

# Barton County Sandpit & Recreation

18.36 Acres

Barton County, KS

\$479,000



HAYDEN  OUTDOORS®



# Barton County Sandpit & Recreation

TOTAL ACRES:

18.36

PRICE:

\$479,000

COUNTY:

Barton County

CLOSEST TOWN:

Great Bend, KS

## Activities & Amenities:

ATV/Off Road  
Boating/Sailing/Rafting  
Campground  
Cycling/Mountain Biking  
Dock/Pier  
Fishing  
House/Cabin  
Hunting - Big Game, Predator/  
Varmint, Waterfowl  
Outbuilding/Barn/Shed/Shop  
Pond/Lake  
Propane  
Water Access, Water View, Waterfront  
Wooded

## Land Details

**Address:** 612 SW 10 Rd, Great Bend, Kansas 67530, USA  
**Closest Town:** Great Bend  
**Total Acres:** 18.36  
**Zoning:** Residential  
**Estimated Taxes:** \$2,465.58 - 2023  
**Source of lot size:** Assessor/Tax Data

## Building Details

**Basement:** None  
**Outbuildings:** 3  
**Types of Outbuildings:**

- 35' x 40' Recreation Building
- Traditional Cabin
- Lofted Cabin

## Property Summary

This exceptional 18.3-acre property offers a perfect blend of recreation and serenity. Featuring a scenic 7-acre stocked pond, a newly renovated 35' x 40' recreation room, and abundant outdoor features, it is an ideal family retreat or event venue. The property is fully fenced with secure gated access and multiple cabins with electricity, making it perfect for a getaway, future build site, or hosting special events.

## Land

This one-of-a-kind property sits on +/- 18.3 acres just 4 miles west of Great Bend, KS, offering an exceptional blend of recreation, tranquility, and opportunity. The centerpiece is the scenic pond, spanning just under 7 acres, stocked with fish, including some impressive Largemouth Bass. The property features a newly renovated 35' x 40' recreation room/shop building, complete with a full kitchen, bathroom, central heat, and a screened-in porch, making it perfect for family gatherings or special events. A water well is in place as well as a 500-gallon propane tank which powers the building's heating system.

This property is perfect for a family retreat or a prime build site, boasting mature timber, peaceful scenery, and blacktop frontage just a short drive from town. The property is fully fenced with a locked gated entry for privacy and security. Additionally, the pond is equipped with its own aeration system, helping improve the water quality and improve oxygen levels for the aquatic wildlife. Utility lines for water and electricity are installed and run throughout the property, along with an underground sprinkler system, providing convenience for future development or events.

Additional amenities include a sand volleyball court, children's playground area, a putt-putt golf course, disc golf course, an archery lane, tetherball, horseshoes, multiple paddle boats, a large fire pit area with chairs, BBQ grills, extra tables/chairs, camper/RV hookups, and five separate boat/fishing docks. The property also features a traditional cabin with electricity, as well as a secondary cabin lofted above the trees that overlooks the pond. Each cabin holds its own ambience and amenities such as electricity, air conditioning, fire pit, porch swing, and more.

Whether you're looking for a weekend getaway, a location to build your dream home, or a unique event venue, this property has it all. With its breathtaking views, abundant amenities, and versatile potential, this property is truly one of a kind!

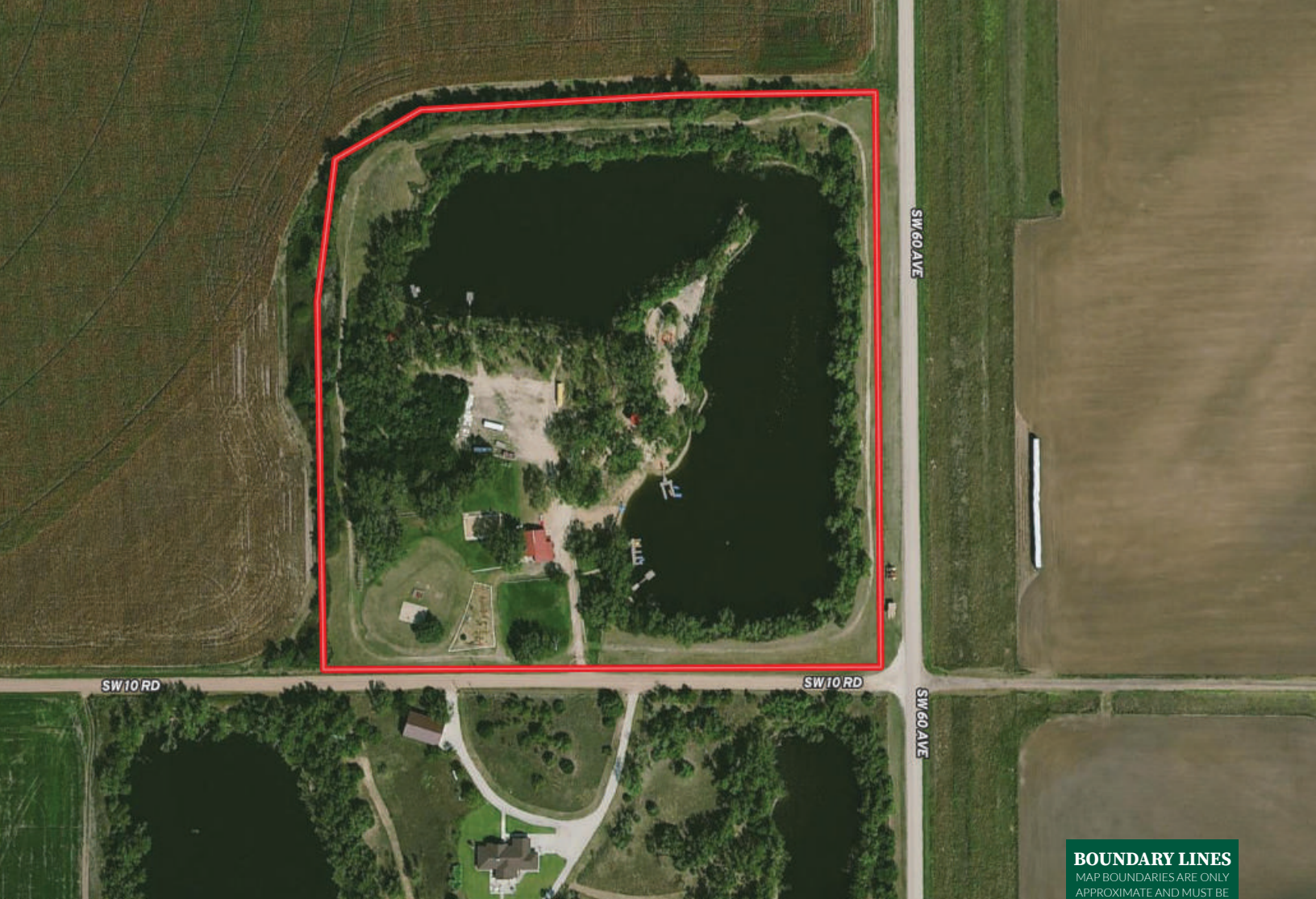
*Please contact the listing agent for more information on this property or to schedule a private showing. (\*\*Financial verification is required\*\*).*

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 Boundary

#### BOUNDARY LINES

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



## Connor Williams

 Salesperson, Licensed in KS, MO & OK

 Connor@HaydenOutdoors.com

 620.617.6300

  
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