

**37.25 Acres of Premium Land in Cowley County, Kansas**  
00000 327th  
Dexter, KS 67038

**\$1**  
37.250± Acres  
Cowley County



**37.25 Acres of Premium Land in Cowley County, Kansas**  
**Dexter, KS / Cowley County**

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**SUMMARY**

**Address**

00000 327th

**City, State Zip**

Dexter, KS 67038

**County**

Cowley County

**Type**

Undeveloped Land, Hunting Land, Horse Property, Farms, Ranches, Recreational Land

**Latitude / Longitude**

37.21025 / -96.56346

**Taxes (Annually)**

196

**Acreage**

37.250

**Price**

\$1

**Property Website**

<https://l2realtyinc.com/property/37-25-acres-of-premium-land-in-cowley-county-kansas-cowley-kansas/70401/>





## 37.25 Acres of Premium Land in Cowley County, Kansas

### Dexter, KS / Cowley County

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#### **PROPERTY DESCRIPTION**

Opportunities like this are few and far between. Nestled in the heart of Cowley County, Kansas, this 37.25-acre gem offers a chance to own a manageable yet immensely valuable slice of land in an area where large landowners dominate the market. Properties of this size are rarely available here, making this offering a true rarity. If you've been searching for a property that balances recreation, utility, and stunning natural beauty, your search ends now. This land has everything you need to build your dream retreat, whether you're looking for a hunting haven, a peaceful escape, or a small-scale agricultural venture.

One of the property's crown jewels is its 1/4 mile stretch of Otter Creek, a picturesque waterway that winds through the landscape. Otter Creek is more than just a visual delight; it boasts riffles and deeper pools of water, making it perfect for fishing, swimming, and attracting local wildlife. Whether you envision casting a line on a warm summer day or watching deer quietly drink at dawn, this creek is a centerpiece of the property's undeniable charm. Otter Creek also serves a practical purpose, offering an excellent water source for livestock, should you decide to run a small operation on this land. With such versatile features, the property truly checks all the boxes for recreational enthusiasts and landowners alike.

The views overlooking the creek bottom are nothing short of breathtaking. From various points on the property, you'll enjoy a front-row seat to the beauty of Kansas's natural landscape. Rolling hills lead to a 50-foot elevation change, adding character and variety to the terrain. For those who dream of designing their own home or cabin, these views provide the perfect backdrop for a porch or deck where you can take in the sights and sounds of nature daily. With electricity conveniently located at the road, you're one step closer to turning your dream project into reality. While water will require drilling a well, this investment will only enhance the property's long-term value and usability.

For the avid outdoorsman, this property offers established perks that make it a hunting paradise. An existing food plot is already attracting deer and other wildlife, meaning you won't have to start from scratch. The land's mix of open spaces and wooded areas provides ample cover for trophy whitetails, while Otter Creek ensures wildlife has year-round access to water. The property's natural contours and established perimeter fencing on three sides further enhance its appeal as a prime hunting location. Whether you're an experienced hunter or just beginning, this land offers endless opportunities to enjoy the outdoors.

Located just 1.5 hours from Wichita, KS, and near the charming small towns of Dexter, Cedar Vale, and Winfield, this property combines rural seclusion with convenience. These nearby communities provide access to everyday amenities while maintaining the slow-paced, friendly atmosphere that defines small-town Kansas living. Properties like this rarely come on the market in an area where large landowners typically keep their holdings intact for generations. Don't miss your chance to own this one-of-a-kind property. Schedule a visit today to experience the beauty, tranquility, and potential of this remarkable 37.25-acre retreat.

- **1/4 Mile of Otter Creek:** Enjoy exclusive access to a quarter mile of Otter Creek, offering natural beauty and recreational opportunities.
- **Riffles and Deep Pools:** The creek features riffles and deep holes, ideal for fishing, swimming, and wildlife observation.
- **Versatile Water Source:** Otter Creek is perfect for watering livestock, sustaining wildlife, and enhancing outdoor activities.
- **Convenient Utilities:** Electricity is available at the road, and water access can be established with a well.
- **Stunning Creek Bottom Views:** Bask in breathtaking views overlooking the scenic creek bottom, perfect for your dream home or cabin.
- **Established Food Plot:** An existing food plot attracts deer and other wildlife, providing excellent hunting and land management opportunities.
- **Prime Hunting Property:** Renowned for great deer hunting, the property offers a mix of open spaces and natural cover.
- **Perimeter Fencing:** Secure and well-maintained, the land is perimeter-fenced on three sides, ready for your use.



