

Fourmile Creek 115-Acre Legacy Farm
12357 SW Tawakoni Rd
Augusta, KS 67010

\$1,125,000
115.800± Acres
Butler County



**Fourmile Creek 115-Acre Legacy Farm
Augusta, KS / Butler County**

SUMMARY

Address

12357 SW Tawakoni Rd

City, State Zip

Augusta, KS 67010

County

Butler County

Type

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

Latitude / Longitude

37.642363 / -97.067095

Dwelling Square Feet

1040

Bedrooms / Bathrooms

3 / 1.5

Acreage

115.800

Price

\$1,125,000

Property Website

<https://l2realtyinc.com/property/fourmile-creek-115-acre-legacy-farm-butler-kansas/90349/>



Fourmile Creek 115-Acre Legacy Farm Augusta, KS / Butler County

PROPERTY DESCRIPTION

Fourmile Creek 115-Acre Legacy Farm

L2 Realty, Inc. proudly presents 115 ± high-quality acres between Andover and Augusta! This legacy farm has been in the same family for multiple generations, dating back to the 1800's. Situated on Tawakoni Rd just south of Highway 400, this rare Butler County offering blends top-tier tillable, year-round live water, and huntable timber, plus a farmhouse, garage, and a classic turn-of-the-century barn. With approximately 70 acres of prime cropland averaging an NCCPI score of 83 and dominated by Verdigris silt loam, this farm is built to produce strong yields in corn, soybeans, milo, and wheat. Add in roughly 8/10ths of a mile of Fourmile Creek, nearly 40 acres of timber, and you've got a true multi-use tract with income, recreation, and homestead potential.

Fourmile Creek & Water Features

Fourmile Creek winds through the heart of the property for approximately eight-tenths of a mile, supplying reliable water and a natural wildlife corridor. Shaded creek bends and gravelly runs provide fishing and classic Kansas creek-bottom recreation. The wooded banks offer bedding for deer, roost trees for turkeys, and secluded stand sites along inside corners and crossings.

Soils, Tillable & Production

The tillable component is the engine of this farm. Nearly all of the 70 ± acres is Verdigris silt loam with an impressive 83 NCCPI score, well above the area norm, supporting high-yielding row crops. The main crop field is centrally located and contains roughly 57 acres of productive creek bottom soil, with three smaller satellite fields finishing out the balance of cropland acreage. The smaller fields could easily be converted into food plots for year-round wildlife forage. Whether you're an owner-operator or an investor, this is dependable Kansas dirt with excellent rental appeal.

Timber, Habitat & Hunting

Around 40 ± acres of timber and thick creek-bottom cover create a strong hunting setup. Hardwood corridors, brushy edges, and crop-to-cover transitions produce natural funnels and pinch points. Deer use the creek as a travel spine, while open edges near the fields set up beautifully for turkey strut zones each spring. With a few well-placed stands, this farm can consistently hunt well and produce nice whitetails every fall.

Home, Barn & Improvements

A 1950s three-bedroom, 1.5-bath farmhouse offers a solid base for weekend stays, a rental, or a light-renovation country home. The house is structurally sound and already has power and water on site, giving buyers a head start on infrastructure. A two-car garage provides everyday storage, and the standout is a classic turn-of-the-century 48'x32' barn—remarkably good for its age—perfect for equipment or a future event-style space with the right vision.

Importantly, the property's existing utilities make it possible to live in the current home while you build a new residence. The homestead portion offers several beautiful potential build sites with surrounding wooded areas. It's a rare chance to create a custom dream home without sacrificing convenience during construction.

Location & Access

Close to town but still gives that country feel we all live and love. Less than 10 minutes from Andover, you'll have immediate access to all the amenities like dining, schools, shopping, medical, and services. Wichita's east side is within 15 minutes, making this property ideal for those who want the best of both worlds: quiet country living and metro convenience. Its position along Tawakoni Rd, just off US-400, ensures quick trips into town and school.

