

Metcalf Ridge Golf Course and Development Property
6302 W 295th St
Louisburg, KS 66053

\$3,200,000
200± Acres
Miami County



Metcalfe Ridge Golf Course and 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, Riverfront, Timberland, Horse Property

Latitude / Longitude

38.5966 / -94.6627

Acreage

200

Price

\$3,200,000

Property Website

<https://arrowheadlandcompany.com/property/metcalfe-ridge-golf-course-and-development-property-miami-kansas/41971/>



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. 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 groups of timber and numerous water hazards, a round of golf here promises an exhilarating experience. From the expansive back deck of the clubhouse, one can revel in the awe-inspiring view of the 13+/- acre lake, a truly breathtaking sight. Additionally, a clear 4+/- acre pond can be found 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. It offers incredible recreational opportunities for outdoor enthusiasts. Anglers will delight in the abundance of largemouth bass and bluegill found in the two larger bodies of water. With fish biting almost effortlessly, it is 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 ensures an ideal environment for deer, with plenty of potential food plot areas and cover growth. On top of the deer and turkey hunting, thousands of ducks and geese find refuge on all of the ponds each year greatly increasing the hunting opportunities and potential.

Aside from its recreational opportunities, the property also appeals to ranchers seeking vast acreage for hay harvesting and grazing livestock. The ample land offers an excellent opportunity to integrate it into existing ranching operations, providing 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 not only water the entire property but also fill the irrigation lake from the creek if needed. While the existing clubhouse may require some renovations, it presents an opportunity to be repurposed. Whether you are considering flipping the building or tearing it down to construct your dream home, the property offers multiple locations with breathtaking views exclusive to its owners. Moreover, 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. This approach presents a compelling opportunity to invest and generate income from your own real estate venture. Aside from all of the incredible features this property offers, it sits just under 45 +/- minutes from Kansas City making it a desirable area for people wanting to be a good distance from the city to enjoy the great outdoors. It is also a short drive to enjoy a round of golf or a weekend hunting trip! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Shea Miller at [\(913\) 208-1364](tel:9132081364).



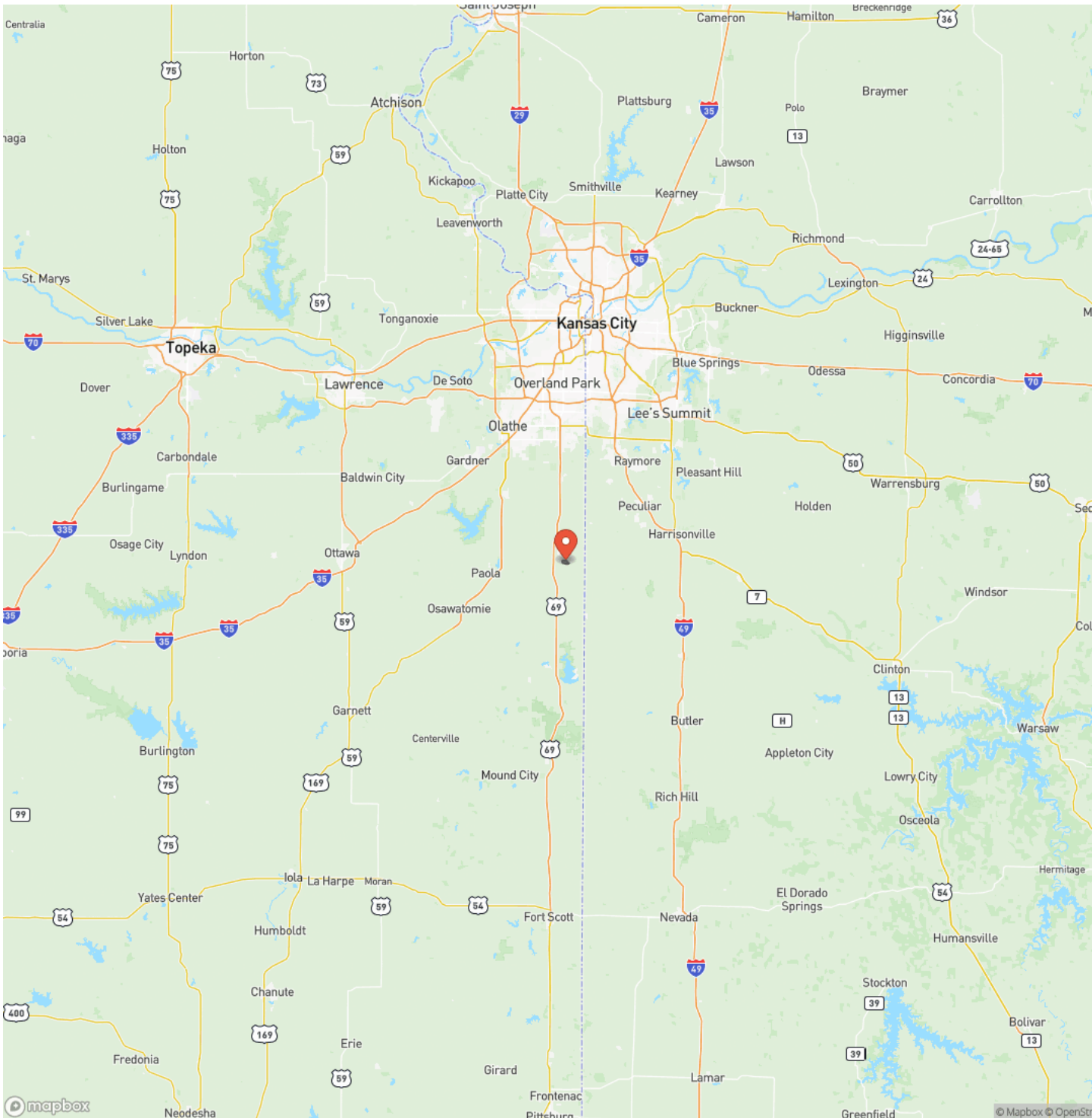
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Locator Map



Locator Map



Satellite Map



Metcalf Ridge Golf Course and Development Property
Louisburg, KS / Miami County

LISTING REPRESENTATIVE

For more information contact:



Representative

Shea Miller

Mobile

(913) 208-1364

Email

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Address

City / State / Zip

Louisburg, KS 66053

NOTES



MORE INFO ONLINE:

www.arrowheadlandcompany.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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