

Little Soldier Creek Farm & Hunt

39.28 Acres

Shawnee County, KS

\$739,000



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Activities & Amenities

- ATV/Off Road
- Cycling/Mountain Biking
- Farm/Crops/Ag
- Food Plots
- House/Cabin
- Hiking/Climbing
- Hunting - Big Game
- Hunting - Small Game
- Income Producing
- Off Grid Power
- Mineral Rights
- Stream/River
- Recreational Business
- Hunting - Predator/Varmint
- Hunting - Turkey
- Natural Spring
- Timber
- Wooded
- Outbuilding/Barn/Shed/Shop
- Irrigation
- Water Access

Land Details

Closest Town: Silver Lake
Total Acres: 39.28
Zoning: Mixed Ag/Residential
Water Rights: Yes
Mineral Rights: Yes
Estimated Taxes: \$4,298.92 - 2022
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 2114
Unfinished Sq. Ft.: 1585
Bedrooms: 3
Full Bathrooms: 3
Basement: Unfinished
Parking Types: Attached Garage, Driveway
Outbuildings: 1
Types of Outbuildings: Morton Building
36x45 with attached 12x45 lean-to
Cooling Systems: Forced Air Cooling
Heating Systems: Electric Heaters, Forced
Air, Wood Stove



For the ultimate in recreational opportunities, look no further than the Little Soldier Creek Farm & hunt! This farm has it all; deer, turkey, small game, hummingbirds, energy efficiency, and the ability to irrigate a large 3-acre garden for added income potential (or raising produce for your own use.)

Land

This stunning farm consists of 39.28 +/- acres of mostly beautiful walnuts & oaks along with rock outcroppings, sloping terrain, multiple areas of established food plots and a 3-acre garden area that can be irrigated from 2, 1500-gal





rain run-off holding tanks. The decks surrounding the house were added to maximize the enjoyment of the outdoors; whether you enjoy hunting or just watching wildlife; and have been meticulously maintained. There is even a hot tub on the deck for the ultimate in relaxation! Little Soldier Creek meanders through the whole north half of this acreage for added wildlife habitat. The Shawnee County Lake is located minutes from this great acreage as well.

Improvements

The immaculate 2114 sq. ft home also maximizes the outdoors with gorgeous views in most of the living areas. The spacious 3BR/3BA home has beautiful oak hardwood floors, extra-large and efficient laundry room, tons of storage throughout the main floor, and an unfinished basement to add additional living areas or storage. Additional improvements include a 50-gal propane hot water tank with a circulating pump for instant hot water at ALL faucets, forced air propane, forced air wood stove, electric heat pump, a 20kw Briggs & Stratton whole house generator, 12





solar panels tied to the grid for cheap utility bills, RV hookups, and an 8'x8' concrete safe room in the basement to store your valuables. The 36x45 Morton building has heat & air and concrete floors along with the attached 12x45 lean-to.

Recreation

The whitetail deer genetics are outstanding on this property. The owner of this farm has practiced quality deer management for several years and has harvested many impressive bucks because of his practices.

