

Prairie Road Ranch

16.10 Acres | Washington County, KS | \$899,000



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Activities & Amenities

ATV/Off Road
Cycling/Mountain Biking
Development Potential
Equestrian/Horse Property
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey, Upland Birds
Outbuilding/Barn/Shed/Shop
Stream/River
Water Access
Wooded

Land Details

Address: 1658 Prairie Rd,
Washington, Kansas 66968, USA
Closest Town: Washington
Total Acres: 16.10
Mineral Rights: Yes

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 1958
Bedrooms: 5
Full Bathrooms: 2 | Half Bathrooms: 2
Basement: Partial finished
Parking Types: Attached Garage & Driveway
Outbuildings: 1
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air
View: Creek, Private, River,
Scenic, Stream, Wooded



Property Summary

Just one mile west of Washington, Kansas, this 16.1± acre Flint Hills property offers hilltop views, meadows, creeks, and wooded draws for riding and outdoor enjoyment. The home features abundant windows, open living spaces, 4 bedrooms, a sauna, and a 2-car garage. With a heated barn, indoor arena, pipe-fenced pastures, and mineral rights included, this property is ideal for horse enthusiasts or country living.





Land

Nestled in the scenic northern Flint Hills, this 16.1± acre property offers rolling hills, draws, creek crossings, and wooded areas—perfect for riding or enjoying nature. Pipe and cable fenced pastures provide safe turnouts for horses, while open meadows and live water create a picturesque landscape. Additional outdoor pipe pens and arenas complement the indoor riding facilities, making this ranch a prime destination for equestrian activities. Wildlife is abundant, with deer, turkey, coyote, fox, owls, eagles, and cranes frequently seen on the property, along with the occasional bobcat.

Improvements

The home overlooks the property and creek, with open staircases, abundant windows, and sliding glass doors that bring in natural light and scenic views. Upstairs offers an open living and dining area with four sliding glass doors providing stunning views of the meadows and creek. The living room's fireplace encourages conversation and comfort, while the dining table comfortably seats ten guests. The kitchen is spacious enough for socializing while preparing meals, with a convenient half bath nearby. On the opposite end of the house is a private office, master bedroom, and master bathroom, offering quiet seclusion. A two-car attached garage and professionally maintained landscaping complete the home.



Improvements

Downstairs features three bedrooms and a full bathroom. The first bedroom accommodates four twin or two king beds, includes an additional sink, ceiling fans, and a sliding glass door opening to the patio with views of the creek. The second bedroom fits two twin or one king bed, has a ceiling fan, and also opens to the patio, while the third bedroom is comfortably sized for two twin or one king bed. The spacious living room downstairs provides a wood-burning stove for cozy gatherings and has two sliding glass doors leading to the patio, overlooking the creek, along with a functioning dry sauna for relaxing after a day on the trails. There are laundry hookups on both levels as well as a tornado room in the basement. Utilities include septic, well water, and propane.

Equestrian facilities are exceptional, starting with a six-stall insulated, heated barn equipped with automatic waterers, corner feeders, rolling split doors, and a heated bathroom. Attached to the barn is an 80×100 ft red iron, partially insulated indoor arena with concrete foundation, double sliding doors on all sides for ventilation, overhead fans, clear panels for natural light, and newly installed LED lighting. A 20×100 ft covered area connected to the arena provides six 12×12 portable horse stalls, an eight-foot alley leading to additional outdoor pipe pens and a pipe arena, along with multiple hydrants and a heated automatic waterer. Pipe and cable fenced meadows and pastures, along with scenic draws and live water, create the perfect environment for trail riding, turnout, and overall equestrian enjoyment. With mineral rights included and turnkey facilities for both living and riding, this Flint Hills ranch is a rare opportunity for horse enthusiasts or anyone seeking the ultimate country lifestyle.





Region & Climate

Washington, Kansas, sits in the northern Flint Hills region of north-central Kansas, known for its rolling hills, tallgrass prairie, and scenic draws. Summers are warm to hot, with daytime highs often in the mid-80s to low 90s and nighttime lows in the 60s. Winters are cold, with daytime highs typically in the 30s to 40s and nighttime lows in the teens and 20s. Spring brings moderate temperatures along with occasional thunderstorms, while fall is usually mild and dry, making it ideal for outdoor activities. The region averages around 30 inches of precipitation annually, mostly falling in late spring and early summer, with light to moderate snowfall in winter.

Location

This property is located just one mile west of Washington, a small rural town in north-central Kansas. Washington lies along U.S. Highway 36, providing convenient access to surrounding communities while maintaining a peaceful country setting amid rugged, rolling Flint Hills and pastureland.

Washington offers essential services including shopping, dining, schools, and healthcare. Milford, Tuttle creek, and Manhattan, Kansas, are one hour drive southeast and is a regional hub for education, healthcare, and entertainment, home to Kansas State University and a variety of attractions.

The Flint Hills region is rich in recreational opportunities. Nearby scenic areas and trails are ideal for horseback riding, hiking, and exploring native prairie. Creeks, meadows, and wooded draws provide natural beauty and diverse wildlife, making the area popular for outdoor enthusiasts and equestrian activities.

