



EE Ranch  
FALL RIVER, KANSAS







## EE Ranch

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**\$23,754,000 | 6,180± ACRES**

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## EXECUTIVE SUMMARY

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*The EE Ranch, located in eastern Kansas near the town of Fall River, is now being offered for sale. The ranch is comprised of 6,180± acres of deeded land, predominantly open vistas of native tallgrasses where the east flank of the Kansas Flint Hills joins the west flank of the Chautauqua Hills. Used primarily over the last 75 years as a cow ranch, in 1994, the current owner created an amazing infrastructure that propelled the ranch upwards as a leader in the purebred Hereford world. With 18 pastures watered by 26 ponds, some spring-fed, along with Shawnee Creek on the property's west side and rural water at the headquarters and houses, this ranch is a real working outfit. The wildlife habitat on the ranch is lush and unburdened by public access. There are several large draws filled with hardwood trees, large rock formations, and numerous food plots that are home to Boone & Crockett trophy bucks.*





## LOCATION

The EE Ranch, less than three miles away from the friendly small town of Fall River, is located approximately 70 miles east of Wichita on Highway 400. Regional cities include Tulsa, Oklahoma, just 125 miles south of the ranch; Kansas City, 150 miles to the north and northeast; and Joplin, Missouri, is around 110 miles to the east and southeast. The ranch lies in part of Greenwood and Wilson Counties.







## LOCALE

The EE Ranch is located in the east sector of Greenwood County and the west sector of Wilson County. It is predominantly an agricultural-based area with a small-town rural lifestyle feel. Two main east/west state highways cross this area, along with one main north/south state highway.

Recreation is a strong draw in this region, with an emphasis on hunting, fishing, hiking and biking, and water-related activities. The breathtaking beauty of these rolling Flint Hills, with the native prairie grasses that are speckled with the many varieties of wildflowers. Without question, it is one of the areas of Kansas known for the “Big Buck” and is designated as Kansas Deer Management Unit 12.

In this immediate area, Toronto Lake is about six miles north of the ranch, and Cross Timbers State Park adjoins this 2,800-acre lake. This is a very popular area for outdoor recreation. Fall River Lake is about four miles west of the ranch. The Fall River Game Management area at the lake covers over 10,900 acres. The lake itself covers around 2,300 acres in total. Bird watching, exploring, fishing, and many more recreational activities make this lake popular for families and those seeking to be outdoors in a beautiful, unspoiled setting.

The EE Ranch is a testament to the natural attributes of the tallgrass prairie system. This tallgrass prairie system is representative of the bulk of the remaining acres of native tallgrass prairie in this country. Originally, there were over 140 million acres of this unique ecosystem, but only four percent of that remains, and it has been protected naturally by the predominate rocky soil. This rich soil sits on thick layers of the Mississippian rocks that include sandstone, limestone, shale, and others. The Chautauqua Hills and Flint Hills produce naturally rich native grasses that cattle easily gain weight on. These hills are dominated by numerous springs and creeks in the many draws and meadows scattered with healthy stands of hardwood trees, all of which provide unmatched habitat for the numerous wildlife species, including whitetail deer, turkey, and upland game birds.



## GENERAL DESCRIPTION

The ranch was originally divided into 18 pastures, plus traps, wing fences, and several hay meadows. Many of the exterior and interior fences are generally in good condition. The newer fences were constructed with t-posts, four-and-a-half-inch pipe corners, two-and-seven-eighths-inch braces, six-wire barbed wire, and swinging pipe gates.

The headquarters is well laid out with a sale barn, with four-and-a-half-inch pipe pens set about to connect the various barns and traps for efficient cattle handling processes and a covered working chute and pens. There are two metal calving barns, three metal cattle sheds, and two enclosed hay barns. In addition, there are two machine sheds (open on one side), a metal shop building, and six overhead bulk storage bins. There are four houses at the headquarters. The "Big House" is 2,272± square feet. The owners used this historic home over the years and has a tunnel connecting it to a detached small house called the "apartment." Severely damaged by a fire in the mid-90s, the house was fully rebuilt. The "Lodge" is 3,472± square feet in size and is a rustic two-story home constructed of sandstone and cedar. It has served as the manager's home for the last 20 years.

