

Metcalf Ridge Prime Development Property
6302 W 295th St
Louisburg, KS 66053

\$3,200,000
200± Acres
Miami County



Metcalfe Ridge Prime Development Property Louisburg, KS / Miami County

SUMMARY

Address

6302 W 295th St

City, State Zip

Louisburg, KS 66053

County

Miami County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land, Lakefront, Horse Property, Business Opportunity

Latitude / Longitude

38.595551 / -94.661769

Acreage

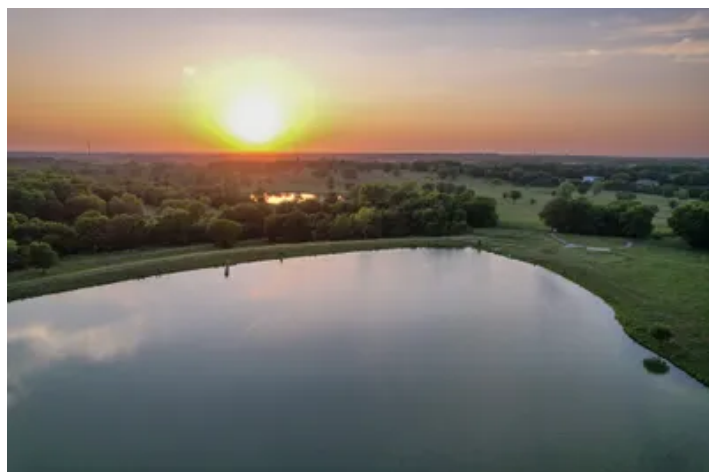
200

Price

\$3,200,000

Property Website

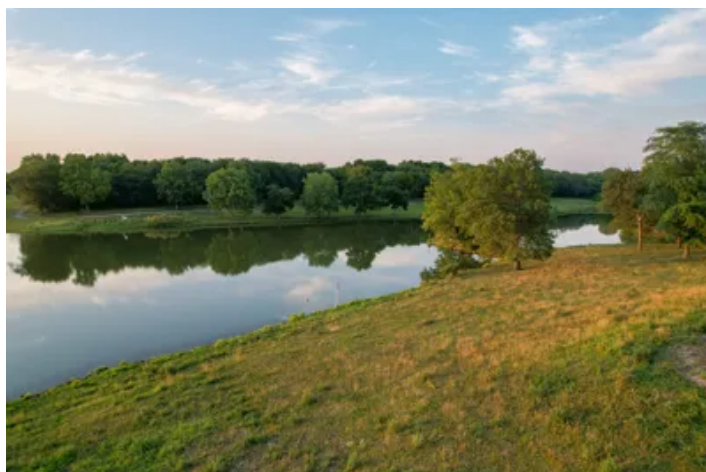
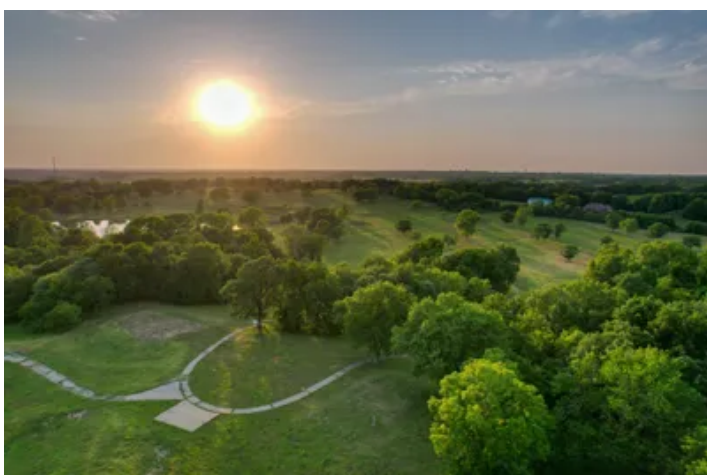
<https://arrowheadlandcompany.com/property/metcalfe-ridge-prime-development-property-miami-kansas/70475/>



