

**Prime Development & Lake Property Near Louisburg**  
6302 W 295th St  
Louisburg, KS 66053

**\$3,200,000**  
200± Acres  
Miami County



## Prime Development & Lake Property Near Louisburg Louisburg, KS / Miami County

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### **SUMMARY**

#### **Address**

6302 W 295th St LOT:AHLC200

#### **City, State Zip**

Louisburg, KS 66053

#### **County**

Miami County

#### **Type**

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

#### **Latitude / Longitude**

38.5966 / -94.6627

#### **Acreage**

200

#### **Price**

\$3,200,000

#### **Property Website**

<https://arrowheadlandcompany.com/property/prime-development-lake-property-near-louisburg-miami-kansas/100723/>



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### **PROPERTY DESCRIPTION**

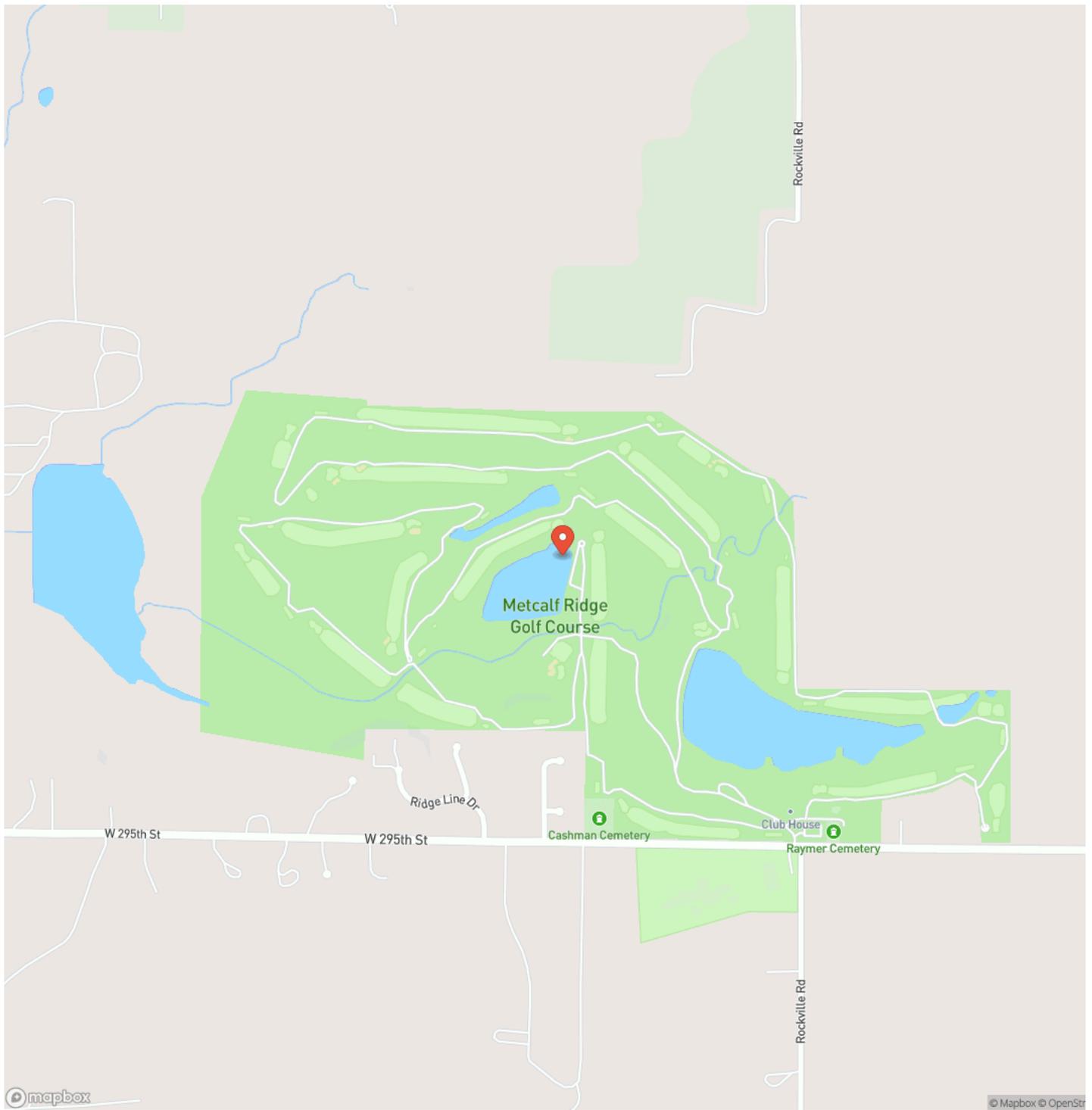
Take a look at this exceptional 200 +/- acre property located just outside of Louisburg, Kansas, formerly home to the renowned 18-hole Metcalf Ridge Golf Course (Rabbit Creek). Known for its challenging layout and scenic design, the course earned a reputation as one of the most demanding in the county. Featuring rolling topography, mature timber, expansive water features, and blacktop road frontage, the property offers a rare combination of beauty, functionality, and development potential. From the expansive back deck of the clubhouse, you overlook the impressive 13 +/- acre lake, a striking focal point of the landscape. A clear 5 +/- acre pond and several additional ponds are scattered throughout the property, enhancing both its aesthetics and usability. While the course itself would benefit from updates, the well-designed layout and attractive setting provide a strong foundation for revitalization or complete redevelopment. With its proximity to Louisburg and its private, countryside feel, the property presents a prime opportunity for a future housing development just outside of town. Beyond development potential, this tract offers outstanding recreational appeal. The larger lakes are loaded with largemouth bass, crappie, and bluegill, providing excellent fishing opportunities. The property also supports strong populations of deer and turkey, with ideal areas for food plots and habitat improvements. Each year, thousands of ducks and geese utilize the ponds, creating exceptional waterfowl hunting potential. For agricultural operators, the acreage offers excellent grazing and hay production opportunities, along with reliable water sources even in drier conditions. The entire course is irrigated from the main lake, with water rights and pumps in place to supply irrigation and supplement the lake from the adjacent creek if necessary - a valuable infrastructure asset rarely found on properties of this size. Whether envisioned as a revived golf destination, residential development, recreational retreat, integrated ranching operation, or a place to build a dream home or weekend getaway, the possibilities on this 200 +/- acres in Miami County, Kansas are substantial! This is a property that must be experienced in person to fully appreciate its scale, setting, and potential! All showings are by appointment only. For additional information or to schedule a private tour, please contact Shea Miller at [\(913\) 208-1364](tel:9132081364). Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

