



CROCKER SPRINGS RANCH
COTTONWOOD FALLS, KANSAS





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\$7,095,000 | 3,300± ACRES



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EXECUTIVE SUMMARY

Crocker Springs Ranch is the crown jewel of the tallgrass prairie ecosystem located in the Flint Hills of eastern Kansas. The Flint Hills are distinguished as the region in all of North America with the densest intact tallgrass prairie. These 3,300± acres of scenic rolling hills of nature's most prolific native grasses are comprised of bluestem, switchgrass, and Indian grass. This property is right in the heart of what is left of the original 140 million acres of tallgrass prairie, now less than 6 million acres. Wide-open spaces of treeless prairie populated by numerous wildflower species provide unmatched panoramic views in all directions. Unencumbered by buildings the ranch looks much like it did thousands of years ago when it was grazed by bison and home to native Indian tribes. Fittingly, two miles of the 48-mile Flint Hills National Scenic Byway (K-177) passes through the ranch.



Click on map above for link to MapRight map of property.

LOCATION

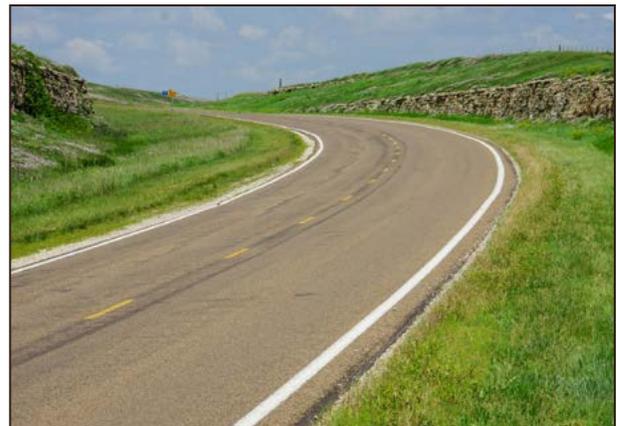
The ranch is located approximately 70 miles northeast of Wichita, or 120 miles southwest of Kansas City, of which both cities have commercial air service. Following the Flint Hills National Scenic Byway north two miles you will come to the historic town of Cottonwood Falls. If you follow the Flint Hills National Scenic Byway south from the ranch nearly 20 miles you will arrive at the quaint town of Cassoday, which bills itself as the prairie chicken capital of the world. Emporia, population 24,000 with a jet-capable all-weather airport, is just 30 miles to the east.





LOCALE

Over time the estimated 96 percent of the original 140 million acre tallgrass prairie was plowed under resulting in the what is known as America's breadbasket. The bulk of the 4 percent of the remaining unbroken tallgrass prairie is in the Kansas Flint Hills. This area is naturally protected from the plow because the rocky soil in these rolling hills consists of limestone, shale and flint rock. This limestone underlying the soil allows the tallgrass roots to follow water down 12 feet below the surface. It was soon realized that cattle will easily gain weight on these rich native grasses. Therefore, cattle ranching is the dominant driver in the local economy. There are several historic towns nearby like Council Grove, Cottonwood Falls and Strong City that are home to charming shops, antiques, restaurants and artworks. The 11,000-acre Tallgrass Prairie National Preserve is five miles north also on Flint Hills National Scenic Byway.



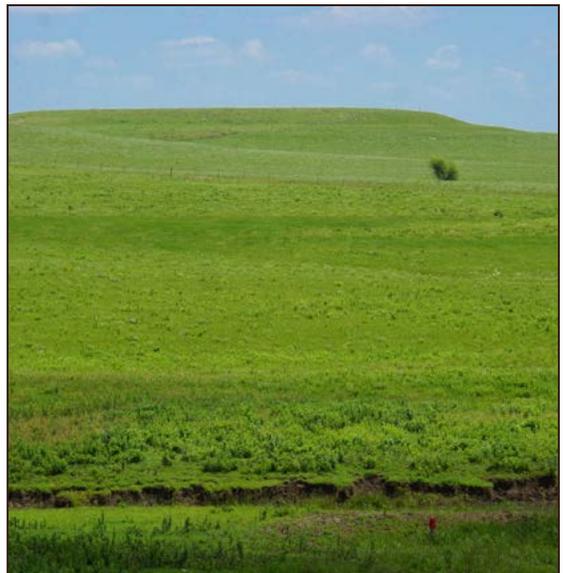
GENERAL DESCRIPTION

The Crocker Springs Ranch is a prime example of what the one would imagine how the endless tallgrass prairie should look. Rolling hills of native grass with some scattered trees are along Den Creek on the southwest boundary of the ranch. Elevation runs from 1,464 feet at the highest point near the center of the ranch, down to 1,300 feet along the northeast boundary and also along Den Creek to the southwest boundary. When standing on the highest point of the ranch, and one of the highest points in the area, your view seems to go beyond infinity in all directions. There are three pastures in total, one east of the Flint Hills National Scenic Byway and two west of the highway.



