



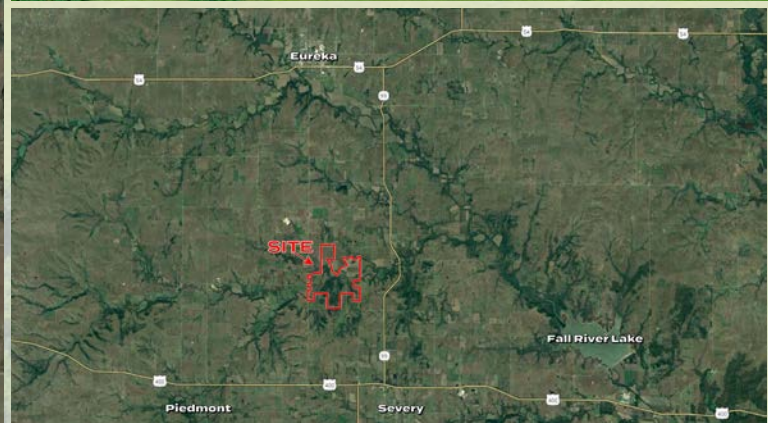
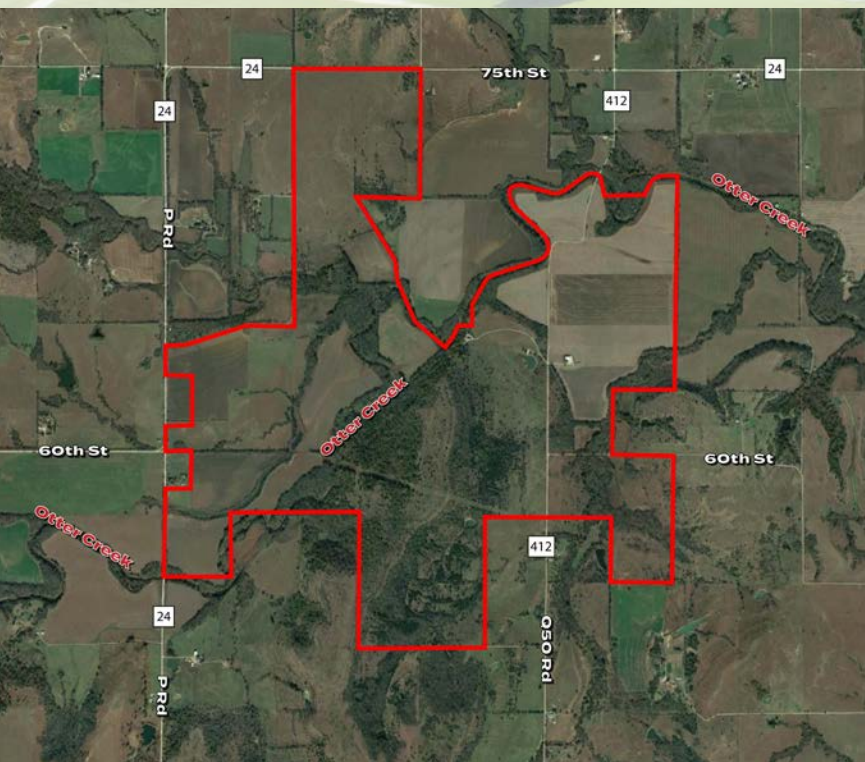
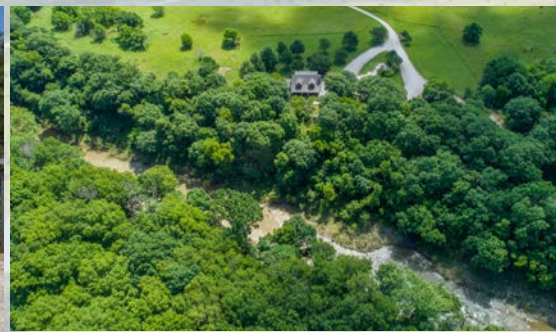
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Price Reduced

PRISTINE HUNTING RANCH IN THE FLINT HILLS OF KANSAS

FOR SALE- 638 Q50 ROAD, EUREKA, KANSAS - GREENWOOD COUNTY

**OVER 3.5 MILES OF OTTER CREEK - TROPHY DEER - TURKEY - PHEASANT - HEAVY TIMBER
QUAIL WATERFOWL - PONDS - PRODUCTIVE CROPLAND - PASTURE - HUNTING CABIN
OUTBUILDINGS - SECONDARY FARMSTEAD - SCENIC VIEWS - ROLLING TERRAIN - FENCING**



Total Acres: 1,601.70 +/- acres
Cropland Acres: 598.91 +/- acres
Price: ~~\$6,200,000.00~~ \$4,900,000.00
2018 Taxes: +/- \$17,874.26
Mineral Rights: Sellers interest to transfer with the sale of the real estate
Legal: Long legal, contact agent for details.
Cabin:

- Total SF: 2,840 +/- SF
- Bedrooms: 4 (counting the loft)
- Full Baths: 3
- Year Built: 1996
- Master Bedroom was added in 2000
- 1 ½ Story Finished
- Finished Basement
- Heated Floor in Entry Room
- Great Lighting
- Granite Countertops
- Pantry Built into Cabinets
- Office
- Rural Water & Septic
- Newer Roof
- Alarm System
- New Roof March 2019
- Decks, Exterior Siding and Stone Wainscot Replaced in 2017

Secondary Farmstead:

- Total SF: 2,359 +/- SF
- Bedrooms: 3
- Full Baths: 1
- Year Built: 1930
- Large Outbuildings
- Rural Water & Septic

This Flint Hills Ranch is one of the finest turnkey hunting and recreational properties available in the state of Kansas. Pride in ownership is evident with this ranch as you enter the gates and make your way past the scenic pond and travel over the rolling terrain to the beautiful cabin tucked away on the land. This premier Kansas ranch is a one stop playground for the avid hunter and outdoors person. The land provides tremendous balance in its attributes to create the ideal setting for trophy Kansas deer, turkey, and upland bird hunting. There is a combination of productive river bottom cropland, quality Flint Hills pasture, heavy timber for cover, elevation diversity, and the Otter Creek meandering across the ranch. The cabin has been well maintained and the current ownership has created the perfect turnkey setup with the improvements on the ranch. The ranch is well located in Greenwood County, Kansas which provides a short drive from the major metro areas of Wichita, Topeka, and Kansas City, Kansas, as well as Tulsa, Oklahoma.

MAIN CABIN



SECONDARY FARMSTEAD AND OUTBUILDINGS