Three metal-enclosed hay barns are located on the ranch, plus a good set of covered working pens with a manual squeeze chute. Towards the northwest corner of the ranch are two well-appointed houses along the township road that are being used as rentals. There is an additional rental home on the southeast corner of the ranch on Highway 400.

The striking topographical relief across the ranch belies some of nature's most beautiful scenery. The rolling hills covered with tall grasses and sprinkled with wildflowers become mixed with the hardwood trees as you head down into the draws. The deep canyons, some with huge rock formations, are populated with natural springs. Shawnee Creek comes through the west side of the ranch on its way down to Fall River.



## ACREAGE BREAKDOWN

Open Grass: 4,570.7± Acres

Pasture/Timber: 1,619± Acres

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**Total Acres: 6,189.70± Acres**



# IMPROVEMENTS

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## Headquarters:

- Sale barn (metal building 80'x130')
- Two-calving barns (metal shop-built, open on one side, 30'x100')
- Three – cattle sheds (metal shop-built, open on one side)
- Cattle working facility (partially enclosed with heated area)
- Numerous steel-pipe (two-and-seven-eighths inch horizontals/ four-and-a-half inch posts) cattle pens throughout and connecting the buildings
- Two fully enclosed hay barns (red iron construction, 60'x100')
- Shop building (Wick building, 40'x80')
- Two machine sheds (red iron construction, open on one side, 40'x120')
- Six overhead bulk commodity storage bins
- Covered building used for sunshade (red iron, shop-built)
- Car wash/cooler for hanging deer (metal shop-built, 34'x40')
- Four houses







### Ranch Pasture Buildings:

- East cattle working facility (covered with manual chute)
- Fully enclosed hay barn (red iron construction, 60'x200')
- Two fully enclosed hay barns (red iron construction, 60'x100')

### Additional Houses (not at Headquarters):

- The North House – rental
- The Bunk House – rental
- The Spohn House - rental



## CLIMATE

The average high temperature in January is 43 degrees, and the average high temperature in July is 90 degrees. The average annual precipitation is 40 inches and includes nine inches of snow. The ranch averages around 185 frost-free days yearly.



## ELEVATION

The ranch's elevation ranges from 900 feet ASL along the creek bottom to 1,130 feet ASL on the highest hills.





## GENERAL OPERATIONS

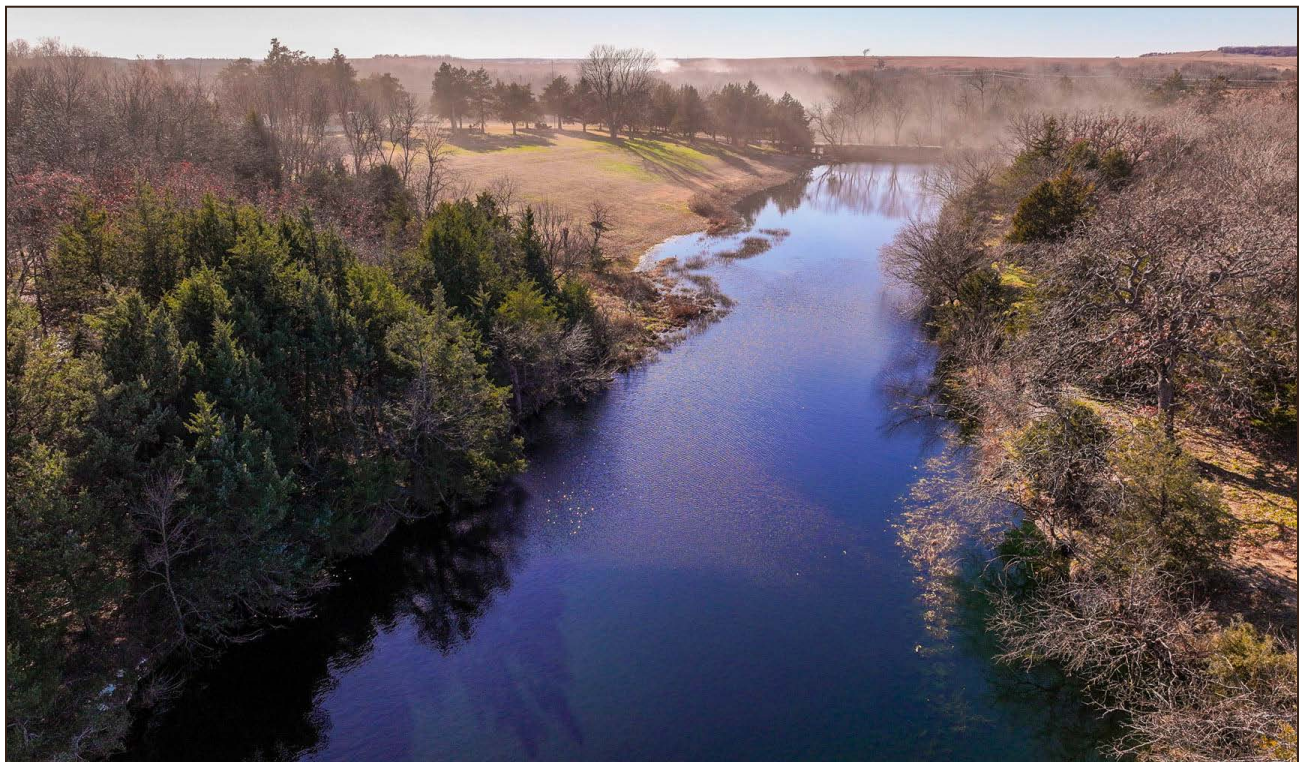
The EE Ranch has been a cow/calf ranch for over 75 years, except after the owner's death in 2010, at which time the cowherd was moved to another family ranch out of state. Going forward, it was decided only to take in stocker cattle for the summer season. The houses were prepped as rentals except for the one home reserved for family use.





