

South Wea Creek Retreat

316.13 Acres

Miami County, KS

\$3,400,000



HAYDEN  OUTDOORS.

South Wea Creek Retreat

TOTAL ACRES:

316.13

PRICE:

\$3,400,000

COUNTY:

Miami County

CLOSEST TOWN:

Louisburg, KS

Presented by



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**HAYDEN
OUTDOORS**
REAL ESTATE



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Property Summary

South Wea Creek Retreat is a 316.13 +/- acre blend of income and recreation. With CRP, tillable ground, pasture, and marketable hardwoods, it's both productive and scenic. South Wea Creek winds through the rolling terrain. A 27' deep rebuilt lake offers great potential for future fishing. Ideal for hunting, UTVs, hiking, and more—this property is a true getaway with built-in income potential. Cell service is available from all major providers.





Activities & Amenities

Cycling/Mountain Biking
Farm/Crops/Ag
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Income Producing
Mineral Rights
Natural Spring
Pond/Lake
Stream/River
Timber
Water Rights
Wooded

Land Details

Address: 0000 W 287th, Louisburg, Kansas
66053, USA

Closest Town: Louisburg

Total Acres: 316.13

Zoning: Ag

Water Rights: Yes

Mineral Rights: Yes

Estimated Taxes: \$1,885.64 - 2024

Source of lot size: Assessor/Tax Data

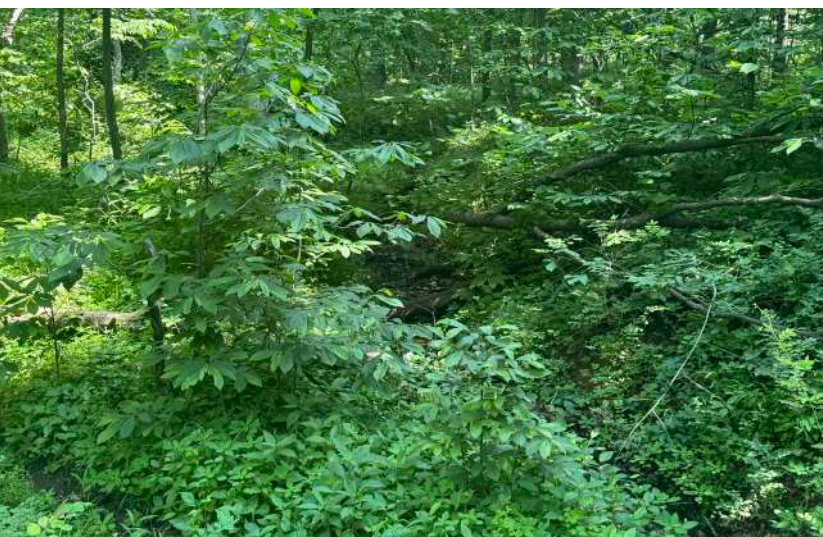


Land

This diverse 316.13 +/- acre property truly checks all the boxes. It offers steady annual income from pasture, tillable ground, and CRP contracts, with the added potential to harvest marketable hardwoods roughly every seven years. The land features attractive elevation changes and a mix of productive soils, including Class 2 Summit, Verdigris, Dennis, and Bucyrus on the tillable portions.

South Wea Creek winds through the property from west to east, adding both beauty and wildlife value. A newly rebuilt lake—27 feet deep and ready to be stocked—offers great potential for a future fishing spot. The property has excellent access, with full road frontage along the north side and an additional access point from a road ending at the southwest corner.

The property also offers a great potential homesite, with a paved road ending less than a quarter mile from the east entrance.





Recreation

This farm is a true recreational haven. Whether you're into UTV riding, hunting, fishing, or hiking, it offers year-round enjoyment for outdoor enthusiasts. The property has been actively used for hunting while also generating steady income from farming—making it the perfect blend of work and play.

