



WIGGLESWORTH RANCH
DWIGHT, KANSAS





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DWIGHT, KANSAS

\$2,000,000 | 240± ACRES



SELLERS AGENT: JOHN WILDIN

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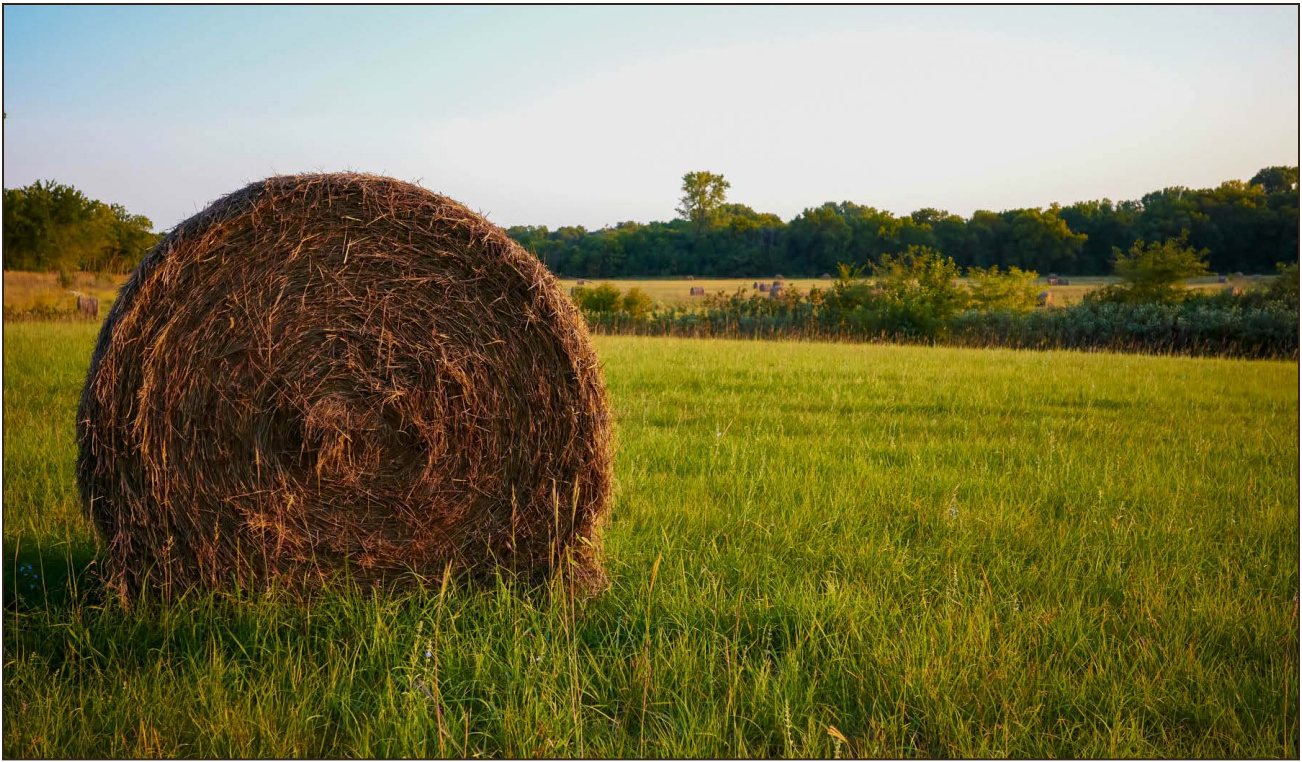
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EXECUTIVE SUMMARY