- **Dynamic Terrain:** A 50-foot elevation change adds character and variety to the landscape for endless possibilities.
- **Close to Amenities:** Located just 1.5 hours from Wichita and near small towns like Dexter, Cedar Vale, and Winfield, the property balances rural seclusion with convenience.

### **Auction Terms (Hybrid)**

ONLINE & LIVE. Online bidding will open at 10:00 am on February 18, 2025 and the live auction will begin at 6:00 pm on February 20, 2025. Bidding will be conducted via online, by phone, or in person. Download our app "L2 Realty Auctions" or go to <https://l2realtyinc.bidwrangler.com/ui> to keep up and place bids. The auction will conclude upon closing of the live bidding.

There will be a 10% buyers premium added to the high bid to determine the contract price. Closing fee and title insurance fee will be split 50/50 between seller and buyer.

The property is selling subject to a reserve. The auctioneer will hold the high bids until all properties have been auctioned. At that time the auctioneer and seller will discuss high bids and either reopen bidding, announce acceptance of high bids, or decline the high bids.

Bids submitted shall be "firm bids" available for sellers acceptance and without contingencies. Interested buyers need to view the property prior to the date of the auction and have financing approval along with any inspections performed prior to bidding.

Final sales price will be calculated by 37.25 (Tract 1), 235.64 (Tract 2), 272.89 (Tract 3) times the final bid plus buyer's premium.

The opening bid of Tract 3 will be the combined bids of Tract 1 and Tract 2 plus \$30,000.

Upon acceptance of a bid by seller, the real estate contract will be provided by the seller's agent to the successful bidder promptly, and the termed contract shall be executed by the successful bidder and tendered to seller's agent within 24 hours of the close of the auction. The earnest deposit in the amount of 10% of the final sale price will be tendered to Chautauqua Hills Abstract and Title, Inc. within five (5) days of notification and acceptance. Remaining balance due at the time of closing.

Closing of the sale bid purchase will be conducted on or before March 20, 2025 at which time the seller shall deliver possession.

Selling subject to easements, restrictions, roadways and rights of way. Preliminary title work included.

Boundary property lines pictured are approximated for reference only. There will be no guarantee on any fence or property lines as the selling is of the legal description only.

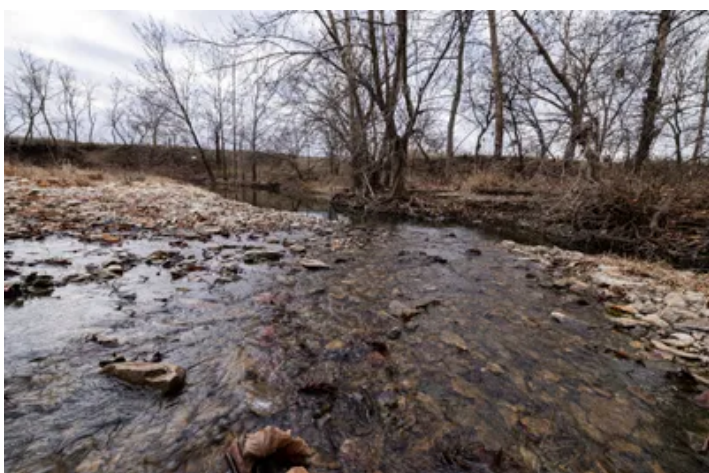
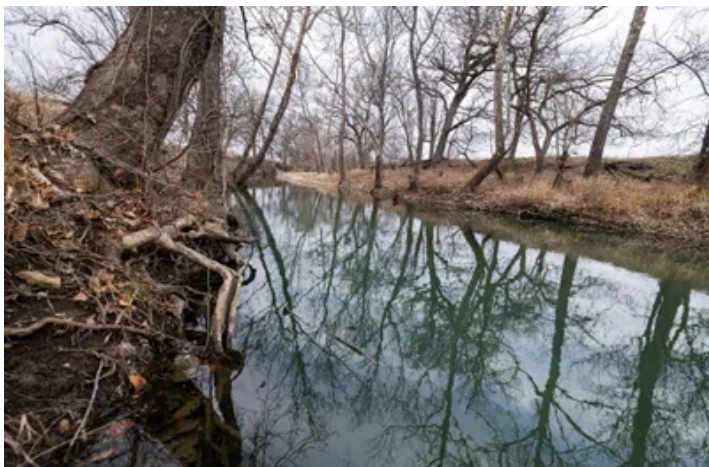
Property is selling "as is" condition and is accepted by the buyer without any expressed or implied warranties.

