier hunting property available in this area of Kansas.
- » Traversing 4 miles of the famed Cimmaron River and over a mile of Bluff Creek the ranch holds continuously flowing water sources that are valuable for both cattle and especially wildlife habitat in this part of the state.
- » Located in SW Comanche County this area along the Cimmaron River corridor is without doubt one of the most famous areas in Kansas, and also the entire country, for the genetic potential and age structure of its world class Whitetail bucks.
- » The ranch has a variety of terrain changes throughout the property ranging from the rugged picturesque sandhills in the east, to the expansive river bottoms throughout the heart, and into beautiful grass flats that seem like they stretch forever towards the west.
- » Bird hunting on the ranch is also to be considered world class as the quail abound and there is very healthy population of Rio Grande turkeys that fill the big cottonwoods every evening to roost.
- » As a true working cattle ranch there is consistent income potential and ROI with the property. The ranch is currently run

as a yearling operation. The carrying capacity averages 2200-2400 yearlings annually for a period averaging from 95 to 110 days. Weight gains have averaged 1.5 to 2 lbs. per day on 500 lb. heifers. Income from cattle will vary with annual rainfall and growing season producing an average of \$180K to \$220K.

» Grass on the ranch has been well documented over the years as being excellent grazing with a mix of buffalo and gamma grasses which are grazed carefully in accordance to rainfall. With reasonable rainfall there is also 4 to 6 ponds and a large number a catch pens that could hold water with ample showers.

» The ranch has rural water to one tank, 3 solar wells, and 15 additional windmill wells all working that are scattered throughout 8 different pastures. All fences are in good working condition and there is a corral at the entrance to ranch.

» For the investor the hunting rights could also be leased for additional income.

» No mineral rights included with sale of ranch.