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Hayden Outdoors

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.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

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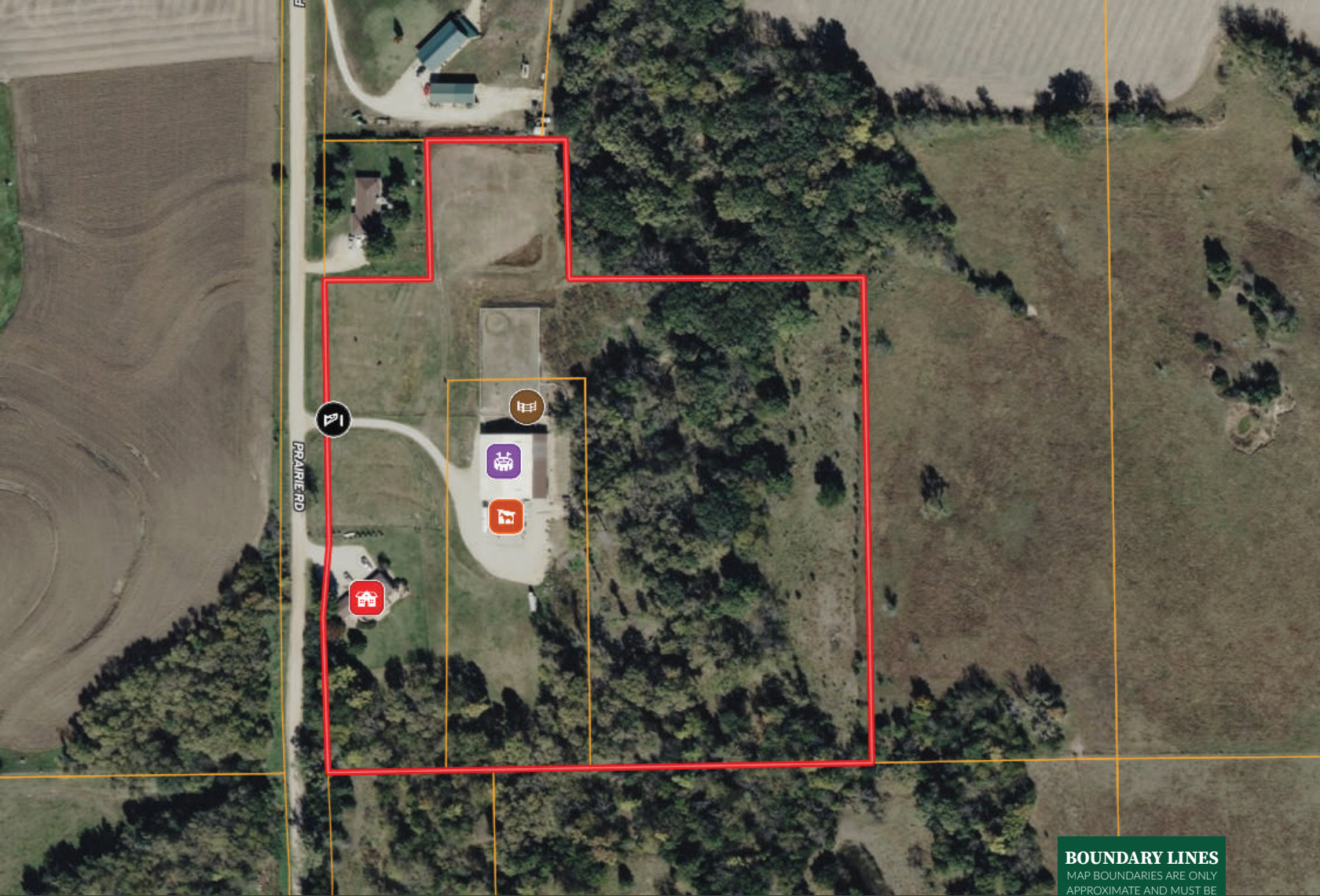


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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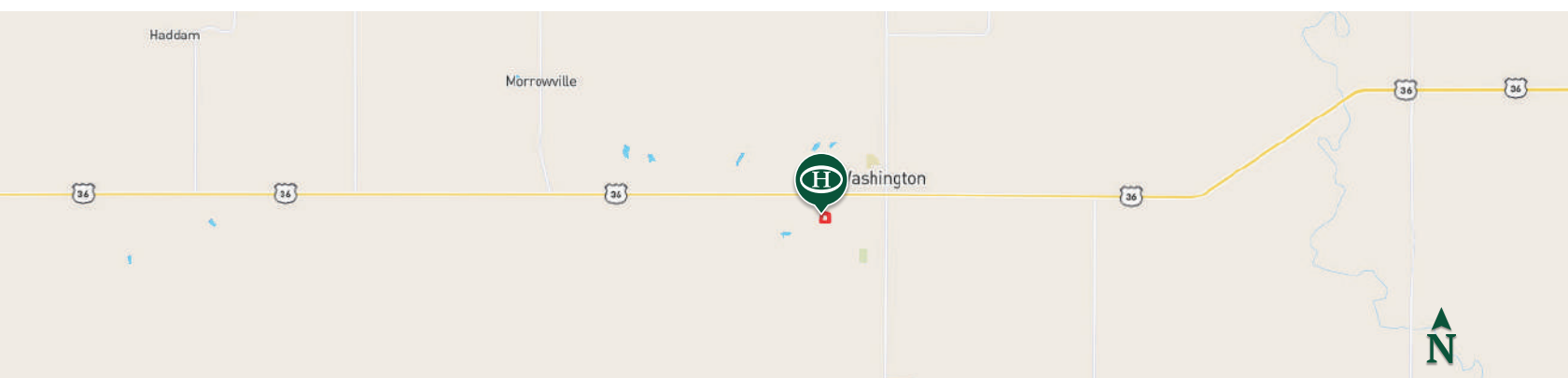




BOUNDARY LINES

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

-  Boundary
-  Main House
-  Horse Stall
-  Pens
-  Gate
-  Sport Arena



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