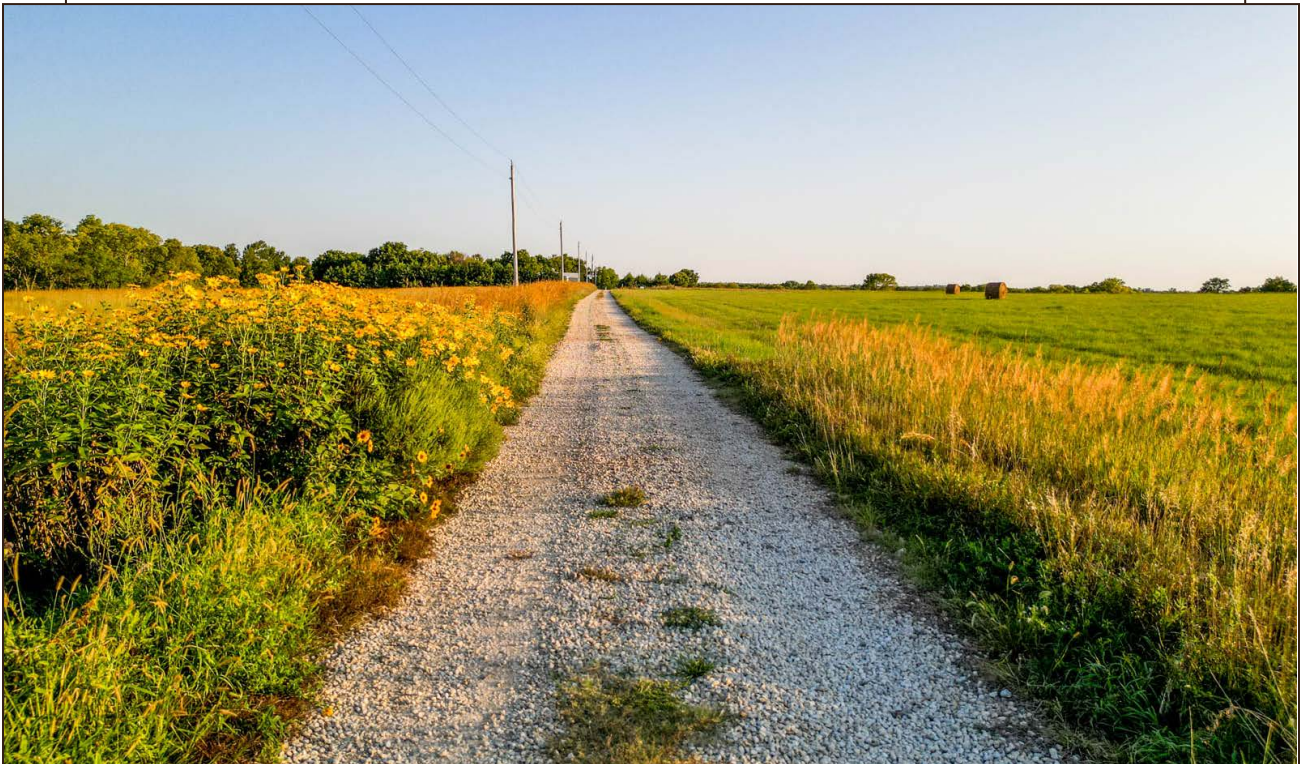
Elizabeth Eakins Wigglesworth – founder of the noted carpet and textile firm Elizabeth Eakins, Inc. – is offering for sale her 240± acre ranch located in the Flint Hills of Kansas. At the heart of the ranch lies the homestead that was established some 150 years ago by Andrew W. Nordeen, an immigrant from Sweden, who built the ranch house out of limestone rock he quarried from one of the pastures on this ranch.

Today, the Wigglesworth Ranch is a sanctuary of unique country living in a setting that includes a professionally refurbished native stone home, a charming guest house, and several outbuildings, all surrounded by an ample amount of hardwood trees. This homestead is sited on a very diverse tract of land that has gently rolling hills covered in native tall grasses, wildflowers, and several crop fields of alfalfa. There are two attractive spring-fed ponds and a meandering tree-covered creek traversing the property.



LOCATION

The ranch lies off a gravel road located in Morris County, near the town of Dwight. It lies 115 miles to Wichita, 132 miles from Kansas City, 60 miles from Salina, and 35 miles from Manhattan - home of Kansas State University – all having commercial airline services, full or limited.