## WATER RESOURCES

Numerous fresh spring-fed ponds that dot the ranch from one end to the other provide fresh water for the livestock. Buildings and waterers at the headquarters, plus all the houses, are on rural water.

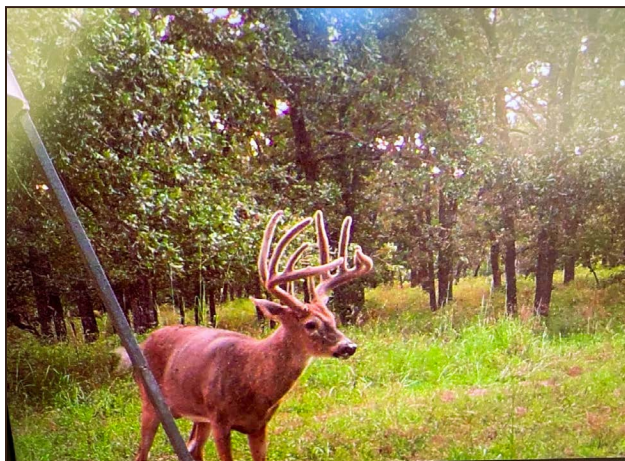




## RECREATIONAL CONSIDERATIONS

The EE Ranch is loaded with all things related to hunting and recreation. There is very limited public road access to or through the ranch, nor any other sort of public access areas along the property boundaries. The huge draws provide a haven for the wildlife after bedding down overnight in the over 4,000 acres of native grass. There are plenty of springs and spring-fed ponds, as well as hardwood tree cover and interspersed food plots. Historically, the only pressure on hunting came from the out-of-state owner's family and friends.

The recreational component of the EE Ranch is almost limitless. The rolling hills covered in various species of native tall grasses and wildflowers can take your breath away. Hike down through the canyons covered in the huge hardwood trees that tower over the large rock formations that make you want to explore every one of them. Stand and marvel at the huge rock formation with the ever-constant waterfall, whether it's a small trickle surrounded by fall colors or an immense cascade of water from a recent downpour. The birdwatching in this private sanctuary is incredible. Tie your horse up for a few minutes and try to take it all in.



