

The Ninnescah Gem
657 N Woodlawn Rd
Belle Plaine, KS 67013

\$1
74± Acres
Sumner County



The Ninnescah Gem
Belle Plaine, KS / Sumner County

SUMMARY

Address

657 N Woodlawn Rd

City, State Zip

Belle Plaine, KS 67013

County

Sumner County

Type

Farms, Hunting Land, Riverfront, Recreational Land, Residential Property

Latitude / Longitude

37.353807 / -97.262786

Dwelling Square Feet

2100

Bedrooms / Bathrooms

4 / 2.5

Acreage

74

Price

\$1

Property Website

<https://l2realtyinc.com/property/the-ninnescah-gem-sumner-kansas/87887/>



The Ninnescah Gem Belle Plaine, KS / Sumner County

PROPERTY DESCRIPTION

HYBRID AUCTION

PROPERTY: 74 +/- Acres on the Ninnescah River w/ Home and Garage

AUCTION DATE: October 8th, 2025 at 6 PM Central

LOCATION: Belle Plaine Community Center at 528 N Merchant St, Belle Plaine, Kansas 67013

OPEN HOUSE: Sunday October 5th, 2025 2 PM - 4 PM Central

The Ninnescah Gem, you won't find another like it! Opportunities to purchase a farm on this esteemed river rarely come along. Sitting on 74 ± acres in northern Sumner County, this property has the kind of habitat that provides world-class Kansas whitetail and turkey hunting. With the Ninnescah River winding through the property, you get mature timber, natural travel corridors, water, and seclusion, all wrapped up with a comfortable home and improvements. This incredible farm has been a labor of love for nearly 40 years. The owner has taken a lot of joy in building and maintaining this property for decades!

The Ninnescah River & Recreation:

With half a mile of Ninnescah River frontage, the river is more than just a boundary line, it's the lifeblood of this farm. The river provides year-round water for wildlife, fertile soils for crops or food plots, and sandbar recreation for the family. From catching flathead catfish in the summer, to kayaking and camping on the sandbars, the river extends the usability of this property well beyond hunting season. Deer hunters know that river bottom habitat is the backbone of Kansas deer hunting. This type of farm is a natural funnel that pulls wildlife in and keeps them moving through the timber up and down the river.

Big Timber & Wildlife Habitat:

This tract boasts stretches of heavy timber along the Ninnescah! Mature hardwoods mixed with thick bedding cover create a sanctuary for wildlife. The deep timber pockets and secluded river bends give whitetails a sense of security, and the farm sets up beautifully for both bow and rifle hunters. There are natural pinch points along the river that would make dynamite stand locations. The combination of cover, water, and surrounding ag fields ensures deer spend time on this farm all year long.

Deer, Turkey, and Waterfowl Hunting:

The funnel this property creates is undeniable! With large blocks of timber to the east and west, the timber necks down on this tract which pinches the deer movement into a very huntable area. This neighborhood has long been known for producing big deer, and with neighboring crop ground providing destination food sources, this property sits right in the mix. Included in the sale is a deluxe, elevated blind known as the "Deer Hut". This elevated blind sits on the western side of the farm overlooking a tucked-in crop field right next to a big bedding area. In spring, turkeys flock to the timber roosts along the river, making it an excellent place to chase longbeards at daylight. The mix of mature trees, open crop ground, and lots of edges creates ideal strutting zones and calling setups. If you enjoy hunting ducks and geese, the river provides excellent waterfowl hunting in the winter when nearby lakes and ponds freeze up.

The Home & Improvements:

The 2,128 square foot Solitaire modular home, built in 1997, provides 4 bedrooms and 2.5 baths, making it suitable as either a permanent residence or a hunting lodge. The master set up is very nice with a walk-through closet, large bathroom, double sinks, walk-in shower and bathtub. A detached garage/shop gives you space for vehicles, tractors, UTVs, or hunting gear. With well water, septic, and utilities in place, the property is ready for immediate occupancy.

Access & Location:

Good county road access makes it easy to get to the farm, but once you're there, the river and timber create seclusion that feels miles away from the world. With Wellington, Derby, and Wichita all in close proximity, grocery stores, healthcare, and retail shops are not far away.

This is a true gem of a property. Hunt trophy whitetails and turkeys, fish and camp on the Ninnescah, or simply enjoy the peace of owning riverfront timber. Properties with this combination of big timber, river frontage, and a home are hard to come by anywhere in the state!

MORE INFO ONLINE:

L2realtyinc.com

Call or email the listing agent **Tyler Gentry** at **(316) 751-6528** or tgentry@L2realtyinc.com to set up your private showing. Create your land legacy!!