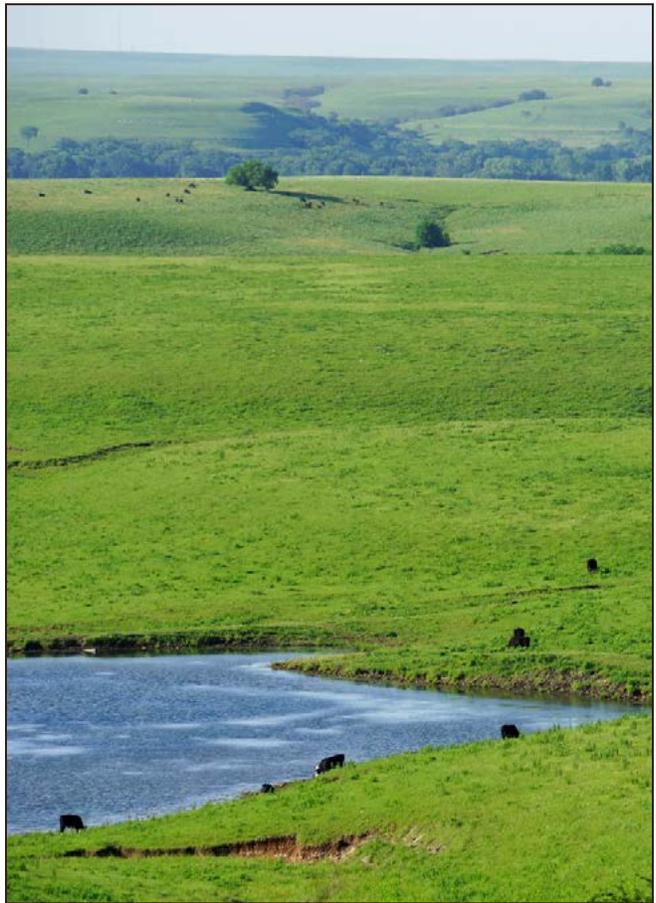
IMPROVEMENTS

There are no buildings, but there is a good set of shipping pens on the ranch.