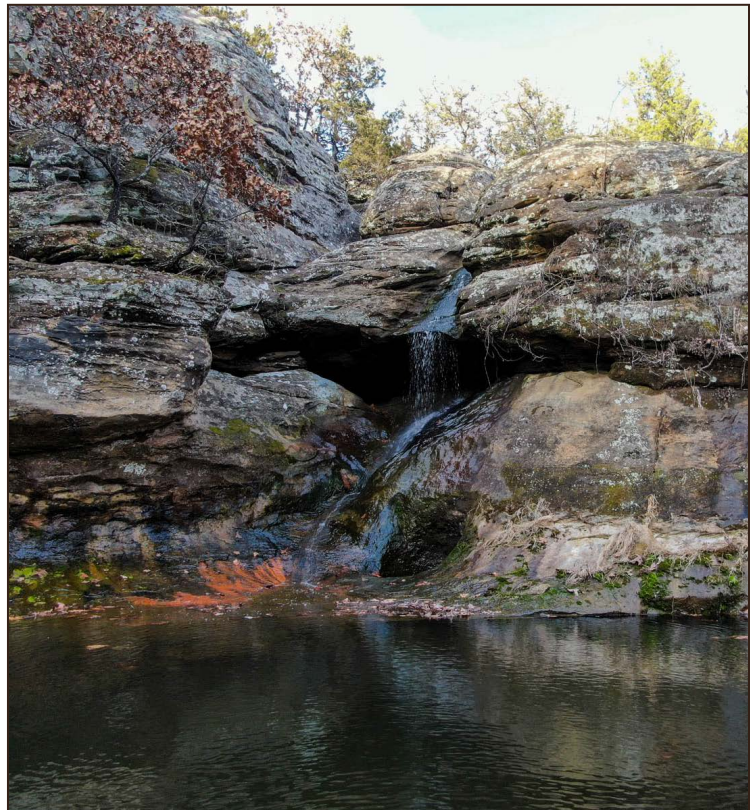
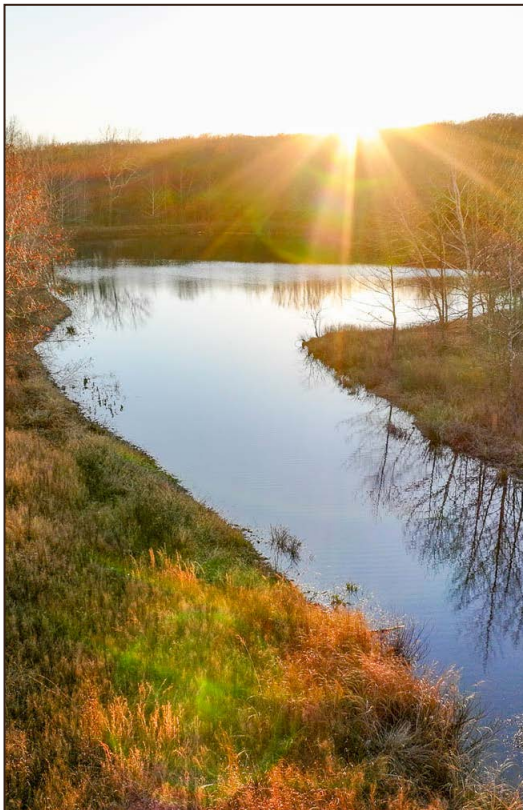


## TAXES

Property taxes for 2024: \$46,399

## MINERAL RIGHTS

The seller is reserving one-half (50%) of the mineral rights under the ranch.