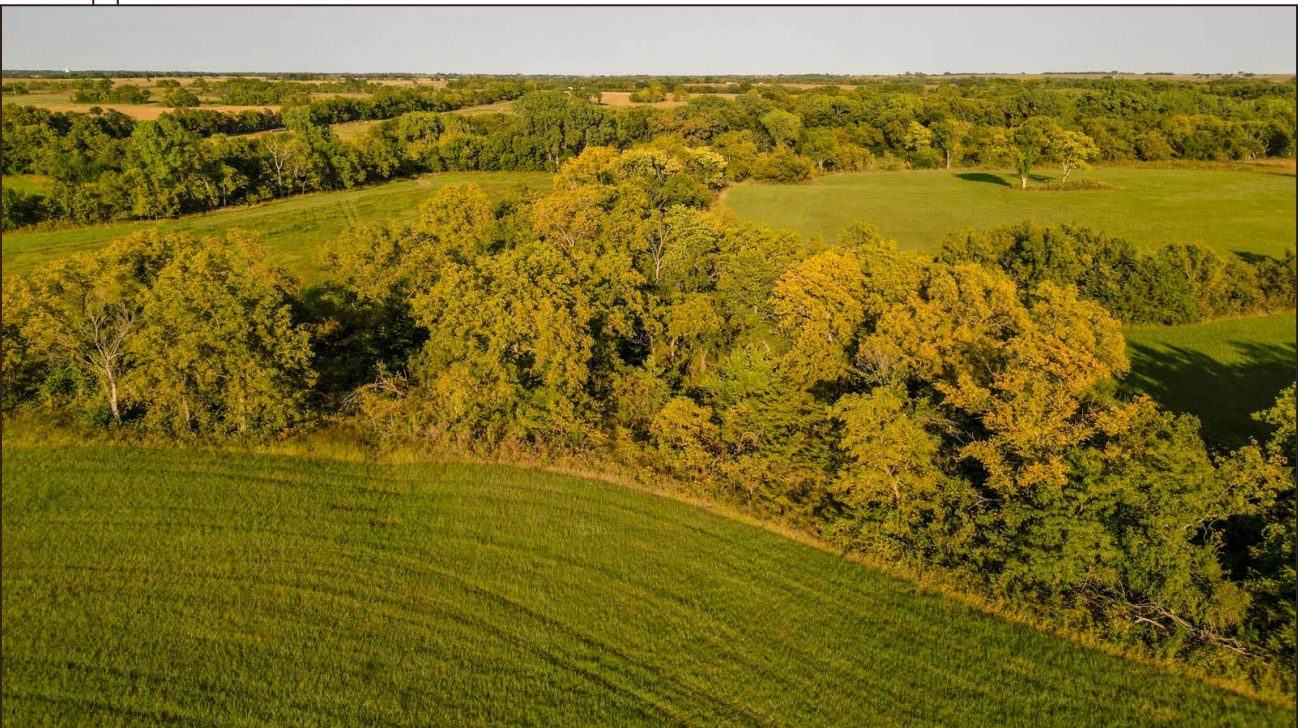
LOCALE

Wigglesworth Ranch is perfectly situated in the Kansas Flint Hills. All but thirty acres are native tall grasses – big and little bluestem, Indian grass, switchgrass, and more – which are adorned by many varieties of wildflowers throughout the growing season, scattered among the rolling hills and along the creeks and springs in meadows and pastures which are separated by stands of towering trees and, of course, provide unmatched habitat for wildlife - whitetail deer, turkey, and many other upland birds. From the controlled prairie fires in the spring through the changes in the color of all the flora throughout the year, nature's beauty is always manifest.