flint hills

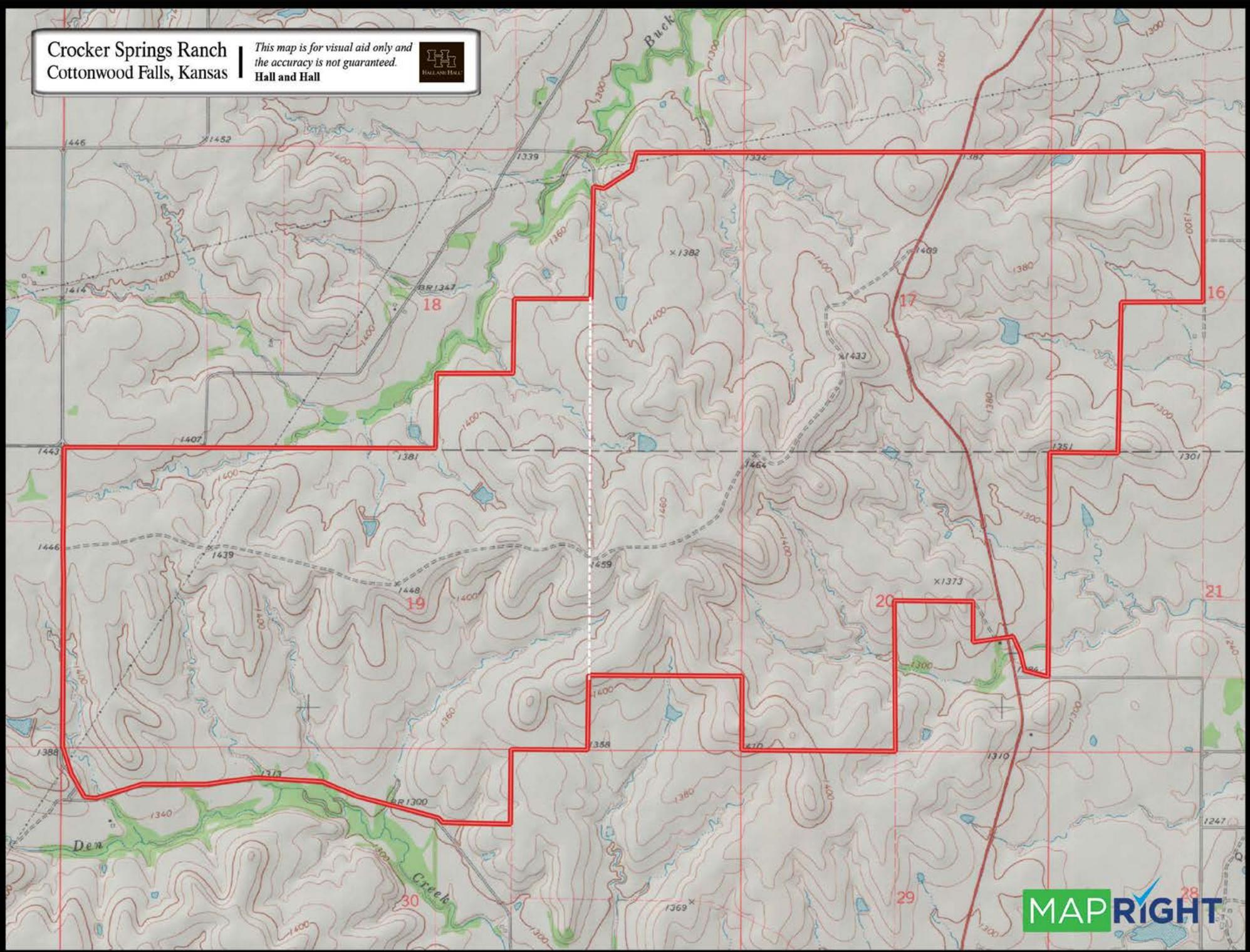


ELEVATION

Elevation on the ranch ranges from 1,300 feet to 1,464 feet.

Crocker Springs Ranch
Cottonwood Falls, Kansas

This map is for visual aid only and
the accuracy is not guaranteed.
Hall and Hall



Crocker Springs Ranch
Cottonwood Falls, Kansas

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SPRING CREEK RD

BUCK CREEK RD

BUCK CREEK RD

BUCK CREEK RD

177

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CLIMATE

The average high temperature in January is 31 degrees and the average high temperature in July is 81 degrees. Average annual precipitation is 36 inches. The ranch averages around 180 frost-free days yearly.



MINERAL RIGHTS

Seller believes all mineral rights are intact and are included in the sale.





TAXES

Property taxes are approximately \$8,863.00 based upon past years.

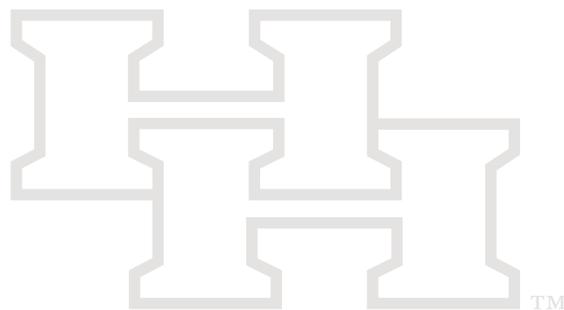
BROKER'S COMMENT

Crocker Springs Ranch is in the heart of what little is left of this continent's tallgrass prairie. Originally stretching from Canada down to Texas, a large part of those 140 million acres of rich prairie soils has been converted to cropland and development. The last bit of tallgrass prairie, less than 4 percent, is located in these Flint Hills of eastern Kansas. Much of the land in this area looks like it did thousands of years ago. Most importantly, to maintain the integrity of this area, the Crocker Springs Ranch is protected by a conservation easement. The stunning beauty of looking across the miles of rolling hills and deep valleys swathed in native grasses and wildflowers is unmatched. This opportunity to buy Crocker Springs Ranch is almost unheard of. This is truly a legacy purchase.



PRICE

\$7,095,000



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

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. [Wes Oja](#), [Jerome Chvilicek](#), [Dan Bergstrom](#) or [Brant Marsh](#) at (406) 656-7500 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. [Wes Oja](#), [Jerome Chvilicek](#), [Dan Bergstrom](#) or [Brant Marsh](#) at (406) 656-7500 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. [Scott Griswold](#) at (406) 656-7500, [Ben Gardiner](#) at (970) 520-4871 or [Stacy Jackson](#) at (903) 820-8499 are available to describe and discuss these services in detail and welcome 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.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Judy Chirila](#) • (303) 861-8282

[Adam Deakin](#) • (970) 716-2120

[Monte Lyons](#) • (806) 698-6882

[J.T. Holt](#) • (806) 698-6884



TRUSTED *by* **GENERATIONS,** *for* **GENERATIONS**

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.

