

# The Farm at Quail Valley

**46.04 +/- ACRES - EVENT BUILDING W/FULL COMMERCIAL KITCHEN  
1 BEDROOM HOME - CAMPING - #1 RANKED DISC GOLF COURSE IN KS  
MULTIPLE PONDS - FISHING & HUNTING OPPORTUNITIES - EASY ACCESS**



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

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# 9313 194th Rd, Winfield, KS 67156



## Property Details

**Total Acres:** 46.04 +/- Acres

**List Price:** \$835,000.00

**2022 Real Estate Taxes:** \$14,286.80

*Nestled in the heart of the Midwest, just south of charming Winfield, Kansas, you'll discover an extraordinary and expansive 46.04-acre tract of land that offers an exceptional blend of recreational and event space opportunities. This versatile property is a hidden gem, featuring a blend of amenities that cater to a wide range of interests and needs.*

*At the center of this remarkable property stands a 5,500+ square foot event building, a true centerpiece for any gathering or celebration. This spacious facility includes a ballroom equipped with a sound system, making it the ideal venue for weddings, corporate events, and social gatherings. You'll also find a full commercial kitchen, ensuring that culinary needs are met, and multiple inviting patios that are perfect for dining, barbecues, and more. The event building is designed to bring your visions to life, offering endless possibilities for customization and event planning.*

*You'll also discover a cozy 1-bedroom, 1.5-bathroom home that provides comfortable and convenient accommodations. The house is complete with a full kitchen, a main-floor laundry room, an office, and a bonus room. Whether it's a place to retreat and unwind, or to reside amidst the scenic surroundings, this home offers comfort and convenience.*

*For those who seek adventure and the great outdoors, the property offers a campground with space for up to 35 campers. It's the perfect haven for nature enthusiasts, campfire stories, and nights beneath the stars.*

*The true gem of the property is The Farm at Quail Valley, the #1 ranked disc golf course in the State of Kansas. Disc golfers from far and wide are drawn to this remarkable course. With natural elements such as water features, dense timber, and the remnants of a rock quarry, the course offers challenges and excitement for players of all skill levels. It has become a sought-after destination for disc golfers from across the nation, adding to the allure of this exceptional property.*

*The possibilities are endless on this versatile and captivating piece of land, making it an opportunity that can't be missed. Whether you're an entrepreneur seeking a unique countryside venture or an individual looking for a serene and versatile retreat, this property promises an exceptional and fulfilling experience.*



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## House Details:

**Bedrooms:** 1

**Baths:** 1.5

**Total SF:** 1,680 +/- SF

**Year Built:** 2012

## **Utilities:**

- Septic Tank
- Leased Propane Tank
- Rural Water
- City of Winfield Electricity

## **Highlights:**

- Gas Stove
- Bonus room/NonConforming Bedroom
- Office
- Hardwood floors
- Large Front Porch
- Main Floor Laundry



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## Event Building Details:

**Total Area:** 5,524 +/- SF

**Year Built:** 1997

### Highlights:

- Full Commercial Kitchen
- Sound System
- 3 bathrooms
- Building Utilities
  - Lagoon
  - Leased Propane Tank
  - Rural Water
  - City of Winfield Electricity



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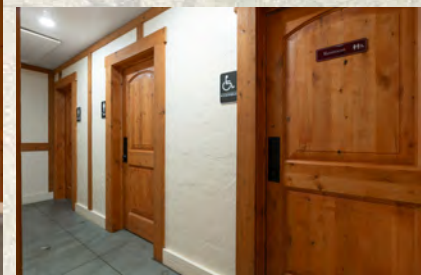
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## Disc Golf Details:

- Ranked the #1 Course in Kansas
- 18 Hole course
- Host to numerous regional and national tournaments

## Other Property Details:

- Campground with 35 spots
- -30 and 50 amp plug-ins at the campground
- Rolling terrain
- Two ponds
- Several pasture areas
- Some fencing
- Scenic Views
- Timber



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