

Grant County Homestead

38.60 Acres

Grant County, KS

\$499,000



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Activities & Amenities

Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
House/Cabin
Outbuilding/Barn/Shed/Shop

Land Details

Address: 8722 N Road F, Ulysses,
Kansas 67880, USA
Total Acres: 38.60
Deeded Acres: 38.60
Mineral Rights: Yes
All mineral rights owned will
transfer with the property.
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 3174
Unfinished Sq. Ft.: 450
Bedrooms: 3
Full Bathrooms: 3
Basement: Unfinished
Parking Types: Attached Garage Driveway
Types of Outbuildings: Barn
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air, Wood Stove
Exterior Features: Roping Arena,
Corrals and working facility
Flooring: Carpet, Tile
Roofing: Asphalt
View: Private, Scenic



Property Summary

Welcome home to 38.6± private acres just outside Ulysses, KS! This beautifully remodeled 1980 home offers 3,174± sq ft, 3 bedrooms, 3 baths, an office, and a dream kitchen with a commercial range. Enjoy fresh apples and pears from your own trees, room to roam, and everything set up for horses or cattle—multiple pastures, a connecting alleyway, a 36'x48' barn, and a roping arena. Country living made easy!





Land

The 38.6± acres are gently sloped, with thoughtfully placed tree rows for shelter throughout, giving the property both a windbreak and a sense of seclusion uncommon for its size. In the backyard, established apple and pear trees provide fresh fruit each season, adding a homestead character to the grounds. Together, the topography, tree cover, and open sky create a private, scenic setting that is difficult to find this close to town.

The property is thoughtfully laid out for livestock use, with multiple pastures connected by a central alleyway that allows for efficient movement and sorting of cattle or horses. This kind of practical design reduces daily chore time and makes the property functional as well as beautiful.

Improvements

The home was built in 1980 and has been recently and thoroughly remodeled, blending updated finishes with a comfortable, functional layout. Totaling 3,174± square feet, the home offers 3 bedrooms, 3 bathrooms, and a dedicated office, along with a large main living space suited for both everyday living and entertaining.

The kitchen is a standout feature, anchored by a large center island, two sinks, and a large commercial-style range and oven, with an attached walk-in pantry — a setup built for serious home cooking or hosting family and friends. An attached, oversized two-car garage comfortably fits two long-bed pickups and leads directly into a mudroom and laundry room, adding everyday convenience for a working rural property.

Livestock and equestrian facilities are equally well-appointed. A 36' x 48' wood barn features two runs attached on the east side and offers flexible space that can be set up for horse stalls, parking, or a dedicated workspace. A roping arena with pens at the end completes the setup, making the property ready for cattle work, horse training, or informal roping practice without leaving home. A chicken coop adds further homestead functionality, while multiple hydrants placed throughout the property provide excellent, dependable water access to pastures and facilities alike, supplied by a new well completed in July 2025.







Agriculture

For the horse or cattle owner, this property is largely turn-key. The combination of multiple pastures, feed pens with concrete bunks, a working facility, a connecting alleyway, a roping arena with pens, and a versatile barn with horse stalls and runs means livestock operations and equestrian activities can begin with little additional setup. Whether the goal is running a few head of cattle, keeping horses, or roping practice and training horses, the infrastructure is already in place.

Location

The property is located on the east side of Road F, approximately 13± miles from Ulysses, Kansas, offering the privacy of country living with convenient access to town for supplies, services, and schools. Lakin, Kansas, is approximately 23± miles away, providing additional access small town Kansas.