WITH OFFICES IN:

DENVER, COLORADO	BOZEMAN, MONTANA
EATON, COLORADO	MISSOULA, MONTANA
STEAMBOAT SPRINGS, COLORADO	VALENTINE, NEBRASKA
STERLING, COLORADO	COLLEGE STATION, TEXAS
SUN VALLEY, IDAHO	LAREDO, TEXAS
HUTCHINSON, KANSAS	LUBBOCK, TEXAS
BUFFALO, WYOMING	MASON, TEXAS
BILLINGS, MONTANA	MELISSA, TEXAS

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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT

BROKERAGE DISCLOSURE TO BUYER

Duties of Seller's Agent, Buyer's Agent, and Transaction Broker

The Kansas Brokerage Relationships in Real Estate Transactions Act (referred to as BRRETA II) became effective on October 1, 1997. The following summary describes a seller's agent, a buyer's agent, and a transaction broker.

STATEMENT OF REPRESENTATION: Do not assume that an agent is acting on your behalf, unless you have signed a contract with the agent's firm to represent you. If you have not entered into a written agency agreement, you are considered to be a customer rather than a client. As a customer, you represent yourself. Any information that you, the customer, disclose to the agent representing another party will be disclosed to that other party. Even though licensees may be representing other parties, they are obligated to treat you honestly, give you accurate information, and disclose all known adverse material facts.

SELLER'S AGENT: The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent.

The seller's agent is responsible for performing the following duties:

1. promoting the interests of the seller with the utmost good faith, loyalty, and fidelity
2. protecting the seller's confidences, unless disclosure is required
3. presenting all offers in a timely manner
4. advising the seller to obtain expert advice
5. accounting for all money and property received
6. disclosing to the seller all adverse material facts about the buyer that the agent knows
7. disclosing to the buyer all adverse material facts actually known by the agent, including:
8. environmental hazards affecting the property that are required to be disclosed
9. the physical condition of the property
10. any material defects in the property or in the title to the property
11. any material limitation on the seller's ability to complete the contract

The seller's agent has no duty to:

1. conduct an independent inspection of the property for the benefit of the buyer
2. independently verify the accuracy or completeness of any statement by the seller or any qualified third party

BUYER'S AGENT: The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent.

The buyer's agent is responsible for performing the following duties:

1. promoting the interests of the buyer with the utmost good faith, loyalty, and fidelity
2. protecting the buyer's confidences, unless disclosure is required

3. presenting all offers in a timely manner
4. advising the buyer to obtain expert advice
5. accounting for all money and property received
6. disclosing to the buyer all adverse material facts about the property that the agent knows
7. disclosing to the seller all adverse material facts actually known by the agent, including all material facts concerning the buyer's financial ability to perform the terms of the transaction

The buyer's agent has no duty to:

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

TRANSACTION AGENT: The transaction broker is not an agent for either party, so the transaction broker does not advocate the interests of either party.

The transaction broker is responsible for performing the following duties:

1. exercising reasonable skill and care
2. presenting all offers in a timely manner
3. advising the parties regarding the transaction
4. suggesting that the parties obtain expert advice
5. accounting for all money and property received
6. keeping the parties fully informed
7. assisting the parties in closing the transaction
8. disclosing to the buyer all adverse material facts actually known by the transaction broker, including:
9. environmental hazards affecting the property that are required to be disclosed
10. the physical condition of the property
11. any material defects in the property or in the title to the property
12. any material limitation on the seller's ability to complete the contract
13. disclosing to the seller all adverse material facts actually known by the transaction broker, including all material facts concerning the buyer's financial ability to perform the terms of the transaction

The transaction broker protects the confidences of both parties:

1. If the transaction is the sale of one to four residential units or the sale of agricultural real estate, the following information shall not be disclosed by a transaction broker without the consent of all parties:
 - that a buyer is willing to pay more than the purchase price offered for the property
 - that a seller is willing to accept less than the asking price for the property
 - what the motivating factors are for any party buying or selling the property
 - that a seller or buyer will agree to financing terms other than those offered; or
 - any information or personal confidences about a party to the transaction which might place the other party at an advantage over the party unless the disclosure is required by law or failure to disclose such information would constitute fraudulent misrepresentation.

2. If the transaction is the sale or lease of commercial property or residential property of more than four units, the transaction broker shall not disclose any information or personal confidences about a party to the transaction which might place the other party at an advantage unless failure to disclose such information would constitute fraudulent misrepresentation. The transaction broker may disclose the following information unless prohibited by the parties:

- that a buyer or tenant is willing to pay more than the purchase price or lease rate offered for the property
- that a seller or landlord is willing to accept less than the asking price or lease rate for the property
- what the motivating factors are for any party buying, selling or leasing the property; or
- that a seller, buyer, landlord or tenant will agree to financing terms other than those offered.

The transaction broker has no duty to:

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

John Wildin of Hall and Hall is acting as a Transaction Broker for the Crocker Springs Ranch.

