

Hinrichsen Ranch

75.05 Acres

Pottawatomie County, KS

\$1,200,000



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Activities & Amenities

ATV/Off Road
Equestrian/Horse Property
Hunting - Predator/Varmint
Hunting - Upland Birds
Water Rights
Cattle/Ranch
Hunting - Big Game
Hunting - Turkey
Mineral Rights
Wooded

Land Details

Address: 13080 Christian Road,
Westmoreland, Kansas 66549, USA
Closest Town: Westmoreland
Total Acres: 75.05
Deeded Acres: 75.05
Zoning: Agricultural
Pasture Acres: 70
Water Rights: Yes
Mineral Rights: Yes
Income Type: Ranch
Estimated Taxes: \$3,386 - 2022
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch
Price per sq. ft.: 118
Finished Sq. Ft.: 3065
Unfinished Sq. Ft.: 300
Bedrooms: 4
Full Bathrooms: 3
Basement: Partial finished
Parking Types: Attached Garage
Total # of Spaces: 2
Outbuildings: 2
Types of Outbuildings: 55x60
Barn, 42x100 Barn
Fence Type: Smooth 7 wire
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air
Foundations: Concrete



Property Summary

The Hinrichsen Ranch is a turn-key cattle operation located just 2 miles South of Westmoreland, KS right off Hwy 99. Situated on 75 acres of North Flint Hills pasture this 4-bedroom, 3-bathroom home has been meticulously maintained. It is move-in ready for anyone looking for a productive property with easy access and beautiful Flint Hills views. Properties like this in the Rock Creek school district are hard to come by and highly sought after.





Land

The Property sits on 75 acres of good clean grass with a cottonwood-lined seasonal creek meandering from north to south through the pasture. Located just off the two barns are fully piped pens and numerous fenced lots. The east side of the property is equipped with excellent smooth 7-wire fencing. Throughout the property are six Ritchie heated waterers with electrical lines for heaters running to each one for convenience.

Improvements

The House has 3 conforming bedrooms and an additional bedroom in the basement along with 3 full bathrooms. Built in 1997 It has seen several improvements throughout the whole home since then. Most considerably the open kitchen and living room saw a remodel in 2014 with new cabinetry and countertops. Appliances in the house have all been replaced in the last 6 years. Hardwood floors cover the majority of the main floor, and the basement was recarpeted in Dec of '23. Brand new windows were installed 2 years ago and in 2020 a new aluminum roof was installed to help withstand the elements of Kansas weather. The primary bedroom has an ensuite and a large walk-in closet. The laundry room off the attached garage doubles as a mud room which is essential to a hard-working county lifestyle. HVAC and water heater have been replaced in the last 4 years. The basement has two areas that currently serve as storage, either could easily be transformed into a home gym or cellar. When you hear the term "good bones" this is exactly the kind of home they are talking about.

What separates this property from most others are the outbuildings. A 50×60 metal building with a westside lean-to has a 20ft concrete slab and a 10×30 wash rack adjacent to the pens making it versatile for show cattle or horse owners alike. The rest of the building is perfect for a workshop and heavy equipment storage. The second building is a 42×100 metal barn with a ceiling that has unlimited possibilities. It is currently set up with indoor pens and comes complete with its own 15×20 cooling room sure to impress any show cattle operator.





Recreation

The West end of the property sees the most wildlife activity, without the livestock pressure it could be turned into a good place to hunt deer and turkey along with a few quail covey in the area.

Water/Mineral Rights & Natural Resources

Water and Mineral rights will be conveyed to new owners.

General Operations

The property serves as the center of operations for R&L Angus and Hinrichsen Ranch. The grass currently winters 100 head of cattle. The large barn is set up for show cattle operations and could easily be transformed into a horse barn, adding versatility to an already unique property.

Region & Climate

The weather in the area is moderate in every category with an average rainfall per year of 34 inches.





History

Less than a mile away from the property is the Oregon Trail Park at Scott Springs. The natural springs provided westward travelers with good water and made for a popular resting spot on the historic trail. Wagon wheel ruts can still be seen there to this day.

