

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/>



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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

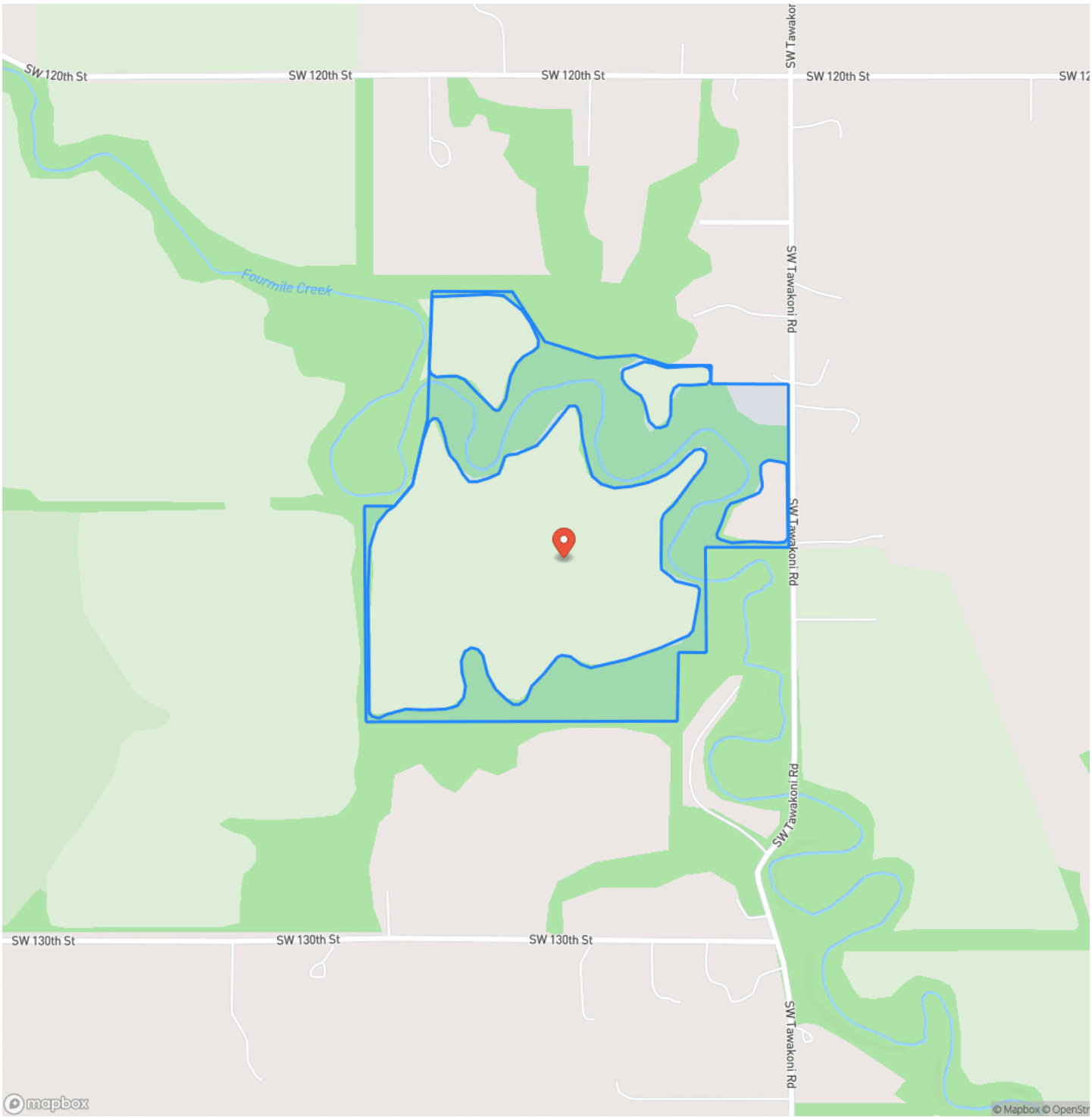
This Butler County Legacy Farm is a special place! With income-producing soils, live water, huntable timber, and on-site improvements, all within minutes of metro Wichita. Call or email the listing agent Tyler Gentry at [\(316\) 751-6528](tel:3167516528) or tgentry@L2realtyinc.com to set up your private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