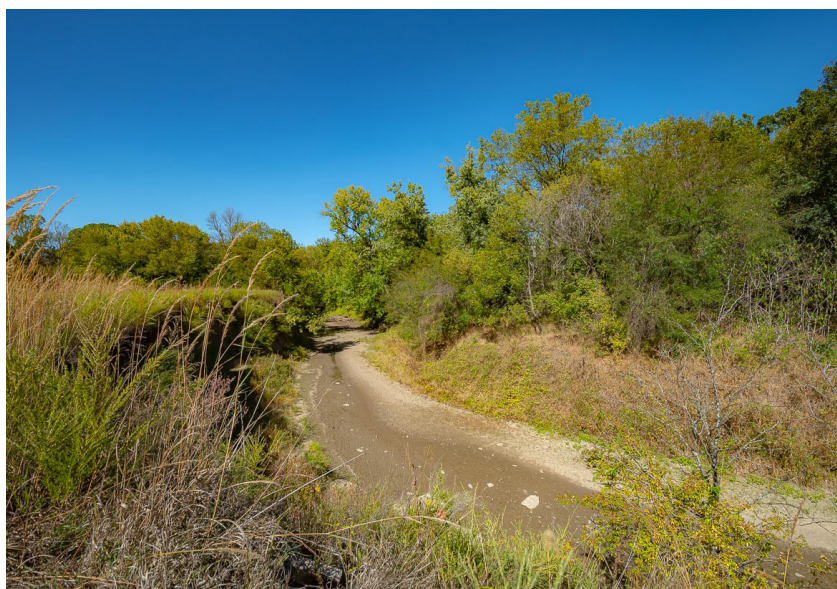
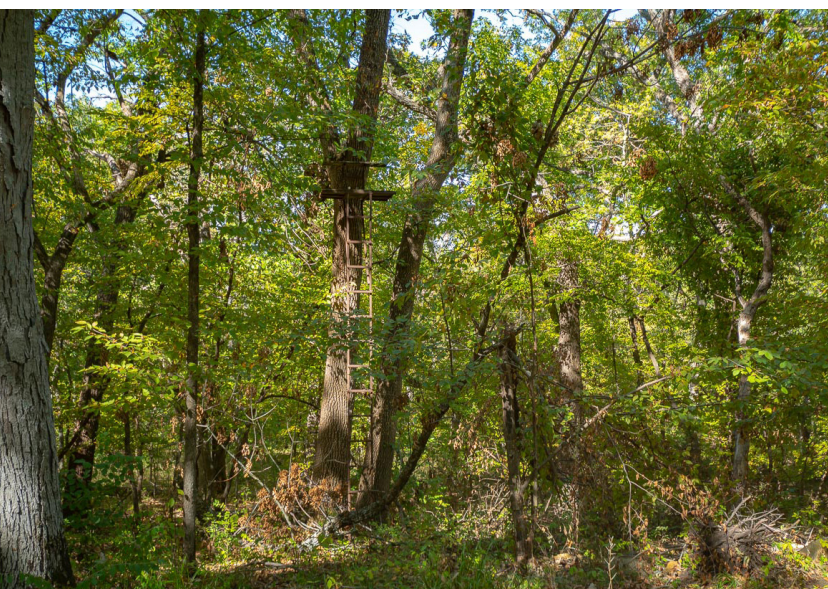




Location

This property is located in the desirable Silver Lake School District and will not last long. Give the listing agent a call for a qualified tour of this farm!

