



SOLOMON RIVER GAME AND CATTLE RANCH

CLAYTON, KANSAS | 1,320 ACRES | \$4,900,000

The Solomon River Game and Cattle Ranch, is a premier high-fence hunting and working agricultural property located in northwest Kansas. Spanning 1,320± contiguous acres across Decatur and Sheridan Counties, the ranch combines exceptional wildlife habitat, productive cropland, and high-quality grazing land into one balanced, multi-purpose operation. With over 880± acres under high fence and a water corridor from the North Fork of the Solomon River, this property offers a rare opportunity to own a turnkey foundation for an exotic or native game enterprise, complemented by strong agricultural production.

Access is convenient from Kansas Highway 9, connecting the property to nearby towns and major services. McCook, Nebraska Regional Airport is approximately 1 hour and 10 minutes away, and Hays, Kansas Regional Airport lies about 1 hour and 30 minutes to the southeast.



ACREAGE & DESCRIPTION

- 880± Acres High-Fence Pasture: Built with durable drill-stem pipe and fixed-knot 8-foot fencing, including a high cross-fence dividing the enclosure into approximately 515± and 365± acre sections. This design allows for rotational grazing, herd separation, or the management of multiple game species.
- 260± Acres Additional Pasture: Three-wire fenced and cross-fenced native grass pasture with a strong stand, ideal for cattle or further expansion of game operations.
- 156± Acres Dryland River Bottom: Fertile silt-loam soils currently planted to alfalfa hay provide excellent yields and additional income potential.





IMPROVEMENTS

The ranch headquarters features an updated and comfortable two-story country home with a finished basement and four bedrooms, offering inviting living space for owners, guests, or caretakers. A detached two-car garage and two traditional wood barns provide ample storage and functionality for ranch operations. Nearby corrals support efficient livestock handling, while the layout of the headquarters offers convenience and practicality for daily management.

OPERATIONS & OPPORTUNITIES

The Solomon River Game and Cattle Ranch stands among northwest Kansas's most unique large-acreage properties, blending quality improvements, fertile soils, ample water, and unmatched hunting and ranching potential. Whether envisioned as a private game preserve, working cattle operation, or mixed-use investment, this ranch delivers both performance and opportunity.



WILDLIFE AND RECREATION

This ranch supports thriving populations of whitetail and mule deer, turkey, and other native game. The extensive high-fence system and varied terrain create an exceptional foundation for an exotic game operation or private hunting preserve. Buyers may further enhance the recreational value by introducing upland bird habitat and management along the creek corridors, creating an all-inclusive hunting experience for generations to enjoy.

The current owners were inspired to purchase the ranch as a place to share the outdoors with family—hunting together with children, grandchildren, and loved ones, creating moments that would become lifelong memories. The ranch continues to embody that same spirit of legacy, inclusivity, and outdoor tradition.





WATER RESOURCES

Water is abundant throughout the property. Five wells, powered by a mix of electric and solar systems, feed over two miles of underground piping that supply eleven strategically placed stock tanks. Two catch ponds supplement livestock and wildlife watering systems. The North Fork of the Solomon River meanders through the middle of the ranch, enhancing both aesthetics and habitat diversity while serving as the main drainage basin.

TOPOGRAPHY & HABITAT

The land transitions from fertile river bottom fields to rolling grasslands accented by limestone outcroppings and drainage-cut canyons. This diversity of terrain supports both wildlife and livestock throughout the year, providing scenic vistas and ecological balance.