Property Highlights:

- 74± acres with Ninnescah River frontage
- Mature hardwood timber & thick bedding cover
- Trophy whitetail deer and turkey hunting
- Natural funnels and stand sites along the river
- Sandbars for fishing, camping, and family recreation
- Open tillable ground for crops or food plots
- 2,128 sq ft home (4 bedrooms, 2.5 baths, built 1997)
- Detached garage/shop for vehicles and equipment storage
- 8 minutes to Belle Plaine, KS
- 25 minutes to Derby, KS
- 25 minutes to Wellington, KS
- 35 minutes to Wichita, KS
- 2 hours, 15 minutes to Oklahoma City, OK

TERMS: Online bidding will open at 10 AM on October 1st, 2025 and live in-person bidding will begin at 6 PM on October 8th, 2025. In-person bidding will be held at the Belle Plaine Community Center at 528 N Merchant St, Belle Plaine, Kansas 67013. Download our app “L2 Realty Auctions” or go to <https://l2realtyinc.bidwrangler.com/ui> to stay updated and place bids. Bidding will be conducted online and in-person. There will be a 10% buyer’s 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.

These properties are selling subject to a reserve. Bids submitted shall be “firm bids” available for sellers acceptance and without contingencies. Bids will be for total purchase price, not by the acre. 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 the final bid plus 10% buyer’s premium. 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 money deposit in the amount of 10% of the final sale price will be tendered to Security 1st Title 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 November 15th, 2025 at where time 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.



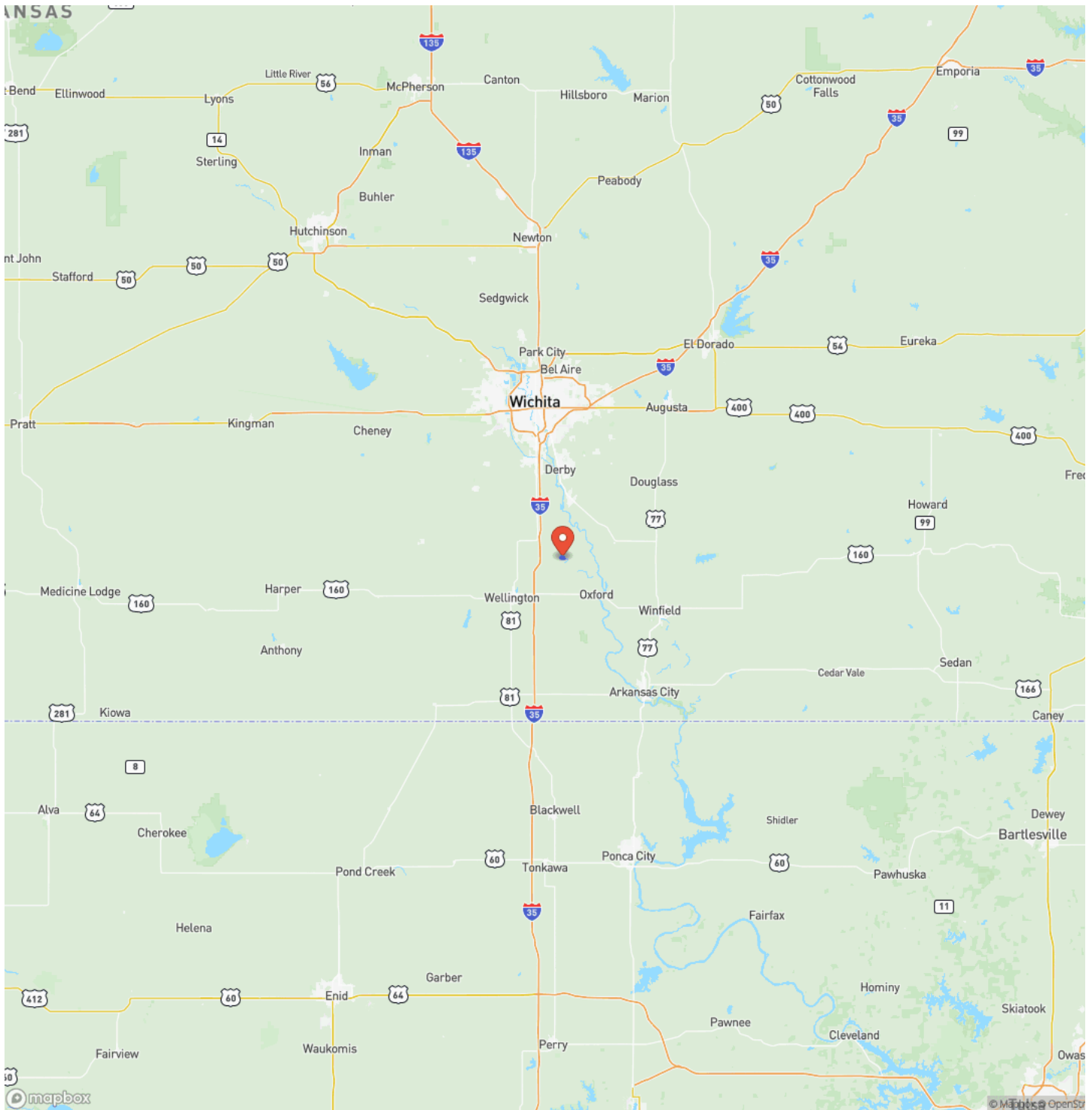
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Locator Map



Locator Map



Satellite Map



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 blank 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.



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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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