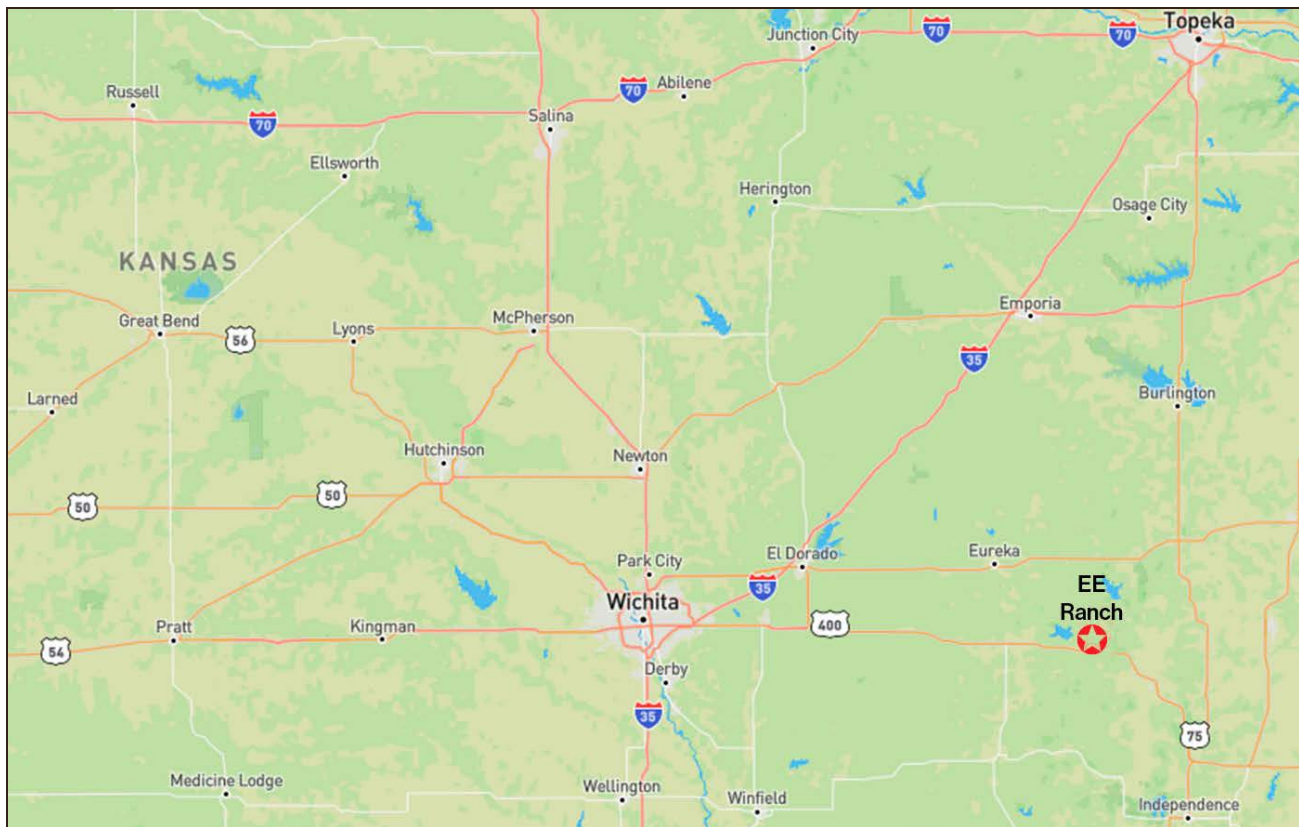
## BROKER'S COMMENTS

*The sale of the EE Ranch at Fall River, Kansas, is an opportunity for someone to buy a historical cow ranch that has been maintained in excellent grazing conditions. Around 70 percent of this 6,180± acre ranch is open rolling hills of the highly productive native tallgrass prairie. The annual beef pounds gained from the different varieties of these grasses, where no fertilizer is needed, is why this country is so desirable in the cattle business. The headquarters is well laid out, with a vast array of pipe fencing and numerous metal structures for efficient and fluid cattle handling. The meticulously designed headquarters has been maintained in good condition. With seven houses around the ranch (four of which are at the headquarters), this ranch is set up to work.*

*Less than 30 percent of the land on this ranch is in the tree-lined draws. With the limited public road access on this ranch, these secluded draws provide a tremendous wildlife sanctuary. There have been numerous large trophy-size whitetail deer harvested by the family that measured out around the 200-class size. There are good-sized food plots scattered down through the draws, along with flowing and ponded water sources. These draws provide excellent winter cover for livestock as well as wildlife.*

*The EE Ranch is a captivating, top-quality, all-contiguous tract of land located in the heart of the tallgrass prairie system. Esthetically, it is a stunning sight to behold when one drives through the headquarters and out onto the rolling hills of grass. The EE Ranch is truly one of a kind.*

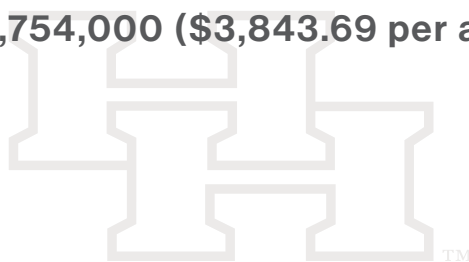




Click on map above for link to Land id™ map of property.