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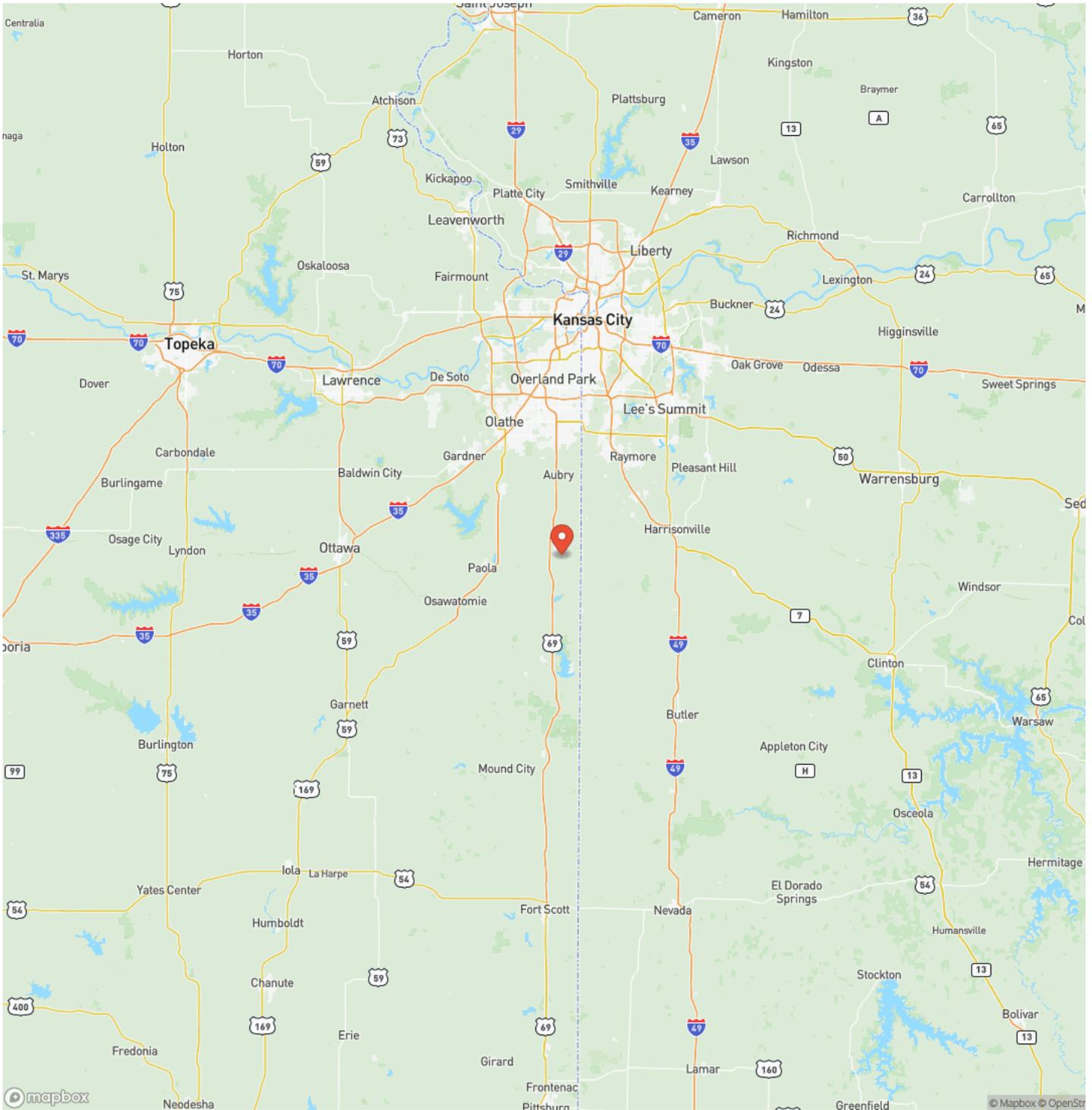
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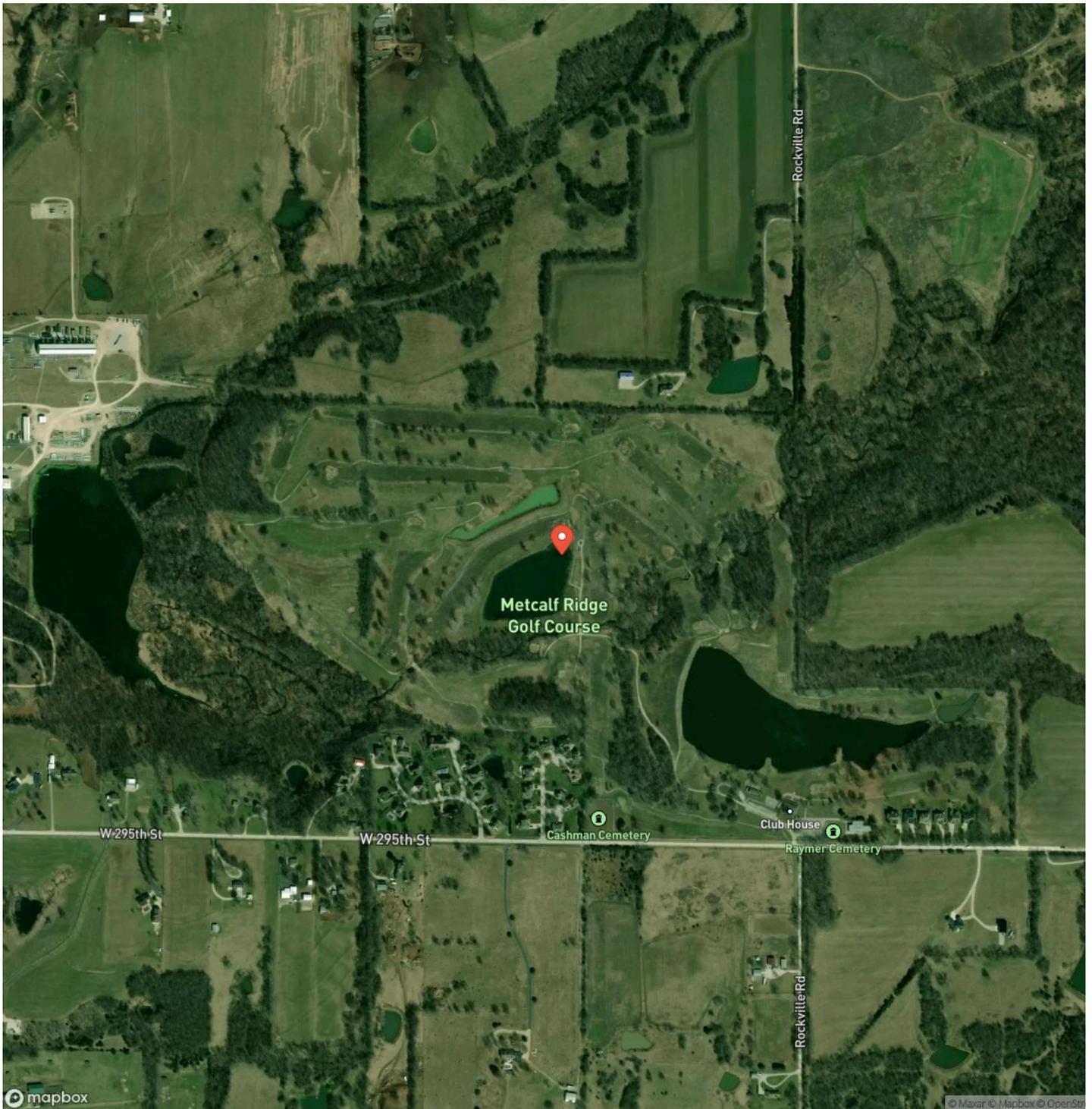
## Locator Map



# Locator Map



## Satellite Map







## **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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