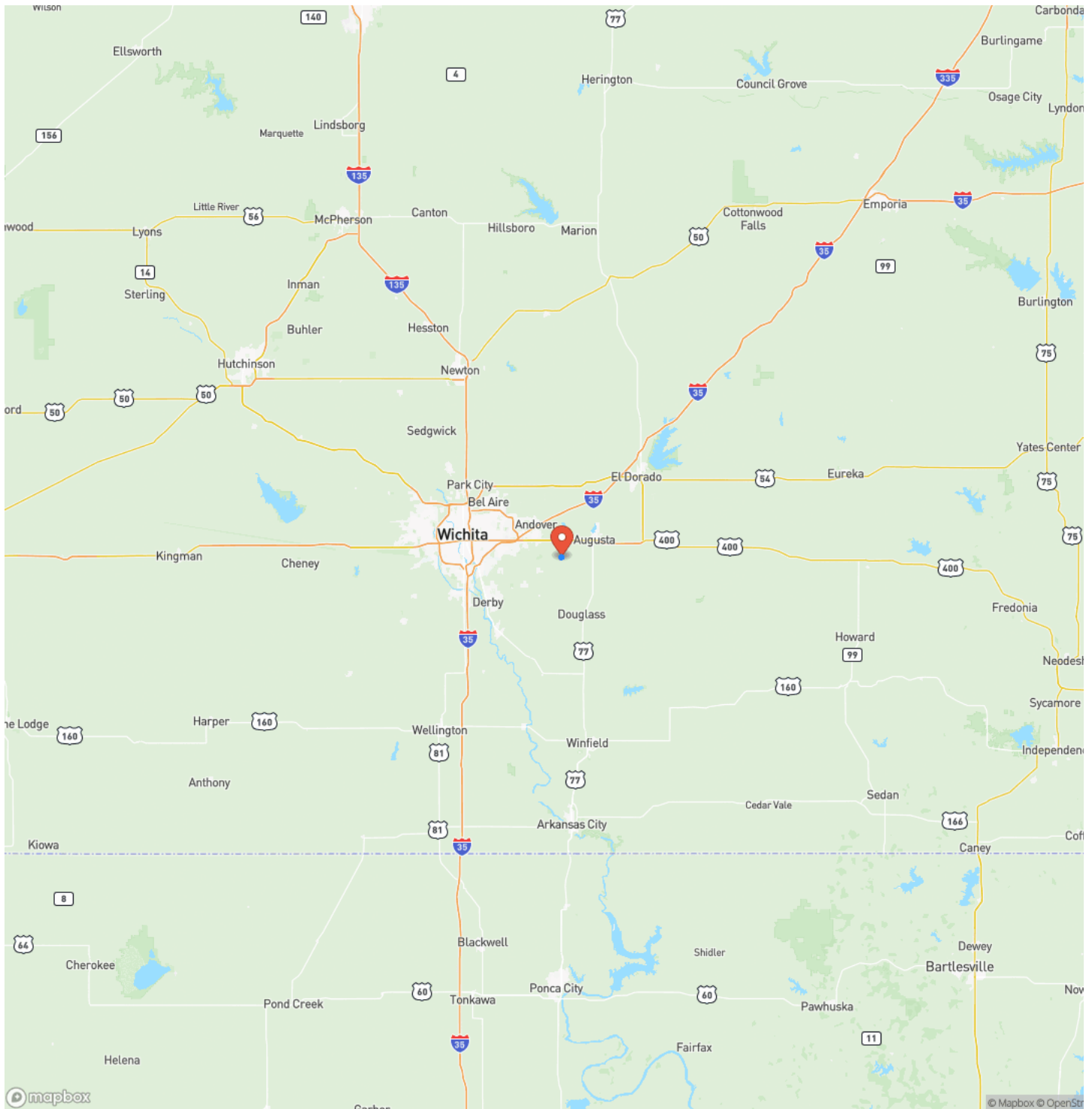
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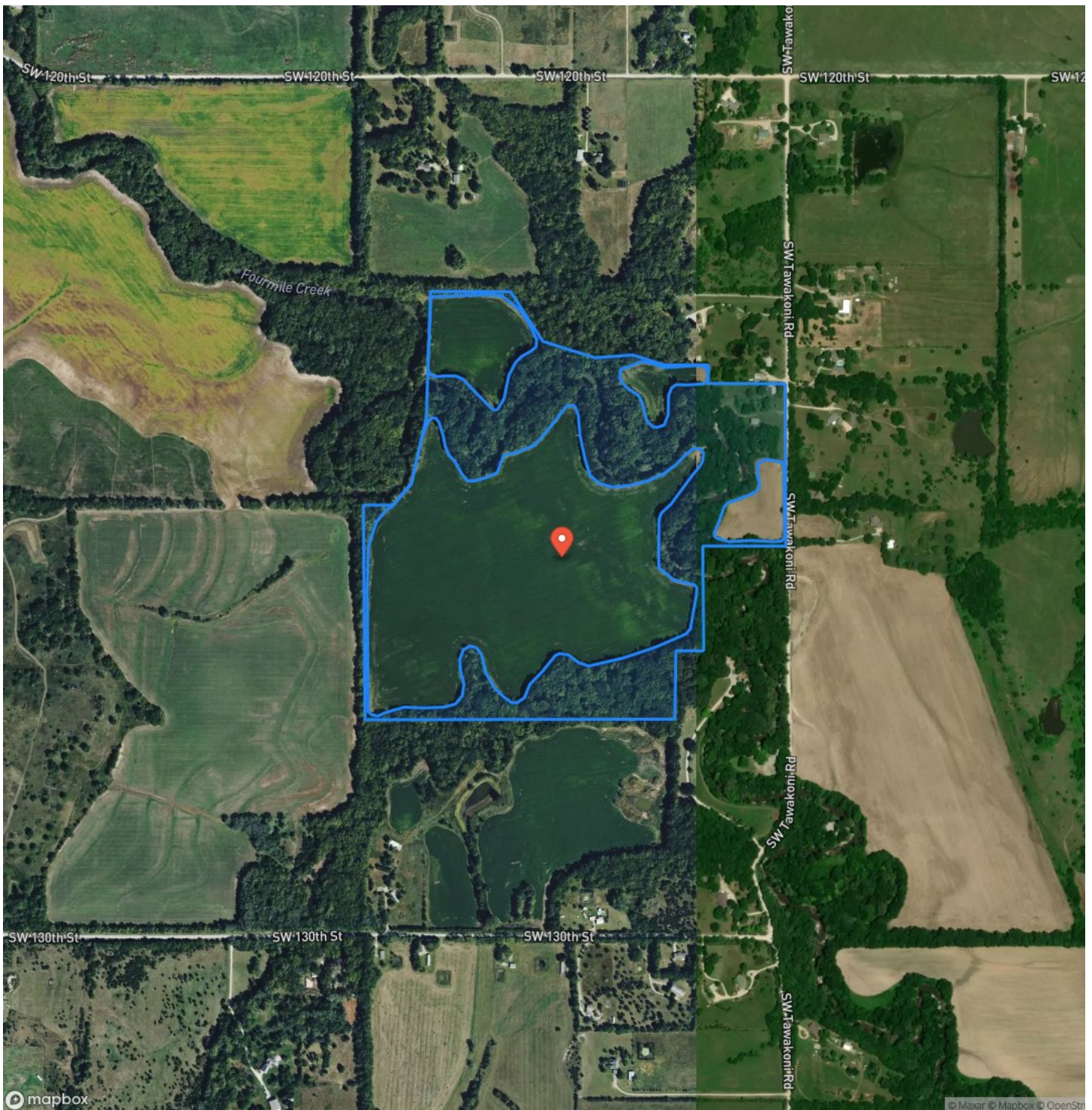
Locator Map



Locator Map



Satellite Map



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

LISTING REPRESENTATIVE

For more information contact:



Representative

Tyler Gentry

Mobile

(316) 641-3173

Email

tgentry@l2realtyinc.com

Address

City / State / Zip

NOTES

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This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



L2realtyinc.com

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