All terms announced the day of the auction take precedence over any other advertising.

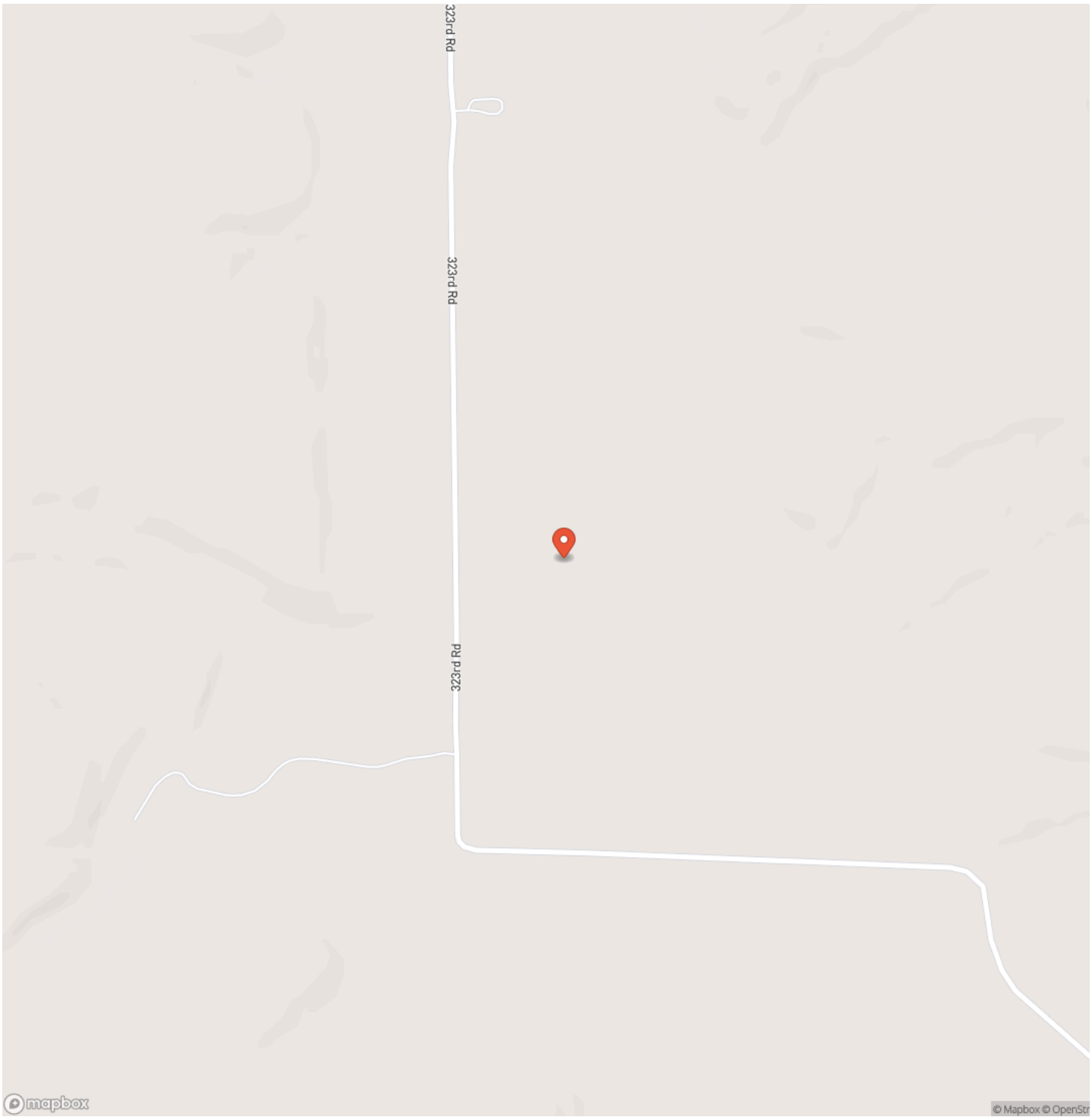


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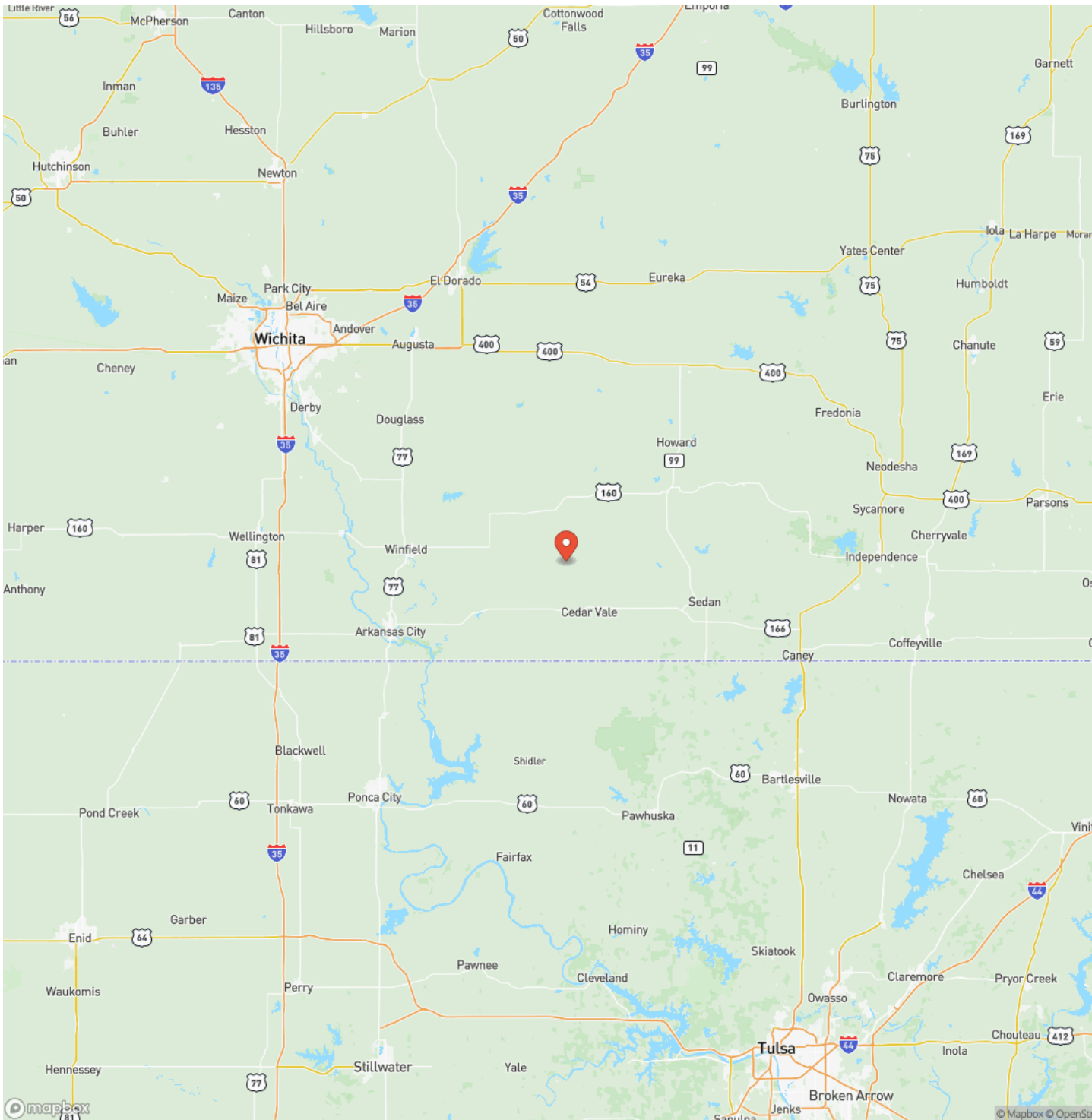
## Locator Map





## Dexter, KS / Cowley County

## Locator Map



**MORE INFO ONLINE:**

**L2realtyinc.com**

## Satellite Map





## 37.25 Acres of Premium Land in Cowley County, Kansas Dexter, KS / Cowley County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Matt Wonser

## Mobile

(620) 330-7282

## Office

(620) 577-4487

## Email

mwonser@l2realtyinc.com

**Address**

4045B CR 3900

## City / State / Zip

Independence, KS 67301

## NOTES

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## This image shows a single 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.



**L2realtyinc.com**



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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**L2 Realty, Inc - Land and Lifestyle Properties**  
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Independence, KS 67301  
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L2realtyinc.com

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