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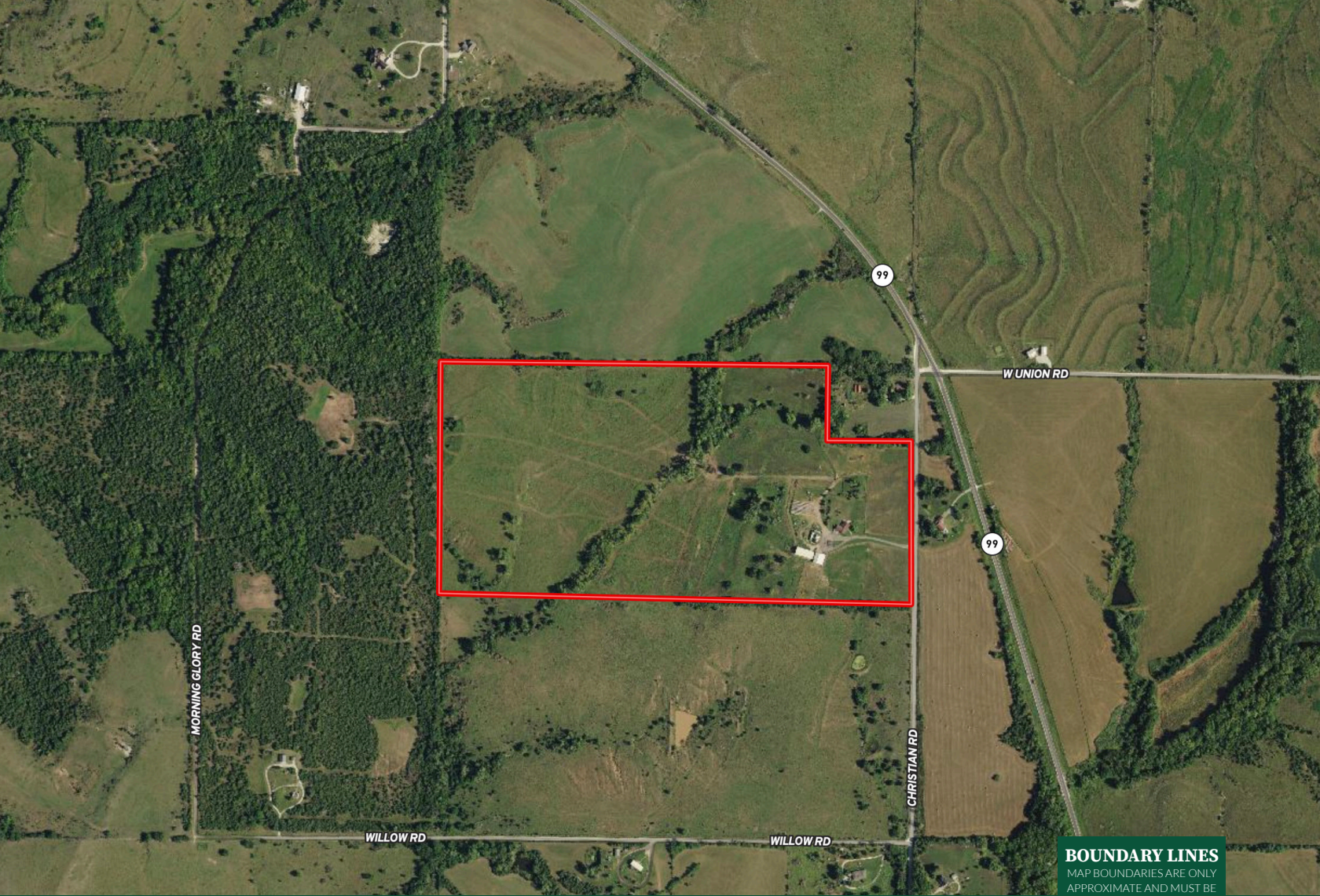


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- RICK STEINER, SELLER/BUYER

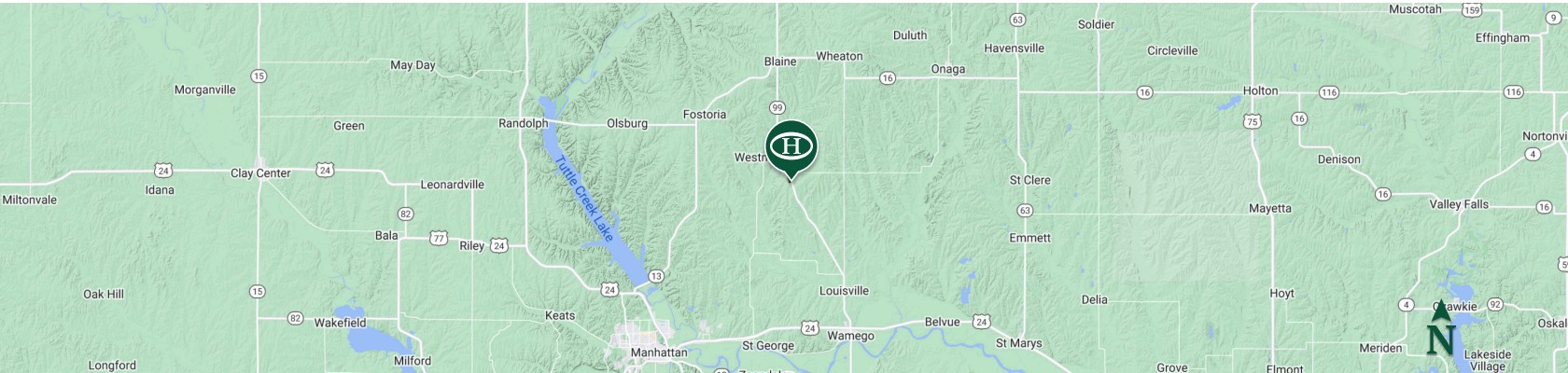
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 Boundary



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