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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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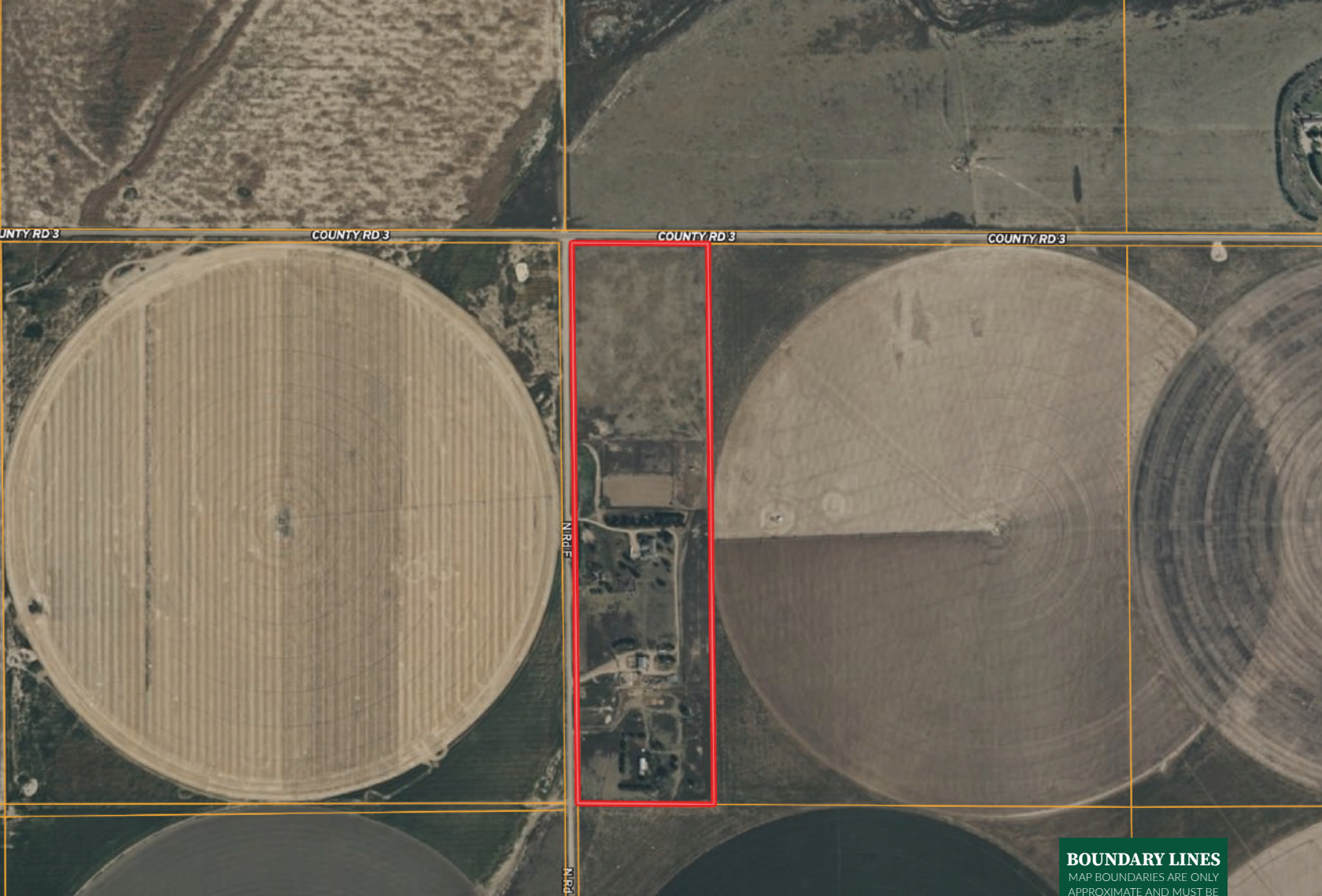


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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testimonials

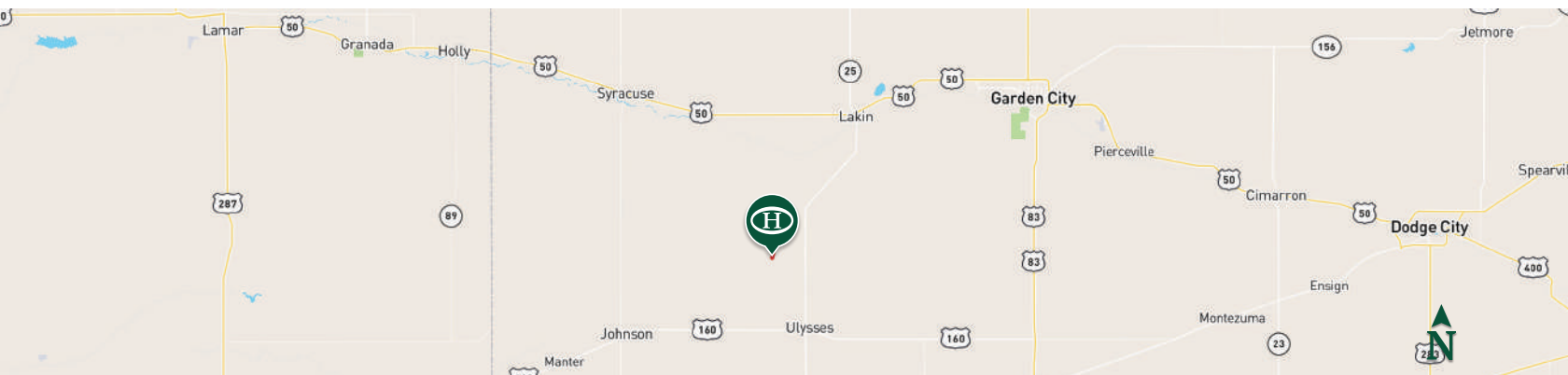




 Boundary

BOUNDARY LINES

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



Jhett Hadley

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