## PRICE

**\$23,754,000 (\$3,843.69 per acre)**

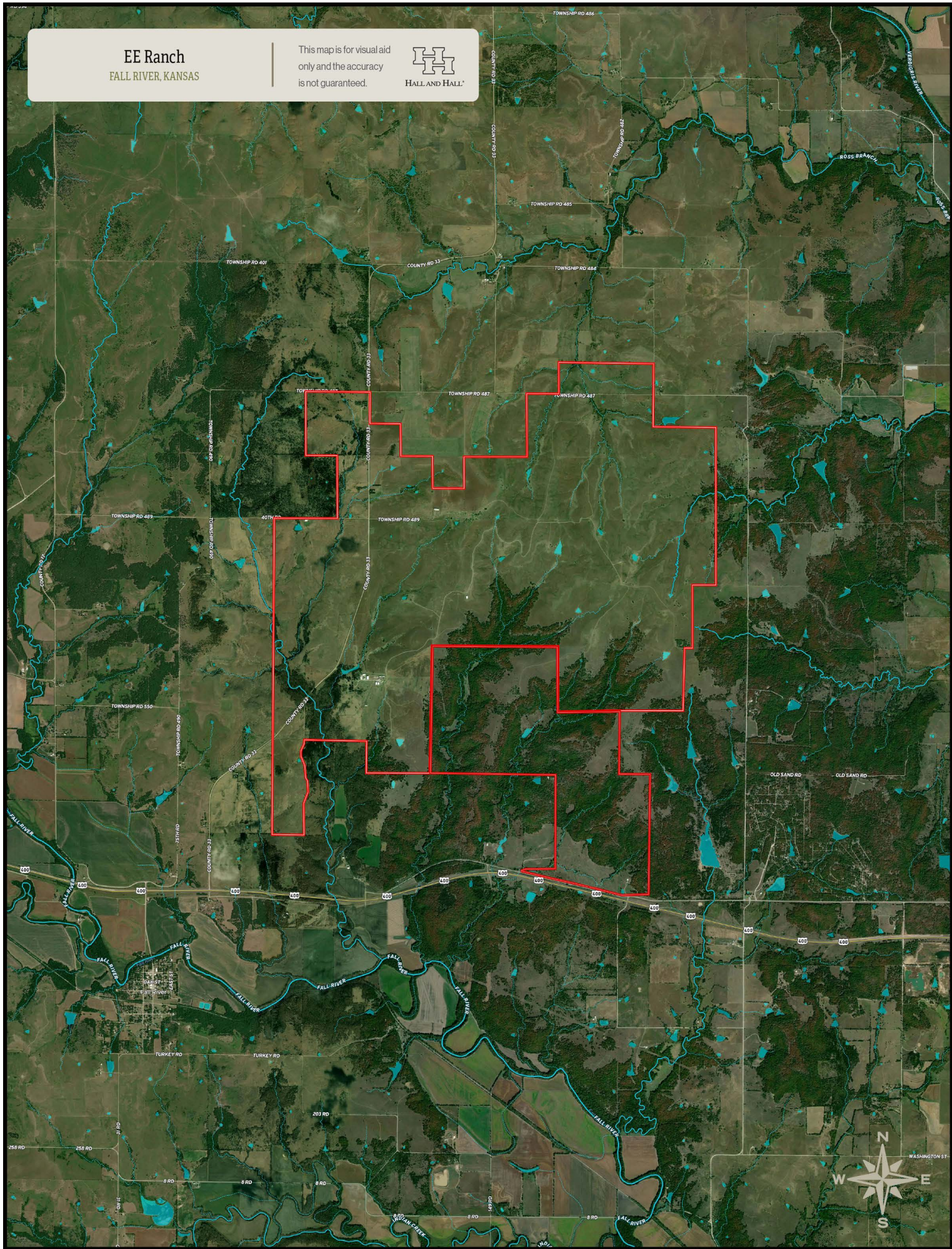


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FALL RIVER, KANSAS

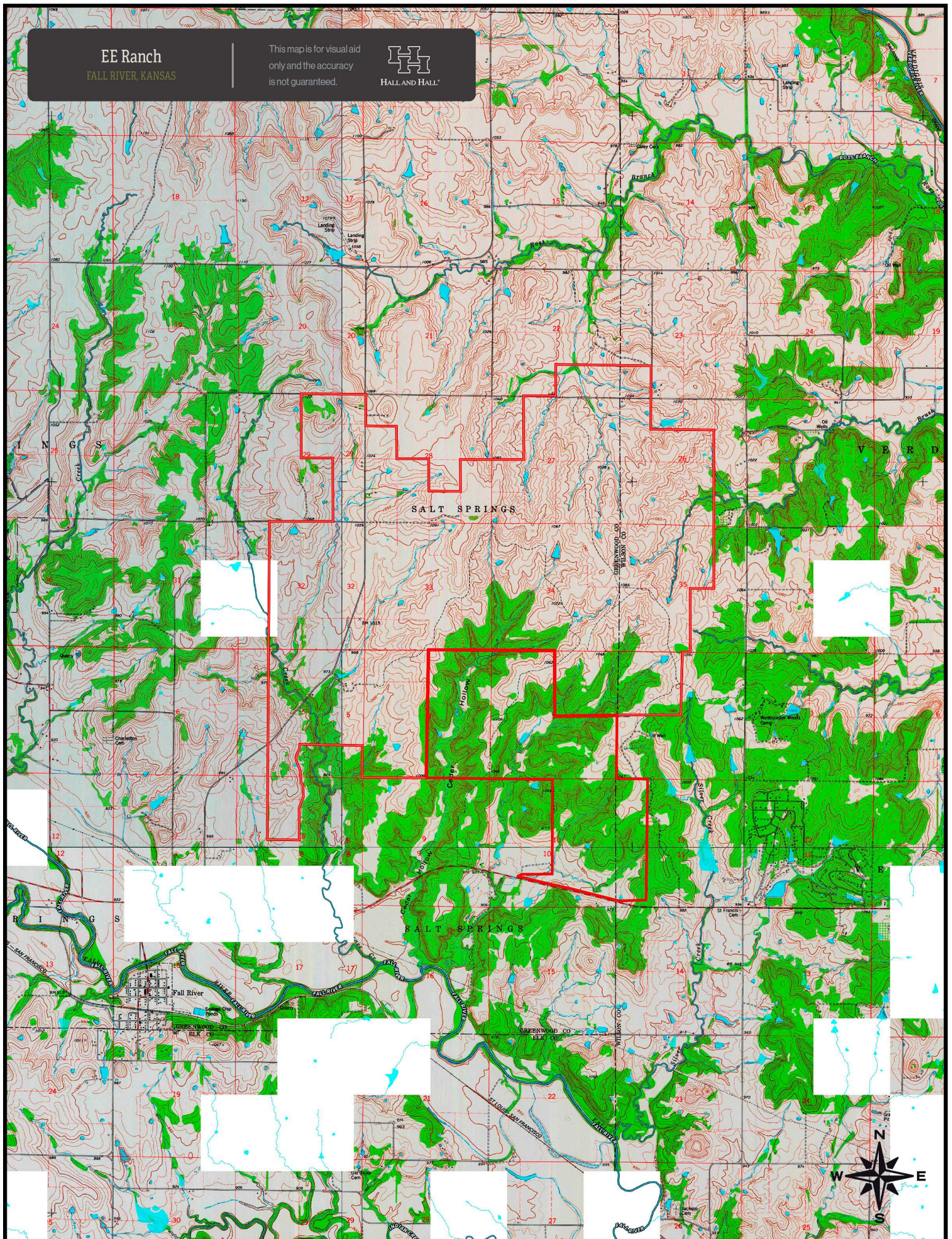
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## Additional Services Offered by Hall and Hall

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer "Another Solution" to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's "Rolodex" of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

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## Real Estate Brokerage Relationships

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

**Types of Brokerage Relationships:** A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

**Seller's Agent:** The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

**Buyer's Agent:** The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

**A Transaction Broker** is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

**Duties and Obligations:** Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

**An Agent**, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the clients confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

**The transaction broker** is responsible for performing the following duties:

- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

**Agents and Transaction Brokers** have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

**General Information:** Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

NAME of Hall and Hall is engaged as a Transaction Broker.

\_\_\_\_\_  
Licensee

\_\_\_\_\_  
John Wildin

\_\_\_\_\_  
Supervising/branch broker

\_\_\_\_\_  
Hall and Hall Partners, LLP

\_\_\_\_\_  
Real estate company name approved by the commission

\_\_\_\_\_  
Buyer/Seller Acknowledgement (not required)





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Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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