Region & Climate

Louisburg experiences a humid continental climate, characterized by hot, humid summers and cold winters. Average summer highs reach the upper 80s°F, while winter lows can dip into the 20s°F. The area receives approximately 42 inches of precipitation annually, supporting lush vegetation and agricultural activities. Snowfall is moderate, averaging about 12 inches per year, making the region suitable for year-round outdoor activities.







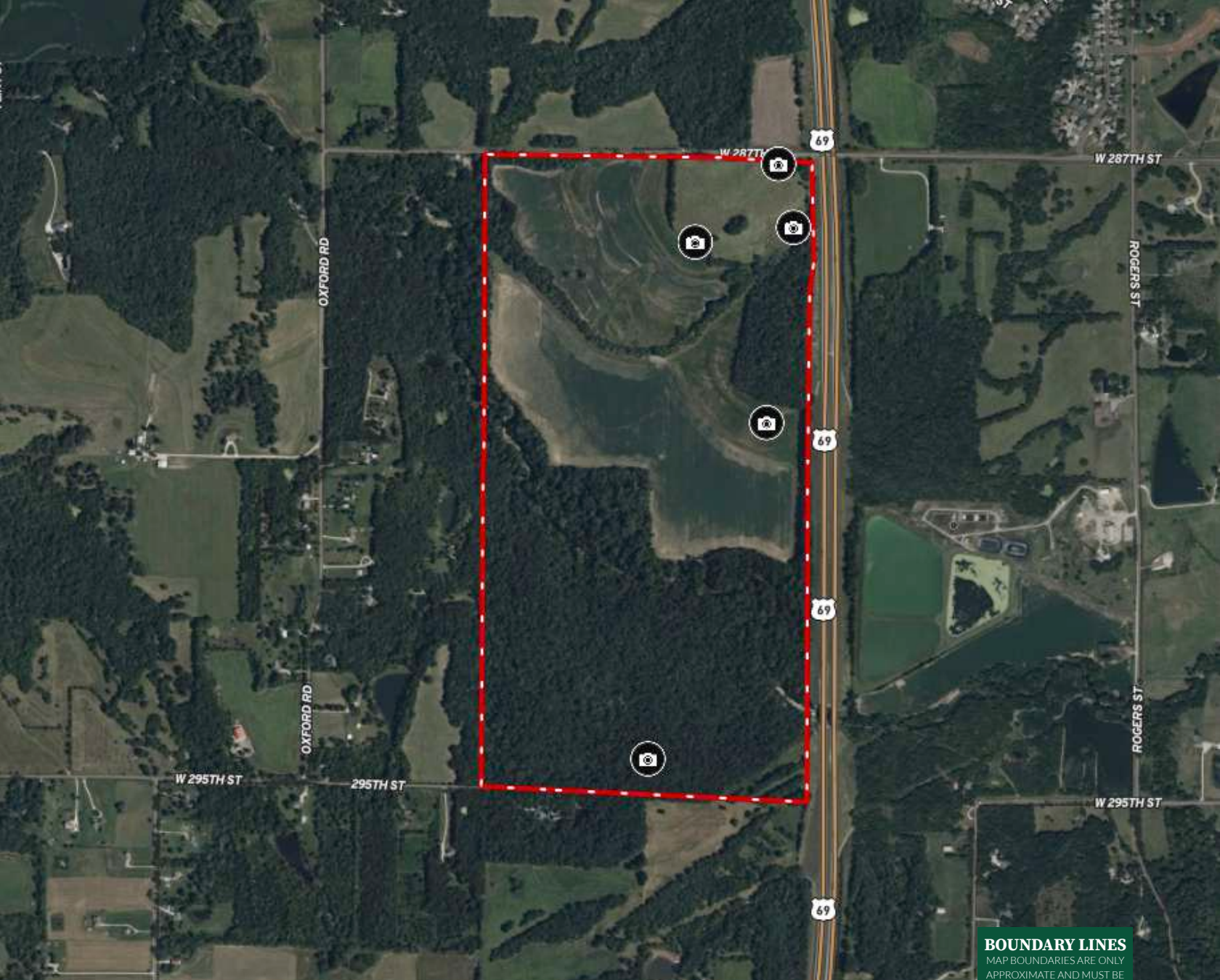
History

The area around Louisburg, Kansas, was originally inhabited by Native American tribes, including the Wea, who settled there in the early 19th century. In the 1860s, as settlers moved in, the community was initially known as Little St. Louis. To avoid confusion with St. Louis, Missouri, the town was renamed Louisburg in 1870 with the arrival of the Missouri-Kansas-Texas Railroad. The town grew with the railroad, becoming a hub for agriculture and trade. Today, Louisburg retains its small-town charm while being part of the greater Kansas City metropolitan area.