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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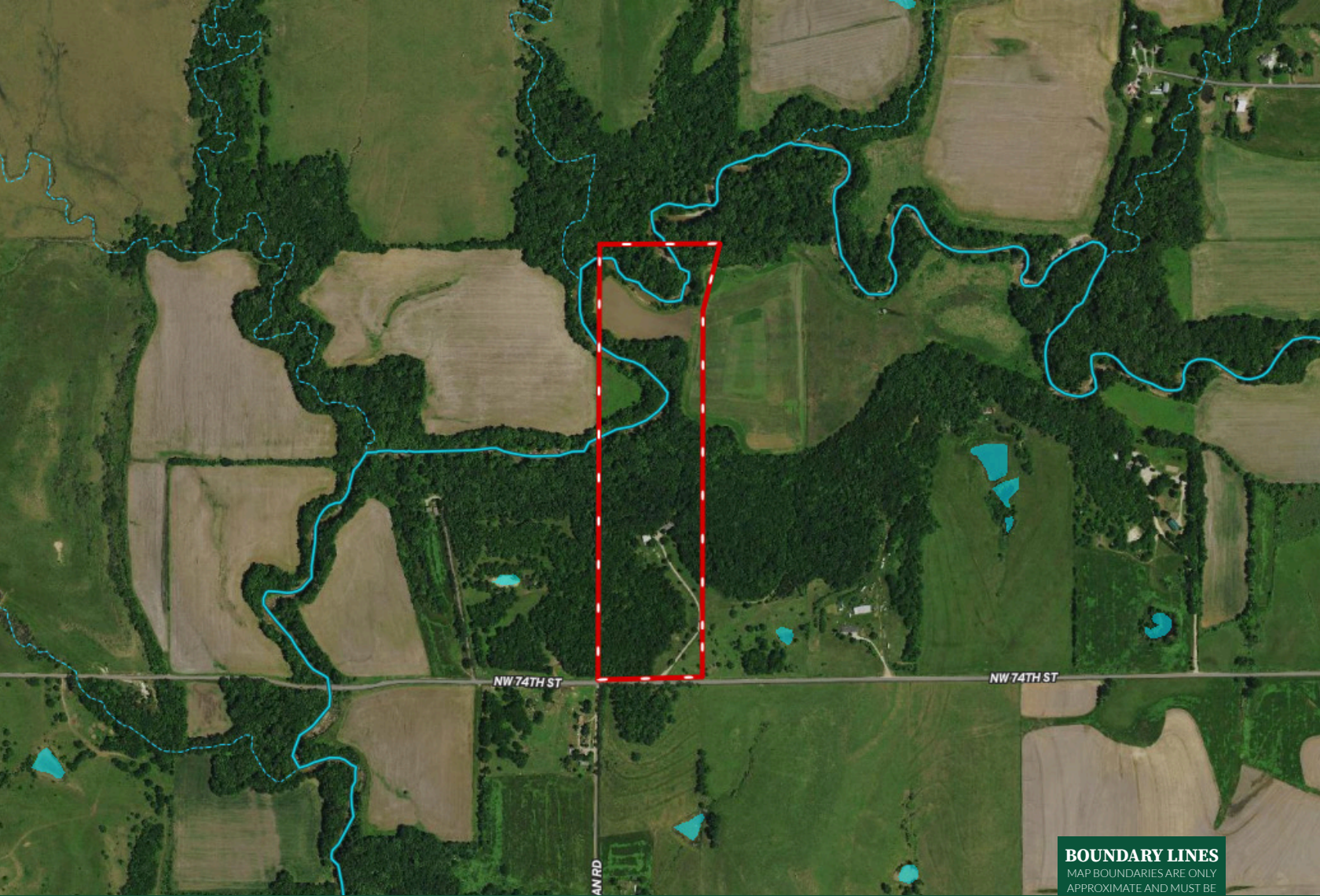


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

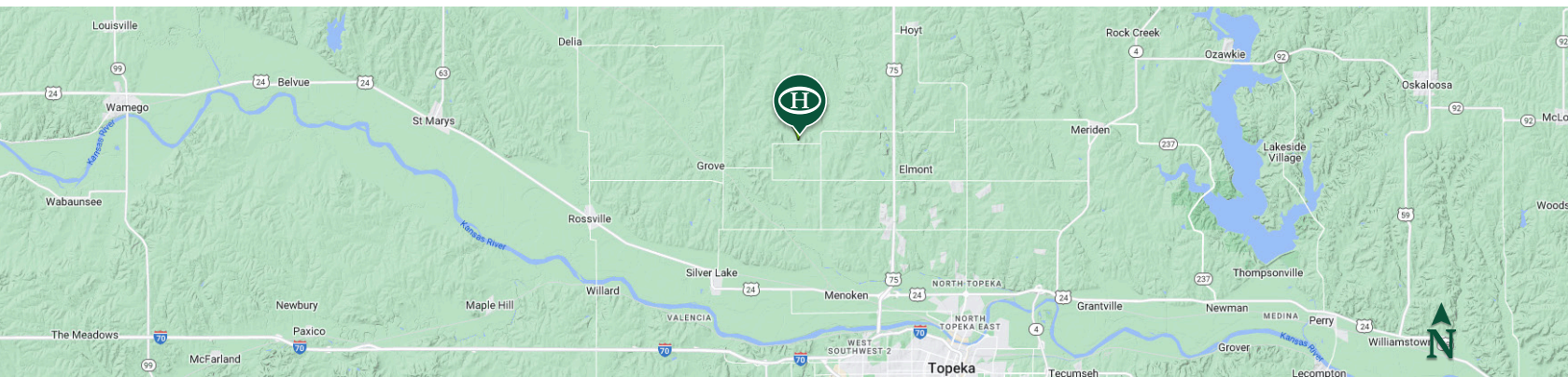
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 Boundary

BOUNDARY LINES
 MAP BOUNDARIES ARE ONLY
 APPROXIMATE AND MUST BE
 VERIFIED FOR ACCURACY.






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FARM, RANCH & RECREATIONAL REAL ESTATE





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