

Wineinger Farm House

11.02 Acres

Kingman County, KS

\$550,000



HAYDEN  OUTDOORS.

Activities & Amenities

ATV/Off Road
Cycling/Mountain Biking
Food Plots
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint,
Small Game, & Upland Birds
Orchard/Vineyard
Outbuilding/Barn/Shed/Shop
Propane
Water Rights
Wooded

Land Details

Address: 15307 SE 90th St,
Norwich, Kansas 67118, USA
Closest Town: Norwich, Kansas
Total Acres: 11.02
Deeded Acres: 0.00
Zoning: Single Family
Mineral & Water Rights: Yes, Seller's portion
of mineral and water rights (believed to be
100%) shall transfer to Buyer at closing.
Estimated Taxes: \$6,347.78 - 2024

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 3,666
Bedrooms: 4
Full Bathrooms: 2 | Half Bathrooms: 1
Basement: Full finished
Parking Types: Detached Garage & Driveway
Outbuildings: 3
Other Improvements: Unfinished
Mother In Law Suite
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace & Forced Air
Exterior Features:
Generac, Automatic whole home
emergency generator
Orchard - Apple, Plum, Pear and Peach
Outbuilding has HVAC, water and game
processing station with floor drain



Property Summary

This is it...the country home that comes to mind when you daydream. Built upon more than 11 acres and featuring a 4 bedroom, 2.5 bath ranch style home with two large outbuildings, a fruit orchard, and the elbow room that everyone dreams about. Rural living at it best!

Land

Large, mature trees overlook these +/-11 acres and provide privacy, shade and incredible views. Located only one quarter of a mile off the blacktop, this property also boasts an orchard full of fruit trees, including peach, pear, apple and plum. There is also a garden area that could easily be expanded, if desired.





Improvements

The 3,666 square foot, ranch style house has been well kept and is anchored by a show piece stone, wood burning fireplace in the living room. There are three distinct, metal outdoor scenes that have been laser cut into the banister and add to the close association with nature.

The exterior has two extra large, elevated decks (one facing east and the other facing west) that make it easy to enjoy those legendary Kansas sunrises and sunsets. Entering the home, you are welcomed by the large kitchen and immediately taken by the large square footage of counter space available. The solid surface counters span three sides and make preparing food enjoyable. Custom wooden cabinets adorn the kitchen and wrap all the way around to the walk-in pantry that has usable shelving and is big enough to accommodate a deep freezer. A separate dining area is big enough to easily accommodate a dinner table for 6 people.

The master suite is an all encompassing retreat. It features a large bedroom, a huge walk through, professionally designed closet and the bathroom has a soaker tub and a walk-in, tile shower with multiple shower heads that is so big it could be considered it's own room. The bathroom also has double vanities and tile floor.

The main floor laundry room is large and well-designed with a sink and extra toilet.



The full finished basement has an additional three bedrooms and an another bathroom. Each of the bedrooms has a nice, large closet. The large living space in the basement provides opportunity for relaxation or recreation.

The home is secured by an integrated Generac, whole home generator which provides peace of mind when storms are on the horizon.

There are multiple outbuildings on the property, including a man-cave, large storage building and an unfinished mother-in-law suite. The man-cave is 30'x40' and has a concrete floor, water, propane and heat/air conditioning, a wood burning stove and a cooking stove. This space provides a workshop, storage and just a great place to hang out. The large overhead doors make it easy to back in trailers and other equipment as well.

There is another large, round top storage building toward the south end of the property. This building also has a concrete floor and has extra large, sliding doors big enough to house just about any farm equipment you may have. There are also a number of older grain bins on site that have been repurposed as additional storage space. Finally, there is an unfinished Mother-In-Law Suite that, when finished, will have a bedroom, closet and full bathroom. The vision is that it would provide a private, climate controlled sleeping option for any guests that may be in town to visit or hunt. It could also easily be utilized as a short term rental.

The home uses well water, propane, a septic system and electricity. The home also features a sustainable, low maintenance metal roof and excellent craftsmanship woodwork throughout the interior.





Recreation

With the surrounding mature timber, native grasses and large mown lawn area, this +/-11 acres packs a big recreational punch. Hunting famed Kansas whitetail deer, upland birds and small game are all a possibility on this property. The property also sets up great for target shooting, hiking and riding ATVs. Produce from the orchard and extremely large garden can be picked fresh and/or canned for use throughout the year. Of course, simply sitting in a rocking chair and enjoying a cup of coffee and admiring the sunrise on one of the large decks is always a treat as well.

Water/Mineral Rights & Natural Resources

Seller's portion (believed to be 100%) of both Water and Mineral Rights shall transfer to Buyers upon closing.

Region & Climate

The climate in Kingman County, Kansas experiences typical Great Plains weather patterns, with hot summers and cold, dry winters. Precipitation is moderate, supporting a mix of agriculture and natural vegetation. Kingman County receives an average of 32 inches of rain and 13 inches of snow each year. Inhabitants of Kingman County, Kansas will experience all four seasons through a calendar year.

Location

The property is located NE of Norwich, Kansas only one quarter mile off of the blacktop of SE 150th Ave. The property is only 25 minutes from Wichita's Eisenhower National Airport.

