

76 +/- Acres with a Ranch Style Home, Creek, and Shop  
in Woodson County, KS  
2040 Kanza Rd  
Yates Center, KS 66783

**\$595,000**  
76± Acres  
Woodson County



**76 +/- Acres with a Ranch Style Home, Creek, and Shop in Woodson County, KS**  
**Yates Center, KS / Woodson County**

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**SUMMARY**

**Address**

2040 Kanza Rd

**City, State Zip**

Yates Center, KS 66783

**County**

Woodson County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Single Family

**Latitude / Longitude**

38.017432 / -95.778182

**Taxes (Annually)**

3130

**Dwelling Square Feet**

1232

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

76

**Price**

\$595,000

**Property Website**

<https://l2realtyinc.com/property/76-acres-with-a-ranch-style-home-creek-and-shop-in-woodson-county-ks-woodson-kansas/75345/>



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#### **PROPERTY DESCRIPTION**

Welcome to your perfect rural retreat, a haven for families looking to escape the hustle and bustle of everyday life. This charming one-story ranch house, built in 1980, offers 1,232 square feet of updated living space, featuring three cozy bedrooms and a modern bathroom. The home is tucked into a peaceful, secluded location, making it an ideal weekend getaway for those seeking a rural lifestyle. Step into a warm, welcoming interior that has been thoughtfully maintained and upgraded to meet the needs of today's buyers. Imagine enjoying your morning coffee on the porch while listening to turkeys gobble from the back porch. Having a house right on your getaway property means no more packing and unpacking for every trip—just show up and relax. It's the perfect balance of comfort and convenience for families or hunting groups traveling from afar.

The property is a true outdoor enthusiast's paradise, offering nearly 76 acres of picturesque land to explore. Duck Creek flows through the property, accompanied by smaller tributary creeks that enhance the amount of wildlife that pass through this acreage. Big, mature trees provide shade and a classic, rural charm, while the UTV trails wind through the woods, water, and fields, offering countless opportunities for adventure. For the hunters in the family, this property delivers top-notch deer and turkey hunting, with abundant wildlife to make every outing memorable. The fishing pond, also suitable for duck hunting, is an excellent spot to cast a line or enjoy quiet afternoons by the water. Whether you're walking the trails, setting up for a hunt, or simply soaking in the scenery, this land offers something for everyone.

One of the property's standout features is the incredible 40x60 shop, a dream come true for any hobbyist or craftsman. Complete with concrete floors, overhead doors, and walk-through access, this space is built to handle projects of any scale. The shop is as practical as it is impressive, providing ample room for storage, equipment, and workspace. In addition to the shop, multiple outbuildings are available to store your gear, tools, or even recreational vehicles. Whether you're working on a passion project, maintaining hunting equipment, or simply organizing supplies, this property is equipped to meet your needs. The infrastructure is not just functional but adds an element of luxury to your rural escape.

The land itself offers more than just recreational opportunities; it's a working investment. Tillable fields rented to a local farmer generate a return on investment, making this property both enjoyable and practical. South of the house, hay production fields add further utility and income potential. The combination of agricultural acreage and recreational land strikes the perfect balance for those who want to enjoy the rural lifestyle without sacrificing practicality. This property is ideal for families who value a mix of relaxation and productivity, all while soaking in the beauty of the Kansas countryside.

Contact Matt Wonser [\(620\) 267-5683](tel:6202675683) or [mwonser@L2realtyinc.com](mailto:mwonser@L2realtyinc.com) for more information.

#### **Recap of Features:**

- 1,232 sq ft, updated one-story ranch house (3 bedrooms, 1 bathroom)
- 40x60 shop with concrete floors, overhead, and walk-through door
- Multiple outbuildings for storage
- Duck Creek and smaller tributary creeks
- UTV trails through woods, water, and fields
- Top-notch deer and turkey hunting, fishing pond, and duck hunting
- Hay and agricultural acreage for income potential
- Secluded location perfect for weekends and holidays
- This property is a rare find that blends comfort, adventure, and practicality, offering the ultimate rural lifestyle for families who love the outdoors. Come and see it for yourself—you won't want to leave!