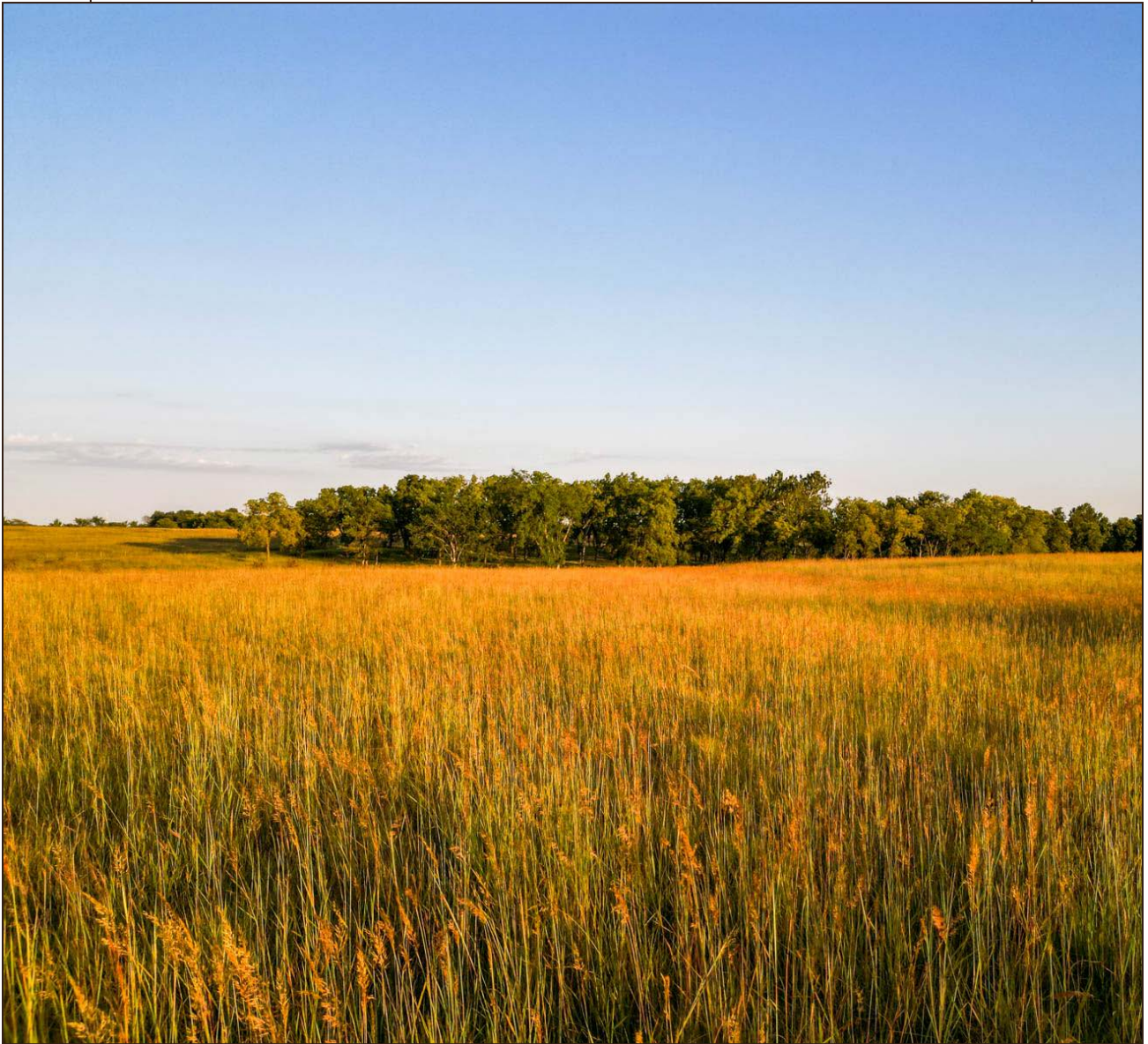


Many agricultural pursuits abound throughout the area, whether it's livestock or farming-related, both small-scale and large. They provide economic support alongside K-12 education and various other government offices/facilities. The tourism component has grown in recent times, and recreation has a strong presence in the region's lakes and rivers. Whether it's hiking, biking, water sports, or fishing and hunting, there are so many opportunities to get out and enjoy some of nature's beauty in whatever pursuit you may choose.



THE FLINT HILLS

The Flint Hills are in the eastern third of Kansas and contain most of the four percent remaining of the original 140 million acres of native tallgrass prairie. The rainfall averages 34 inches per year and the limestone rock underlying the topsoil allows the roots of the grasses to follow water some ten feet and more below the surface to allow for the hardiness and ability to withstand unusually dry weather patterns.



Cattle easily gain weight on these rich grasses, and cattle ranching continues to be the main driver of local economies. The principal grass, one of several others, is called “big bluestem”, and it is by that term that the grasses in the region are known.

GENERAL DESCRIPTION



This part of the Flint Hills has a gentler roll to it, which results in little to no rocky wasteland. The homestead is centrally located in the east 160-acre tract. This tract is cross-fenced into ten different pastures to accommodate the owners' 130-head Border Leicester sheep operation, which was recently discontinued. The fencing is either five-strand barbed wire, woven wire, or a combination of the two. This parcel has two spring-fed ponds, one to the east of the homestead and the other pond with an island in the middle of it, south of the homestead. In the southwest pasture of this tract, you can still see traces of the quarry, which was the source of limestone for the house back in 1876. The west 80-acre parcel is all under one fence. Three alfalfa crop fields are interspersed by seven native grass meadows, some of which are lined by rows of hardwood trees and grassed waterways. Lairds Creek winds through this area and can provide a dependable water resource for wildlife.

ACREAGE

240± deeded acres.

IMPROVEMENTS

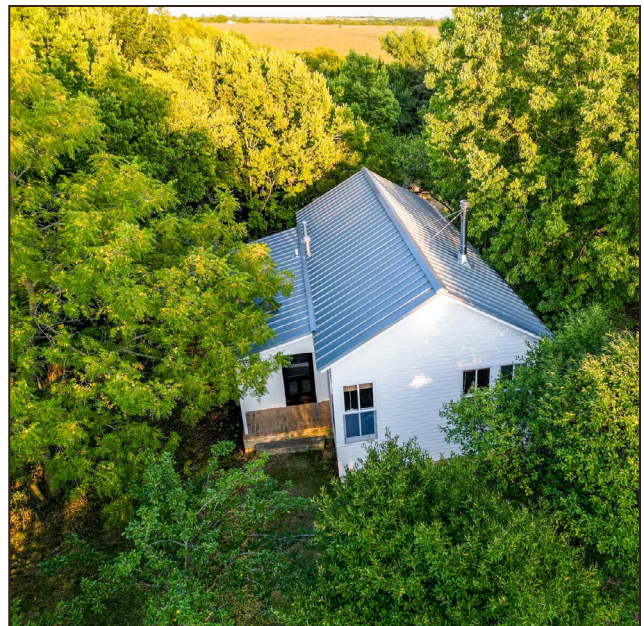
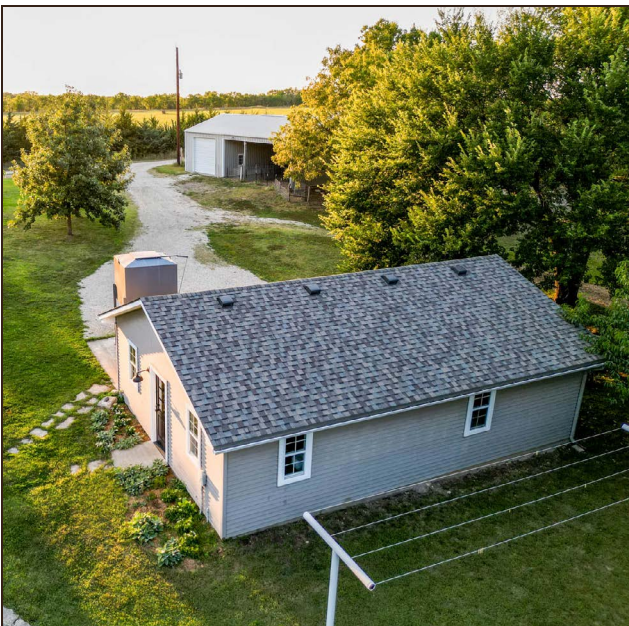
The farmhouse was built and “finished” by Andrew W. Nordeen in 1876. It was substantially repaired in the 1990s, and further improvements have been made by the current owners since their purchase in 2004. Originally built out of limestone rock quarried on the ranch, when it was repaired in the 1990s, a frame addition was added to bring the overall livable square footage to approximately 4,200. Remodeled in 2022, this four-bedroom house is a story-and-a-half with a finished walk-out basement.