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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 regard 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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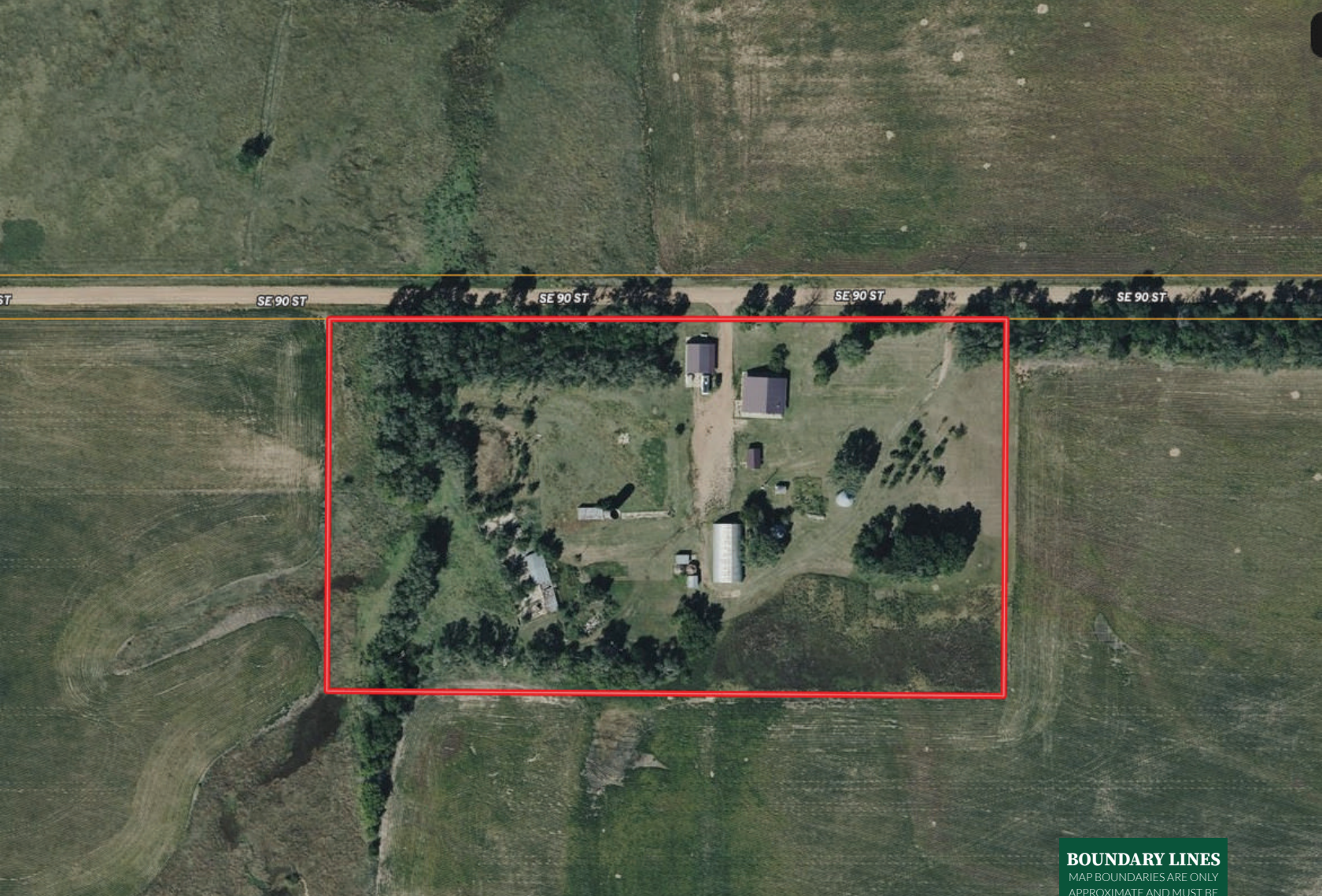


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- RICK STEINER, SELLER/BUYER

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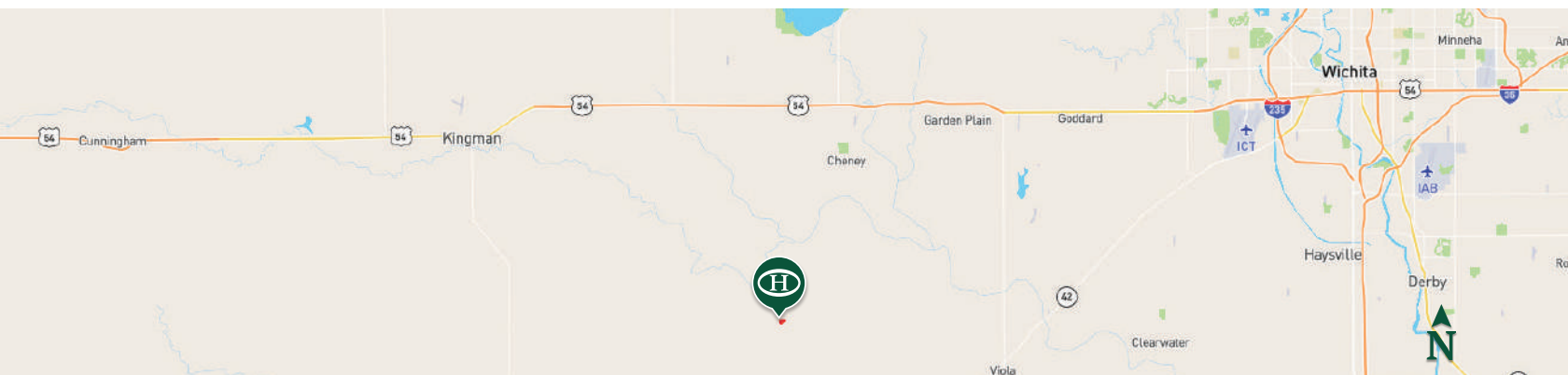




 Boundary

BOUNDARY LINES

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



Jim Elliott

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