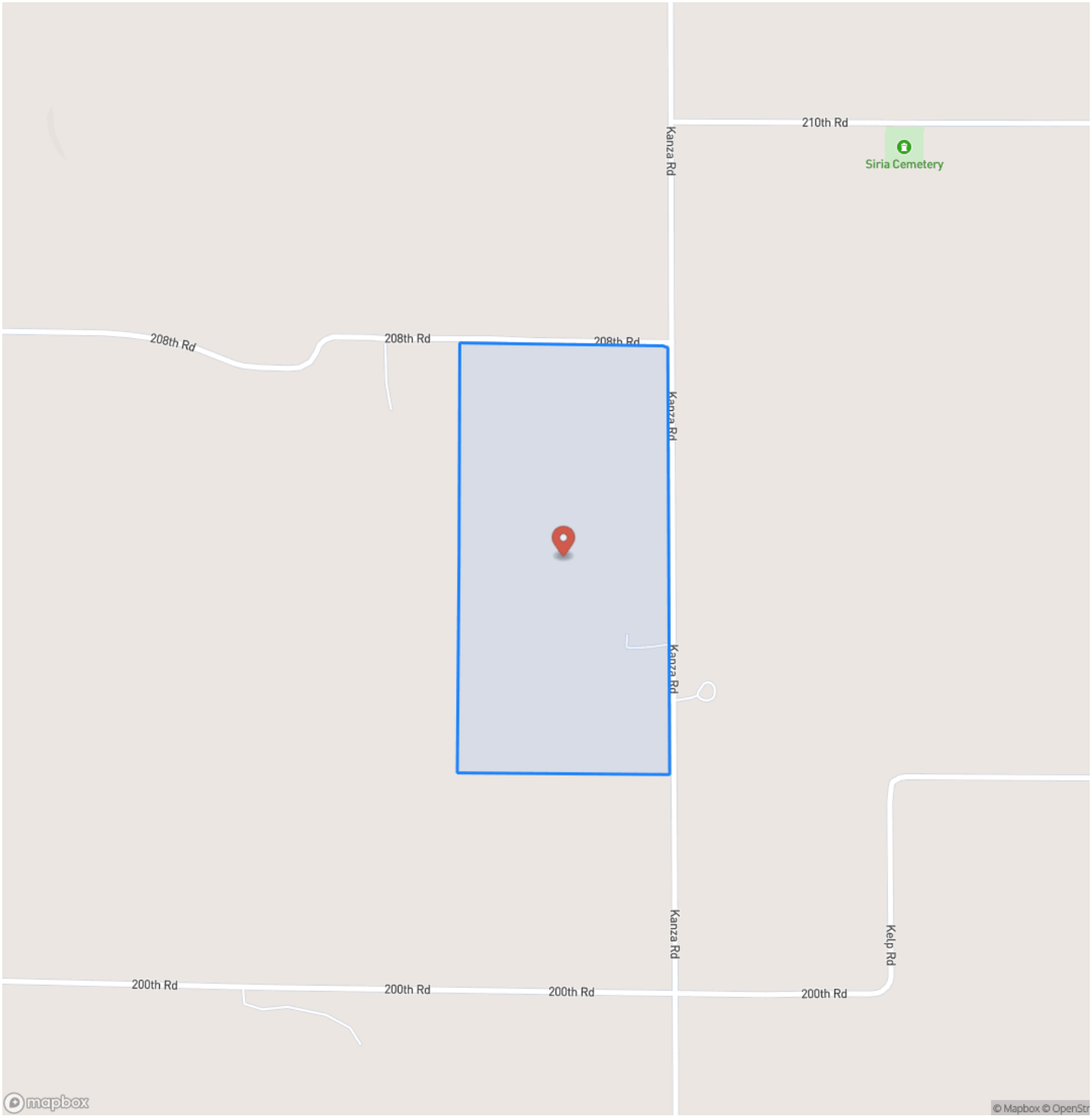


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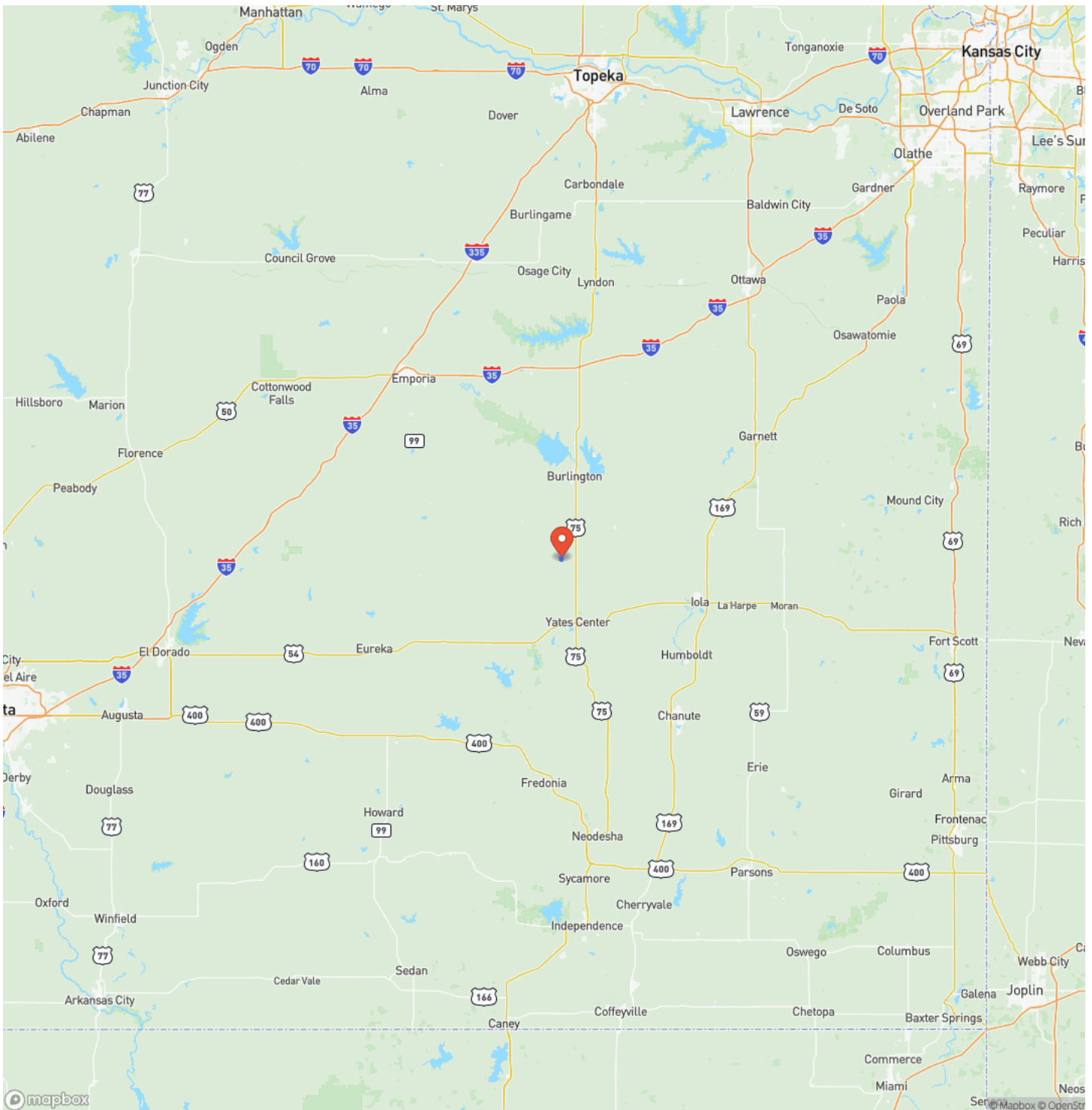


# Locator Map



76 +/- Acres with a Ranch Style Home, Creek, and Shop in Woodson County, KS  
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## Locator Map





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## Satellite Map



**76 +/- Acres with a Ranch Style Home, Creek, and Shop in Woodson County, KS  
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**LISTING REPRESENTATIVE**

**For more information contact:**



### Representative

Matt Wonser

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## Office

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## Email

mwonser@l2realtyinc.com

## Address

4045B CR 3900

## City / State / Zip

## NOTES

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**MORE INFO ONLINE:**

**L2realtyinc.com**



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**L2realtyinc.com**

## **DISCLAIMERS**

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