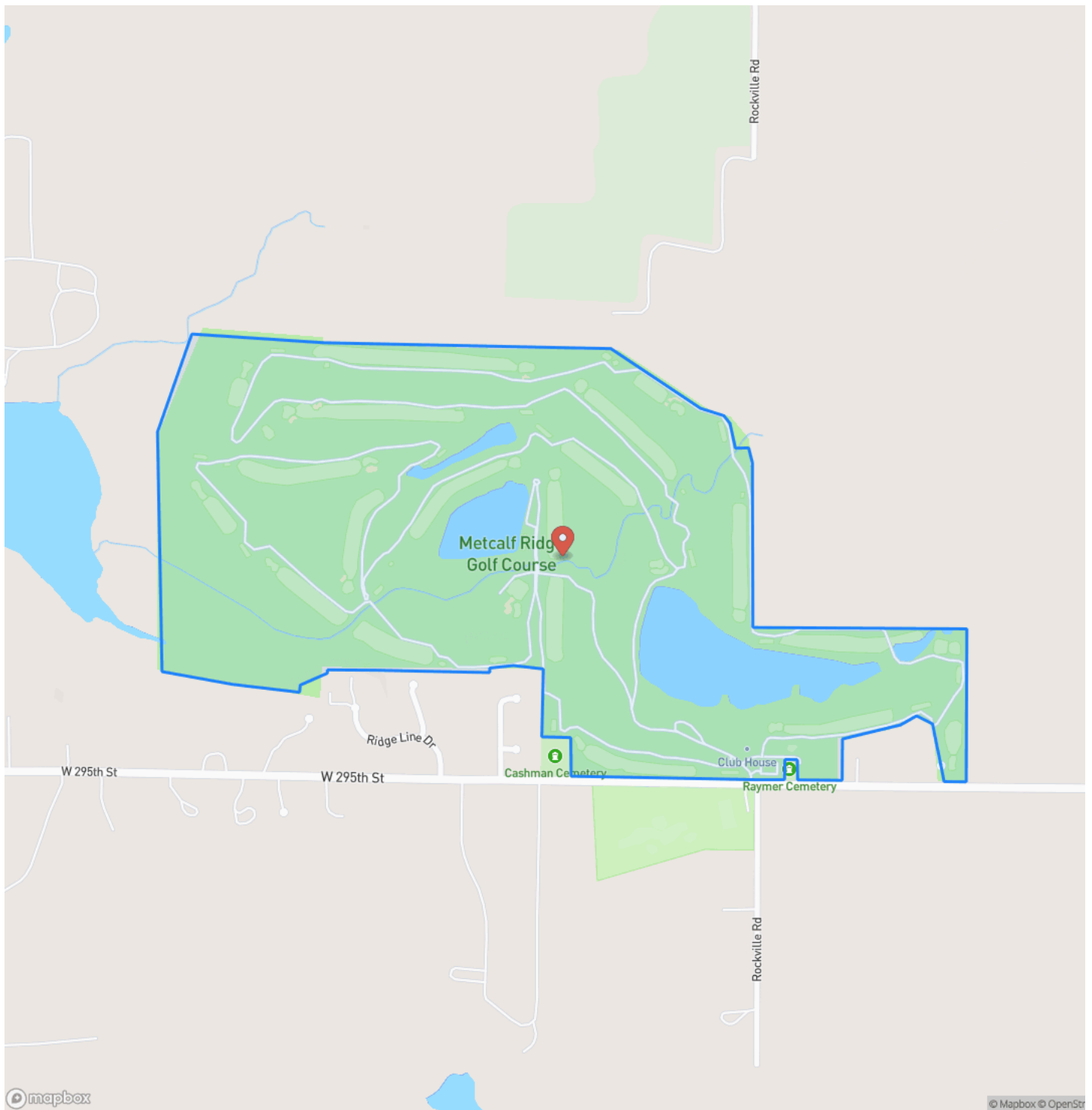
PROPERTY DESCRIPTION

Take a look at this remarkable 200 +/- acre property located just south of Louisburg, Kansas, which was once the renowned 18-hole Metcalf Ridge Golf Course. Although it currently requires some maintenance and updates to restore it to its former glory, the property's impeccable layout makes it a prime candidate for revival or new development. In its prime, Metcalf Ridge Golf Course was celebrated for its demanding holes, earning a reputation as one of the most challenging courses in the county. Dotted with clusters of timber and numerous water hazards, a round of golf here promised an exhilarating experience. From the expansive back deck of the clubhouse, one can enjoy the awe-inspiring view of the 13 +/- acre lake—a truly exceptional sight. Additionally, a clear 4 +/- acre pond is located alongside several smaller ponds scattered throughout the course, further enhancing its appeal. However, the potential of this property extends beyond its prospects as a golf course. The rolling topography, seclusion, and blacktop road frontage make it a prime candidate for a new housing development just outside of town. The harmonious blend of open meadows, lush greenery, and large bodies of water creates a serene and extraordinary escape to the peace and beauty of the countryside, with the convenience of town nearby. This tract also offers incredible recreational opportunities for outdoor enthusiasts. Anglers will delight in the abundance of largemouth bass, crappie, and bluegill found in the two larger bodies of water, making it a fishing paradise waiting to be explored. Furthermore, the property holds tremendous potential for outstanding deer and turkey hunting. The minimal hunting pressure in and around the area creates an ideal environment for deer, with ample locations to add food plots or bedding habitat. On top of this, thousands of ducks and geese find refuge on the ponds each year, greatly increasing the hunting opportunities and potential. Aside from its recreational opportunities, the property appeals to ranchers and producers seeking acreage for hay production and grazing livestock. The land provides an excellent opportunity to integrate into existing ranching operations, offering a reliable water source even during dry spells. The entire golf course is irrigated from the lake, with water rights and pumps in place to water a large portion of the property or refill the irrigation lake from the creek if needed. An alternative option exists for those interested in retaining the golf course while seeking a return on investment. By reducing it to a 9-hole course and strategically developing elegant homes surrounding the fairways, one can create an exceptional atmosphere for golfing accompanied by private residences. The possibilities for this remarkable property are endless and need to be seen in person to truly appreciate. All showings are by appointment only. For more information or to schedule a private viewing, please contact Shea Miller at [\(913\) 208-1364](tel:9132081364).