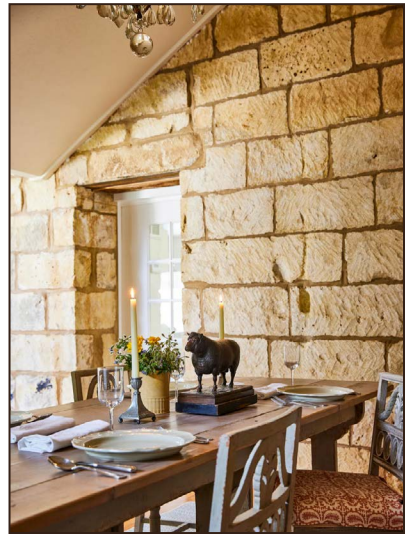


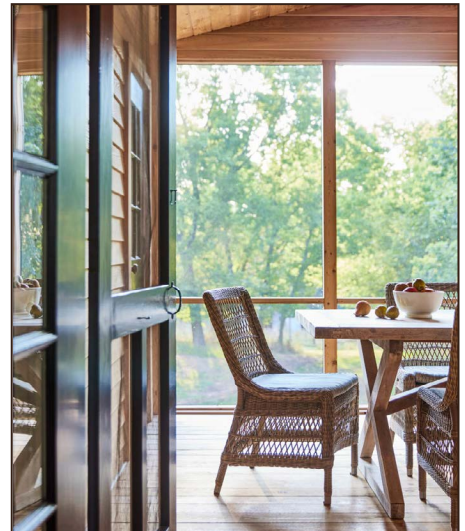
The guest house, built in 2010, has one bedroom/family room plus a full bath and can sleep four guests. The beams and bathroom walls are covered in wood, taken from an old barn on the property that collapsed many years ago. The limestone used for the foundation was also rescued from the remnants of that barn.

There is a two-car detached garage, a metal building with an insulated shop with a concrete floor, and a Morton building.