Property Highlights



- 115 ± acres in Butler County between Andover & Augusta
- 70 ± acres of high-quality Verdigris silt loam tillable ground (avg. NCCPI of 83)
- 8/10ths of a mile of Fourmile Creek for fishing, water, and wildlife
- 40 ± acres of timber/creek bottom habitat with deer & turkey hunting potential
- 1950s 3-bed/1.5-bath farmhouse, solid with utilities in place
- On-site power and water, enabling new home construction while using current house
- Two-car garage plus classic 48'x32' turn-of-the-century barn in good condition for its age
- Productive crop rotation potential: corn, soybeans, milo, wheat
- Natural funnels, inside corners, and creek crossings ideal for stand sites
- Convenient access on Tawakoni Road, 2 minutes to Highway 400
- Less than 10 minutes to Andover, 15 minutes to Wichita's east side

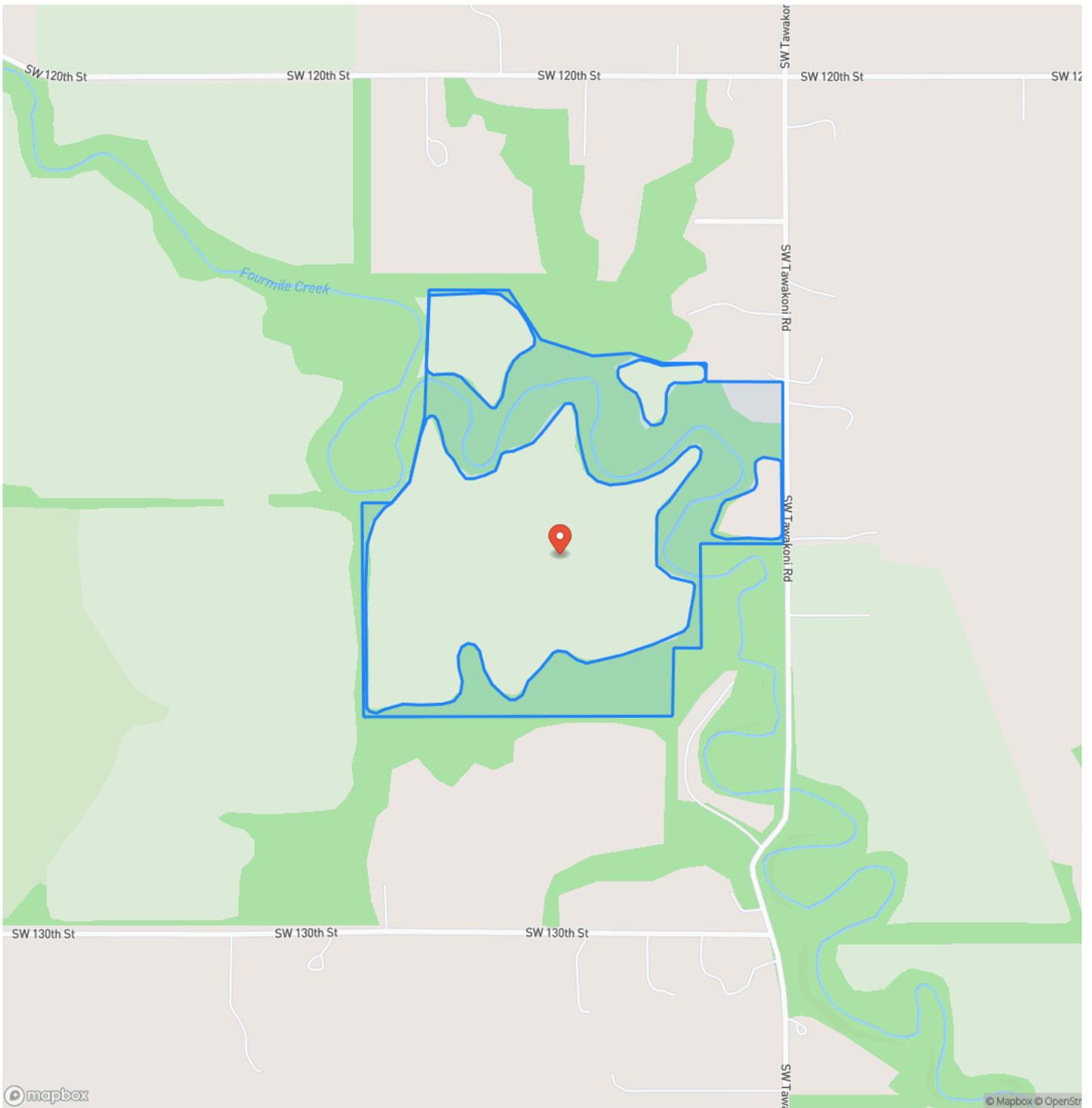
This Butler County Legacy Farm is a special place! With income-producing soils, live water, huntable timber, and on-site improvements, all within minutes of metro Wichita. Call or email the listing agent Tyler Gentry at [\(316\) 751-6528](tel:3167516528) or tgentry@L2realtyinc.com to set up your private showing. **Create your land legacy!**