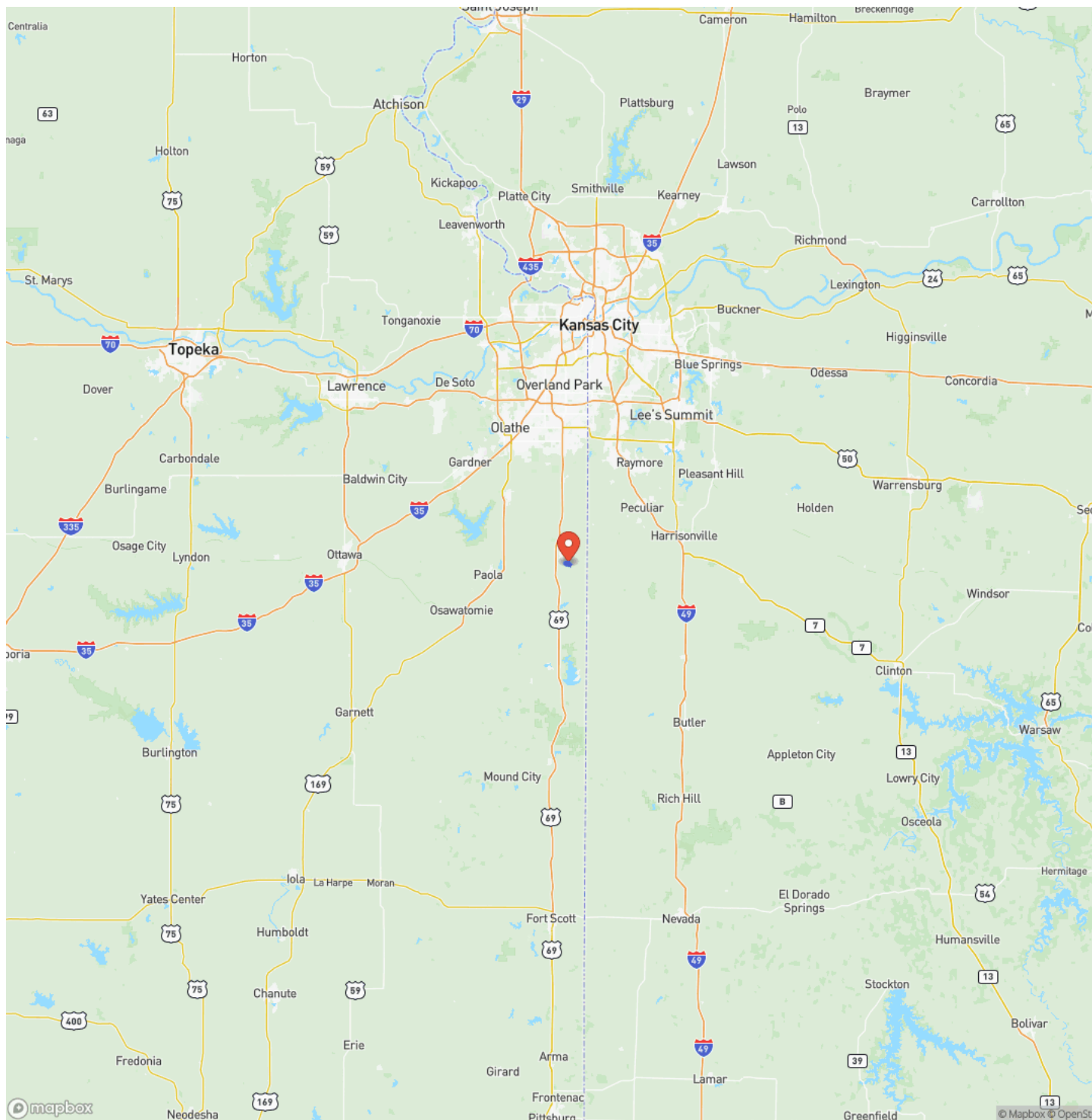
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Locator Map



Locator Map



Satellite Map



Metcalf Ridge Prime Development Property
Louisburg, KS / Miami County

LISTING REPRESENTATIVE

For more information contact:



Representative

Shea Miller

Mobile

(913) 208-1364

Email

shea.miller@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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www.arrowheadlandcompany.com

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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