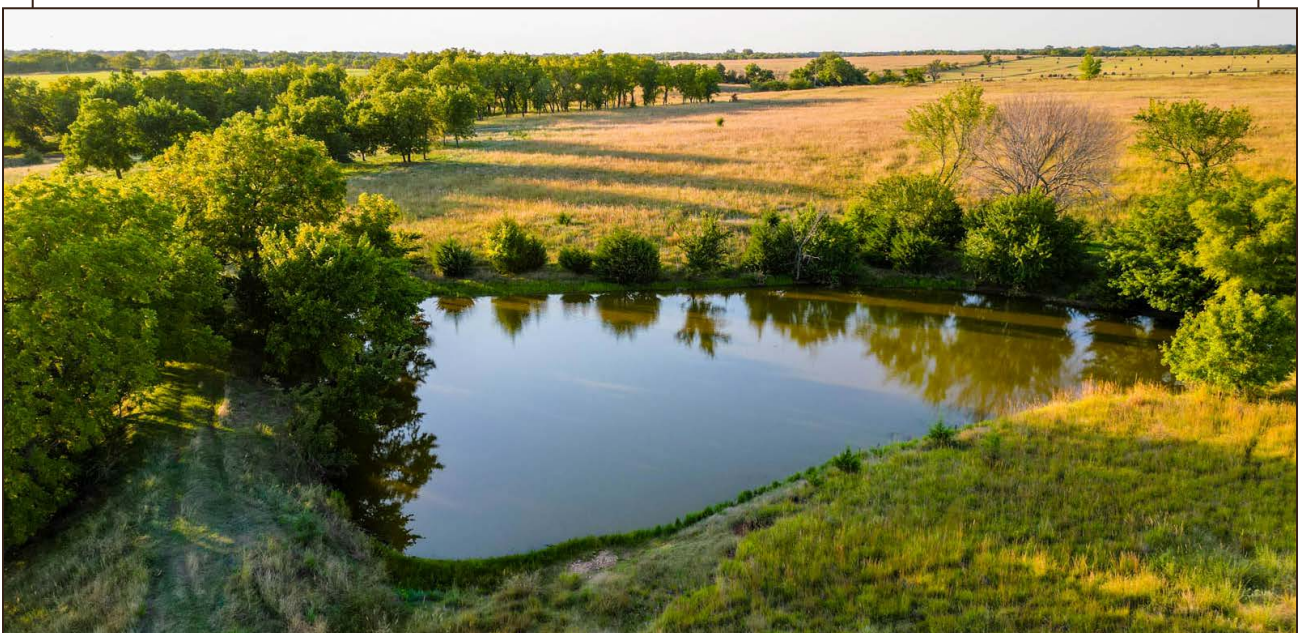
CLIMATE

The average high temperature in January is 40 degrees, and the average high temperature in July is 91 degrees. The average annual precipitation is 34 inches. The ranch averages around 186 frost-free days yearly. There are annually around 186 days of growing season. Elevation ranges from 1,380 feet to 1,455 feet above sea level.



WATER RESOURCES

Water for the two houses comes from Rural Water District #1. Water consumed by the livestock on this ranch has come from either of the two fresh spring-fed ponds or Lairds Creek. Because of its central location to which rural water is supplied, rural water is available through hydrants to several pastures adjoining the homestead.



TAXES

Real estate taxes levied in November 2023 were \$8,908.66, of which \$3,123.94 was designated for agriculture and \$5,784.72 for homestead.



MINERAL RIGHTS

The seller believes all mineral rights are intact and are included in the listing price.