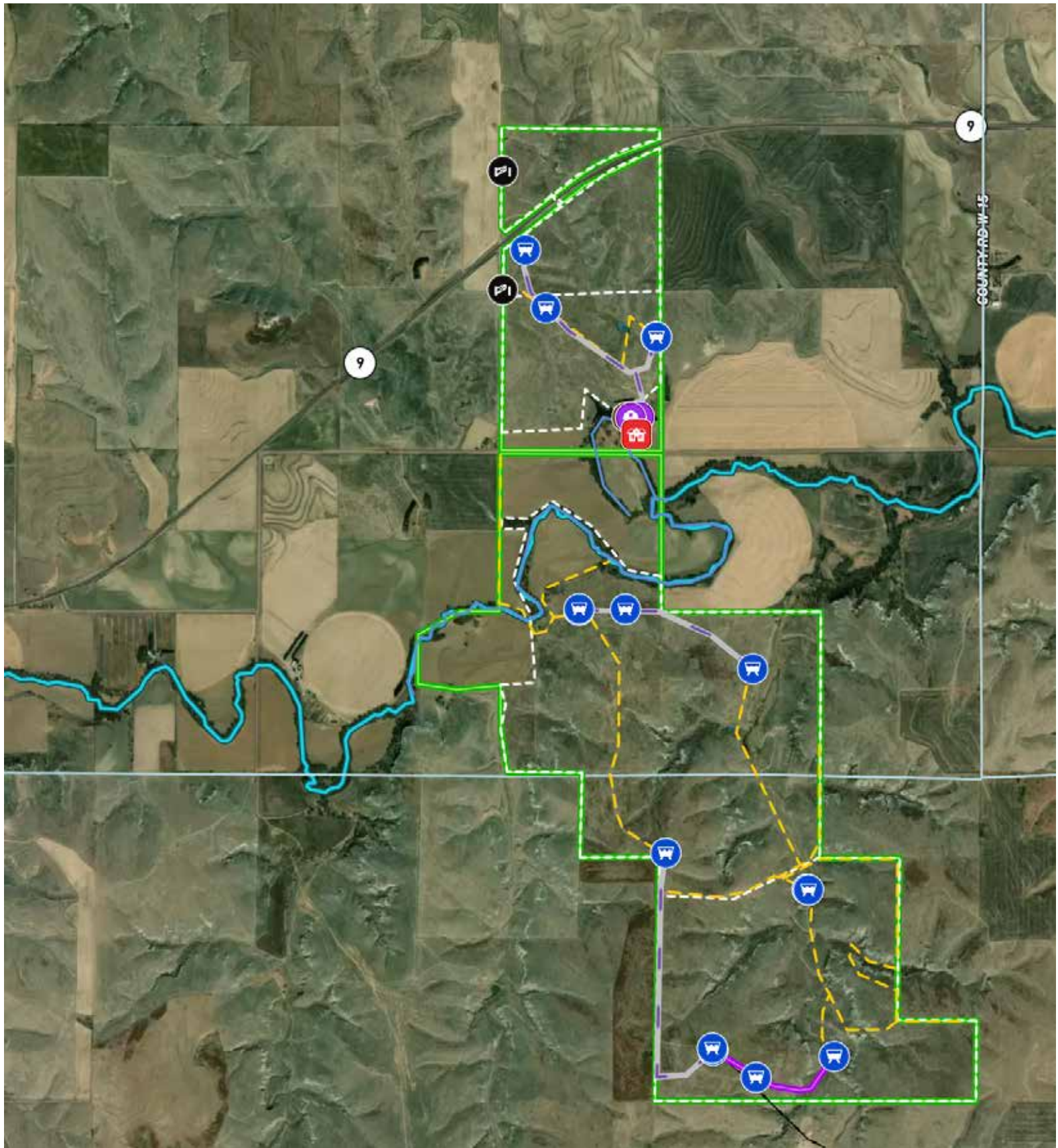
SUMMARY

Yuma County Cattle and Energy Ranch is a unique opportunity to own a contiguous 6,200± acres that starts generating income day one. An opportunity exists to purchase the land and start your own operation or take a passive approach by renting the grazing and irrigated ground. Capitalize on the opportunity to hunt in a natural habitat that draws large mule deer and antelope into the heart of the ranch. Every use on the ranch compliments the other and comes together into a functional and productive working ranch.









SCOT OLIVER

719-283-3079
 soliver@ranchland.com
 www.ranchland.com

CRAIG TOWNSEND

970-846-3001
 craig@ranchland.com
 www.ranchland.com

RANCH@COMPANY
 REAL ESTATE BROKERAGE & AUCTION SERVICES

* The information contained in this brochure has been obtained from sources believed to be reliable and is believed to be correct, but the owners and brokers do not guarantee its accuracy. Offering is subject to errors, withdrawal without notice. All distances, sizes, capacities, and similar measurements and figures are approximate. All information about properties should be independently verified by interested purchasers. All rights reserved. ©

** A division of Mason & Morse Ranch Co., LLC.