



**R | S**  
**RUPP | STEVEN**

**PREMIER FLINT HILLS GETAWAY**  
FOR SALE- 1501 50TH ST, SEVERY, KS 67137

**FLINT HILLS PASTURE - PREMIER HUNTING - 7 PONDS - HEAVY TIMBER - FISHING  
ORGANIC GARDEN/ORCHARD - REMODELED HOME & GUEST HOUSE - BARN  
FENCEFULLY EQUIPPED EVENT BARN - INCOME OPPORTUNITY - STONE ENTRY**  
(shown by appointment)

**PRICE REDUCED**



**ReeceNichols**  
SOUTH CENTRAL KANSAS  
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

**JOHN RUPP, ALC | JAKE STEVEN, ALC | TERRY RUPP, ALC**  
**316.260.5900 | rncommercial.com**

**Legal Description:** Long legal. Please contact agent.

**Total Acres:** 162 ± Acres (42 ± Acres Tillable)

**Price:** ~~\$750,000.00~~ **New Price:** \$725,000.00

**2017 Taxes:** \$4,539.44

**Mineral Rights:** Seller's interest to go with the property, understood to be intact.

**Main House – 1,722 SF:**

Completely remodeled down to the studs in 2009. There are 3 bedrooms all on the second level and 1 full bath on each floor. The upstairs bath has a double vanity, whirlpool jet tub, and a shower. The kitchen and great room are on the main level. A light and bright kitchen features a reverse osmosis kitchen sink, stainless steel dishwasher, refrigerator, & propane gas range oven. In addition, there is 2 zone HVAC system, a wood burning fireplace, original hardwood floors, water softener, electric water heater tank, and a 2 car detached garage. Energy efficiency has been a top priority and includes newer vinyl windows, a new roof (2016), and spray insulation as well as newer plumbing, electric, septic system and laterals. Home is on rural water and two propane tanks, which are owned.

**Red Event Barn:**

This charming and rustic event space is fully equipped with a commercial kitchen with everything you can imagine including a walk-in cooler, 2 reach-in freezers, ice maker, reverse osmosis system, 2 convection ovens, 5' propane gas range, stainless steel exhaust hood, 2' griddle, 40 qt. mixer, 3 large stainless steel tables, 3 bay sink inside, 4 bay sink outside on the covered patio, 2 commercial grade plastic trash bins, and containers on wheels. Additionally, there is 1 ADA bathroom outside the entrance with a shower and stacked washer/dryer, 1 ADA restroom inside, 90% propane furnace & air conditioning, propane hot water tank, tables and chairs to seat 50 people, and a beautiful free-standing wood burning stove.

**Guest House:**

1 bedroom, 1 full bath home built in 2017. Features a wood burning fireplace insert with stone facade in bedroom, a whirlpool jet tub and shower, open living, dining and kitchen area, and central HVAC. Back patio overlooks west side of property.

**Garden & Orchard (Organic):**

- 30' x 96' high tunnel. New roof plastic August 2018.
- Pond irrigation system feeds garden area (fenced) + water hydrants.

**Garden Area Fruit:**

Grape vines, blackberries, blueberries, raspberries, and gooseberry bushes

**Tree Variety:**

South Orchard – Plum and apple

North Orchard – Apricot, persimmon, fig, pear, and peach trees

North Orchard Nuts – Pecan tree, almond, and English walnut

**Additional Highlights:**

- Gated stone entry
- Trophy deer and turkey
- Goat/sheep fence
- Hay/equipment barn
- 7 areas to rotate animals to different pastures
- Secluded location
- Large pond is stocked with fish
- 4 animal shelters



MAIN HOUSE



GUEST HOUSE



EVENT BARN