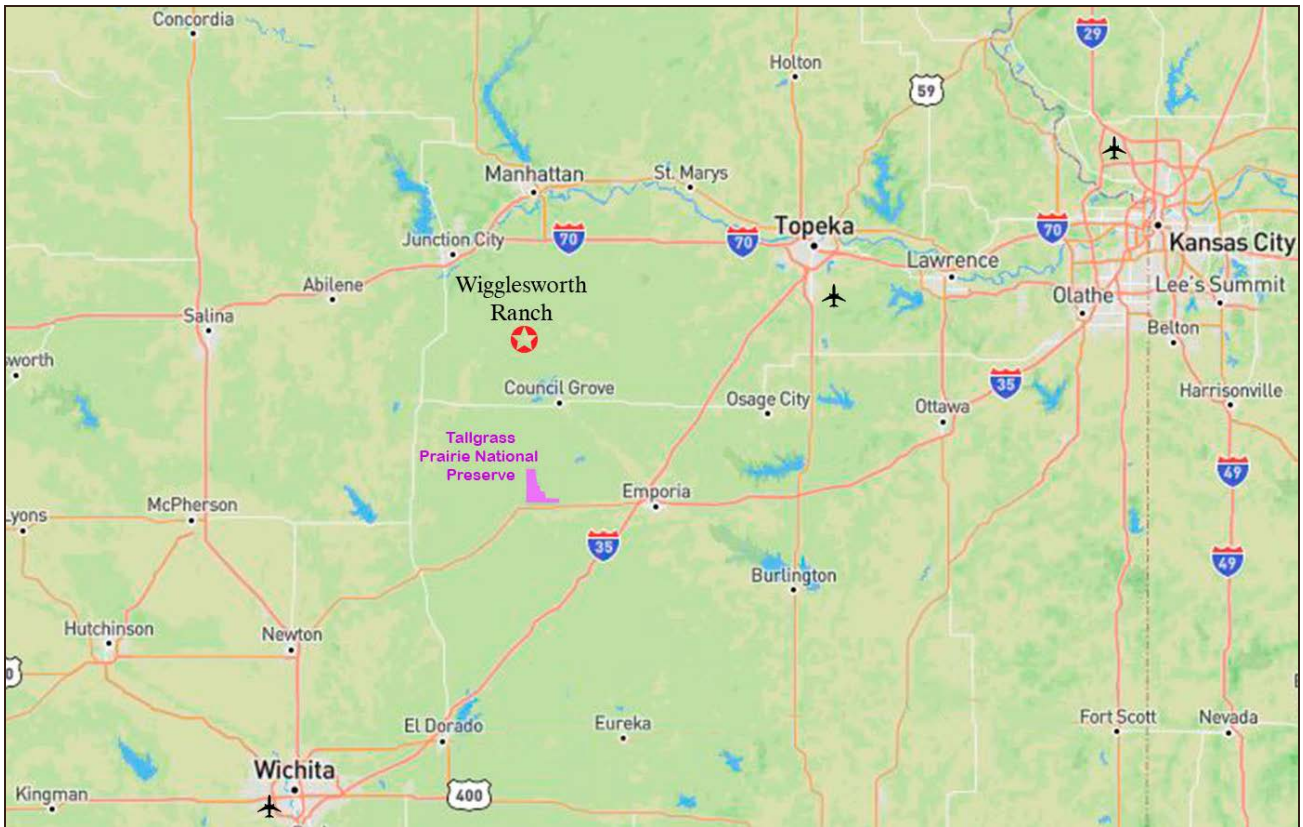


BROKER COMMENTS

The Wigglesworth Ranch is a true opportunity to own an outstanding piece of land in the Kansas Flint Hills with stunning accommodations. Stewardship has been the owner's goal from the beginning to leave this land in even better condition than when they acquired it in 2004. They have worked continuously to not only take care of various native grass species and the many wildflowers but also to improve the land. The soils are so rich in nutrients that one can see terraces across some of the meadows where this land was farmed many years ago.

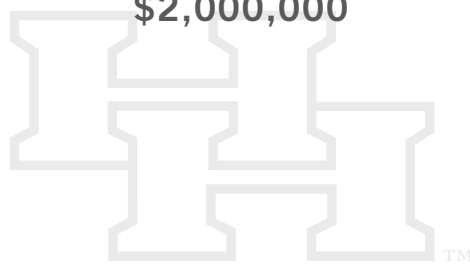
This level of stewardship, along with the spring-fed draws—two with ponds, Laird's Creek, and the numerous pastures ringed by tree rows and grassed waterways makes the Wigglesworth Ranch a true wildlife refuge. The marvelous limestone house was thoroughly refurbished and enlarged to create a living area of over 4,000± square feet for a comfortable four-bedroom residence in 1996. To provide a snapshot of how the owners have taken great care in creating this amazing setting. Since 2022, the house has been totally updated, including new roofs, new appliances, additional structural improvements, and any necessary repairs made.

The charming guest house just steps away can accommodate four overnight guests in an exquisite setting. Nestled amongst large hardwood trees and invisible from the nearest road, this private sanctuary is unparalleled. This is true fashionable living tucked away in the Kansas Flint Hills.



PRICE

\$2,000,000



Information provided by Hall and Hall concerning real estate listed for sale is believed to be reliable but is not guaranteed and should be independently verified by potential purchasers. Information is subject to change, withdrawal, or correction. Hall and Hall makes no representations or warranties about the property or the accuracy or completeness of the information concerning the property including, without limitation: that the actual square footage, measurements, acreage, zoning, tax information, school district and other factors that may affect the value or use of the property may vary from that listed or shown in maps or public records and may change; the property's condition, income potential, or compliance with applicable laws or regulations; that estimates of potential rents, income, expenses, and capitalization rates may not be achieved; that some photographs of the property may be digitally enhanced; the legality or enforceability of any covenants, conditions or restrictions that may affect the use any enjoyment of the property; and any changes in market conditions or the future investment value of real estate listed for sale. Hall and Hall is not liable for any inaccuracies, errors, or omissions concerning information about the property or losses that result from the use of this information. Information provided by Hall and Hall concerning the property is not a substitute for inspections, surveys, title searches or other due diligence by potential purchasers. Potential purchasers should perform their own due diligence including legal and financial review before purchasing.

PERSONAL ITEMS

Guest House - All items in the guest house are included in the purchase price.

- a. Guest House Basement — Supplies for repairs as well as the original, painted screen doors are included in the purchase price

Main House

- a. Owner's Bedroom — Curtains, Curtain Rods, and Wall Lamps are NOT included in the purchase price
- b. Lower Level — Curtain Rods are Included; Curtains are NOT included in the purchase price

Main House – A through E of the following items are included in the purchase price:

- a. Top Floor Bedroom — Curtains and Curtain Rods, and Bed
- b. Main Floor Living Room — Curtains and Curtain Rods
- c. Kitchen — Two Stools at the Kitchen Counter
- d. Lower Level — Grey Sleeper Couch and Red Chair from Design Within Reach
- e. Garage — Items for Repairs; Paint is labeled and in the basement; Waterworks tile for the main floor shower

ALL REMAINING ITEMS GO WITH THE SELLER, INCLUDING THE CHANDELIER IN THE DINING ROOM



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	ARCADIA, OKLAHOMA
EATON, COLORADO	TUTTLE, OKLAHOMA
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SUN VALLEY, IDAHO	COLLEGE STATION, TEXAS
TETON VALLEY, IDAHO	DALLAS, TEXAS
HUTCHINSON, KANSAS	LAREDO, TEXAS
BILLINGS, MONTANA	LUBBOCK, TEXAS
BOZEMAN, MONTANA	WEATHERFORD, TEXAS
MISSOULA, MONTANA	CHARLOTTESVILLE, VIRGINIA
VALENTINE, NEBRASKA	SHERIDAN, WYOMING

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT

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.