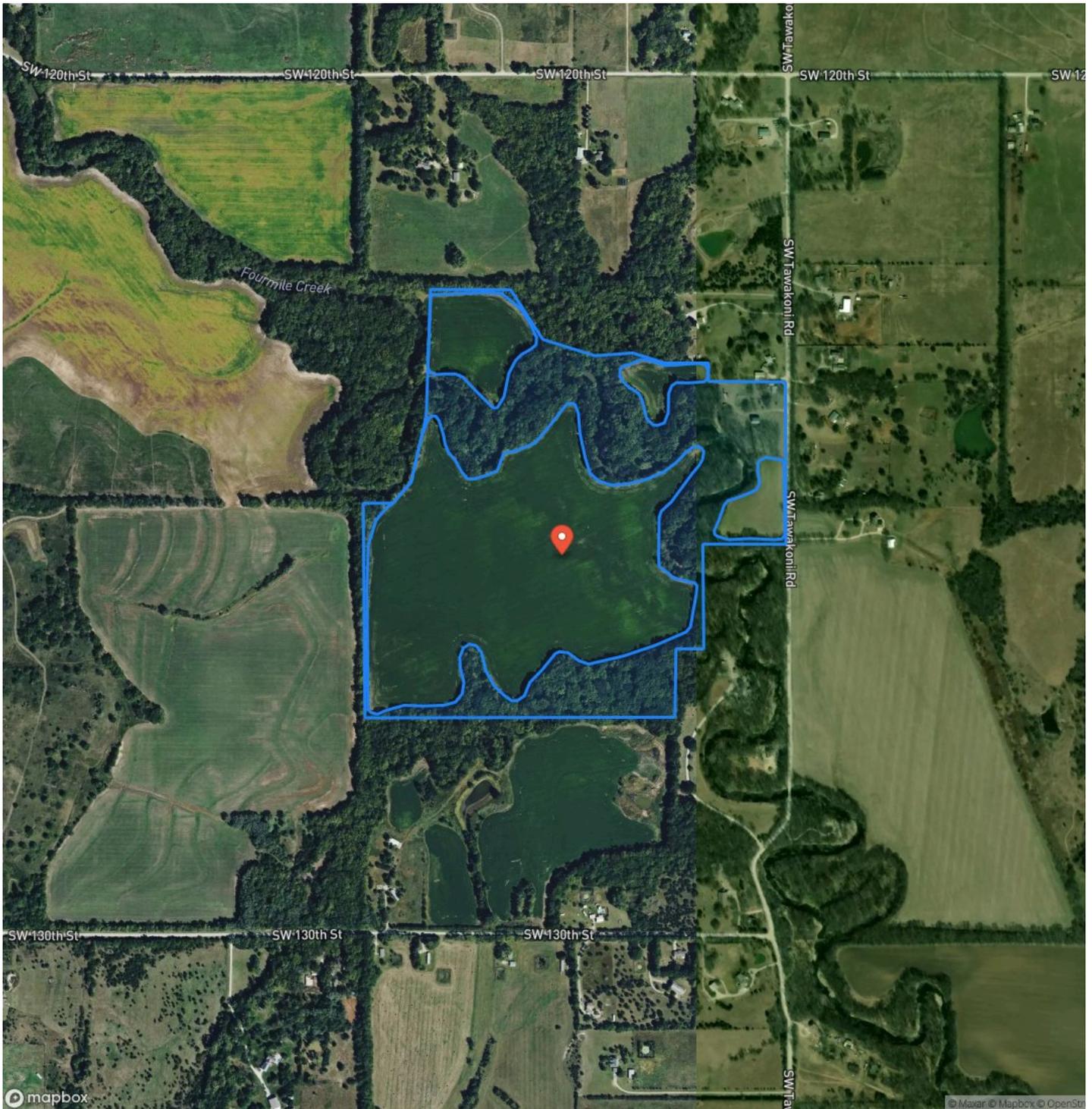
**Fourmile Creek 115-Acre Legacy Farm
Augusta, KS / Butler County**



Locator Map



Satellite Map



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.



L2 Realty, Inc - Land and Lifestyle Properties
4045B CR 3900
Independence, KS 67301
(620) 577-4487
L2realtyinc.com