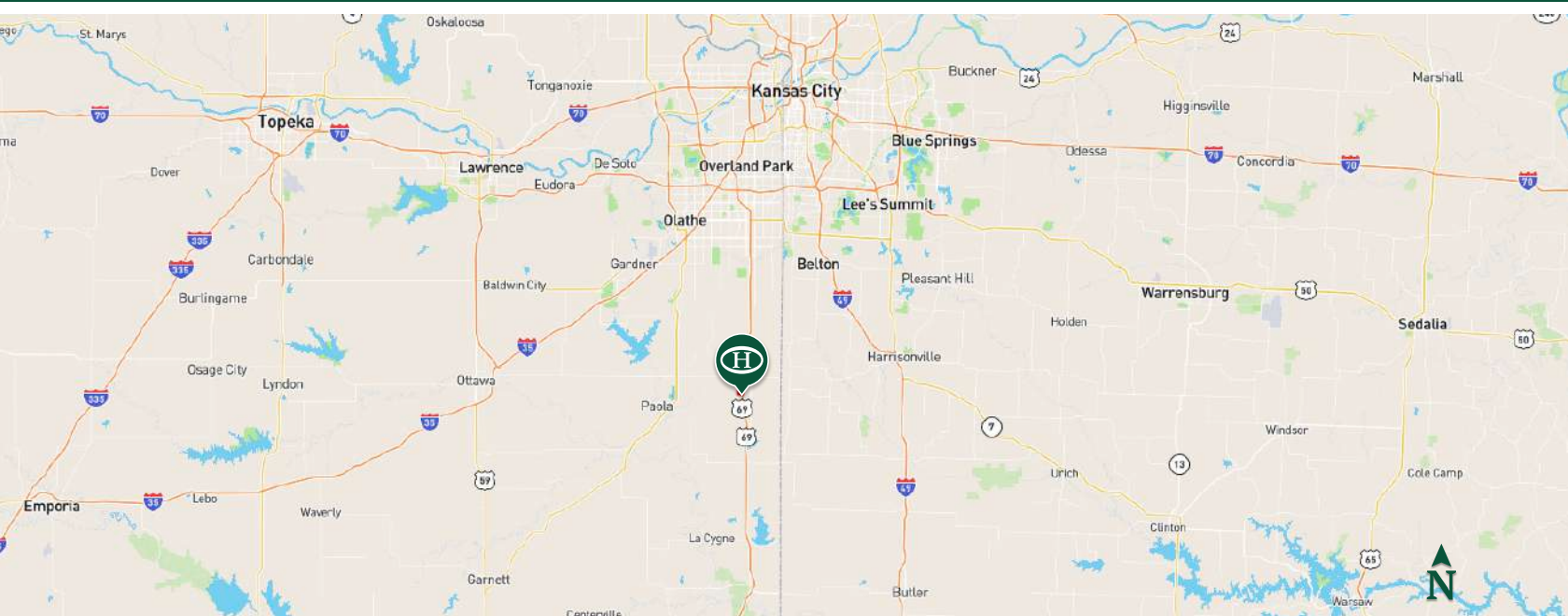
Location

This property is conveniently located just 1 mile from Louisburg, 27 miles to Olathe, 37 miles to downtown Kansas City, and 52 miles to Kansas City International Airport. With so much to offer, this exceptional farm won't last long—contact the listing agent today to schedule your tour.





 Boundary



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 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.

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.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"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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THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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