Competitive Pricing | Flexible Terms | Efficient Processing

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[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#), [Alex Leamon](#) or [Brian McEntire](#) • (806) 698-6882

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

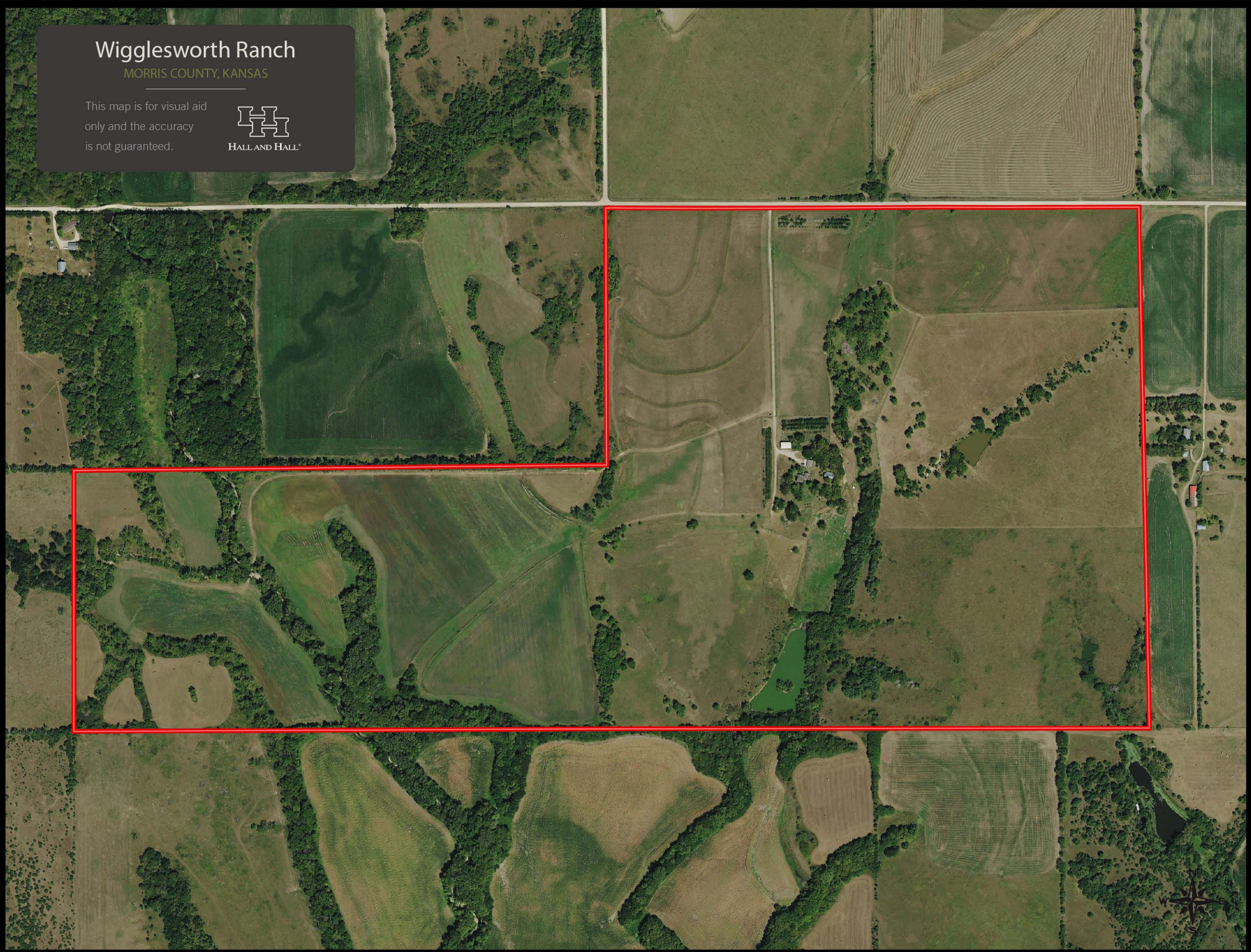
Real estate company name approved by the commission

Buyer/Seller Acknowledgement (not required)

Wigglesworth Ranch

MORRIS COUNTY, KANSAS

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