

Hillsdale Ranch 262
25987 W 215th Street
Spring Hill, KS 66083

\$4,750,000
262± Acres
Miami County



MORE INFO ONLINE:
greatplainslandcompany.com

Hillsdale Ranch 262
Spring Hill, KS / Miami County

SUMMARY

Address

25987 W 215th Street

City, State Zip

Spring Hill, KS 66083

County

Miami County

Type

Hunting Land, Ranches, Recreational Land, Residential Property, Undeveloped Land, Timberland, Horse Property, Single Family, Lot, Farms

Latitude / Longitude

38.729759 / -94.878514

Taxes (Annually)

2085

Dwelling Square Feet

2226

Bedrooms / Bathrooms

2 / 1

Acreage

262

Price

\$4,750,000

Property Website

<https://greatplainslandcompany.com/detail/hillsdale-ranch-262-miami-kansas/35550/>



Hillsdale Ranch 262 Spring Hill, KS / Miami County

PROPERTY DESCRIPTION

The Hillsdale Ranch is a Johnson/Miami county borderline property awaiting new opportunities amid its picturesque 262+/- acres!

Located in the hottest growth funnels S of the KC metro & residing in the award-winning Spring Hill school district, the options are plentiful for this property! Spring Hill lies directly to the east, Gardner/Edgerton are just minutes away to the NW & Olathe is just a quick sprint north up hwy 169. The ranch's NW corner is framed by the intersection of 215th & Cedar Niles.

Blacktop spans over ~3500' N/S/E/W along the property for unlimited access options & rural water lines parallel the streets in both directions. Up the road to the E of the main entrance is an additional easement for access to the NE corner for even more blacktop accessibility! Quick commutes & just minutes from school, Sycamore Ridge golf course, BBQ, grocery, QT make this a win-win for future investment! The newly developed Sunrise at Timber Ridge residential development sits directly across the street from the ranch's N boundary line, proving residential development demand in the immediate area!

The terrain is diverse, but productive native grass pastures span the majority of the land and is hayed annually. Privately stocked ponds full of largemouth bass, crappie, a variety of other sunfish, a retention pond, oak-filled draws & hilltops ripe with future building sites also are some of the other attributes the property holds. Reclamation of additional pasture is currently in the works with active scrub & cedar removal.

Broad recreation opportunities exist as this property connects to the Corp of Engineers property and runs all the way to Hillsdale Lake. Hillsdale Lake offers miles of horse-back riding trails, fishing, boating, hunting, camping and a full-service marina. Previously managed big game harvests & the natural state of the surrounding properties supports all the habitat needs for monster drop-tine whitetail bucks! Hunting opportunities exist for: waterfowl, small game, turkey, quail, varmint & whitetail deer.

Nestled into a mature windbreak, a turn of the century farmhouse & outbuildings anchor the end of the meandering driveway. Perfect for a rustic hunting lodge. Mature apple, cherry & pear tree scattered around the yard. Farm income is generated from hay production, but hunting leases, rental income, harvestable timber, natural gas, or residential development all are other potential viable options.

Don't miss the chance to own one of the last large tracts in the area!

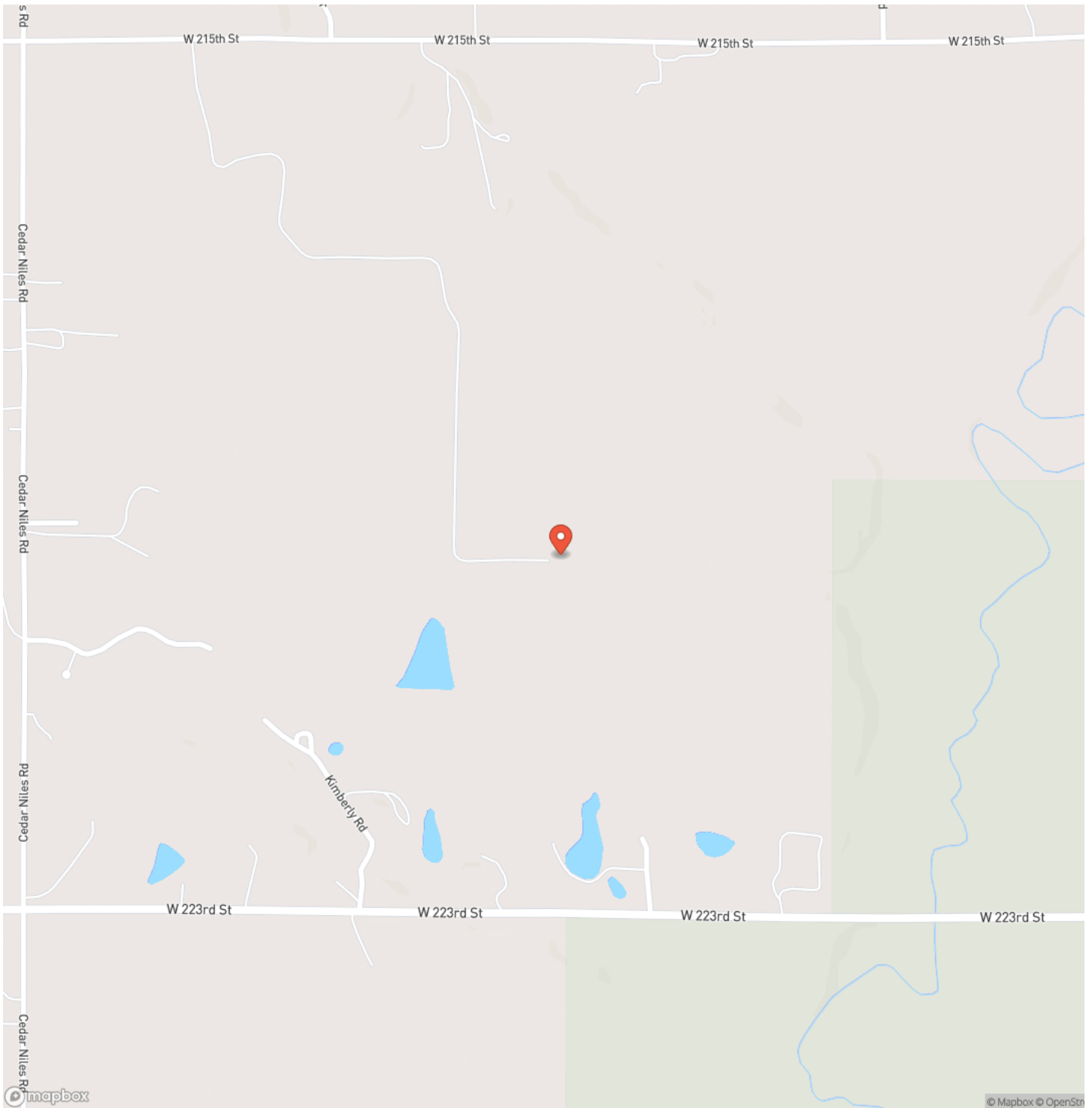
*Acres reported were acquired from County record are assumed accurate, but BUYER responsible for confirming all public records prior to purchase. Corp of Engineer boundary markers are staked inside the existing fence boundary on the SE corner. Two natural gas wells currently on the property. One of which supplies gas to the existing home.



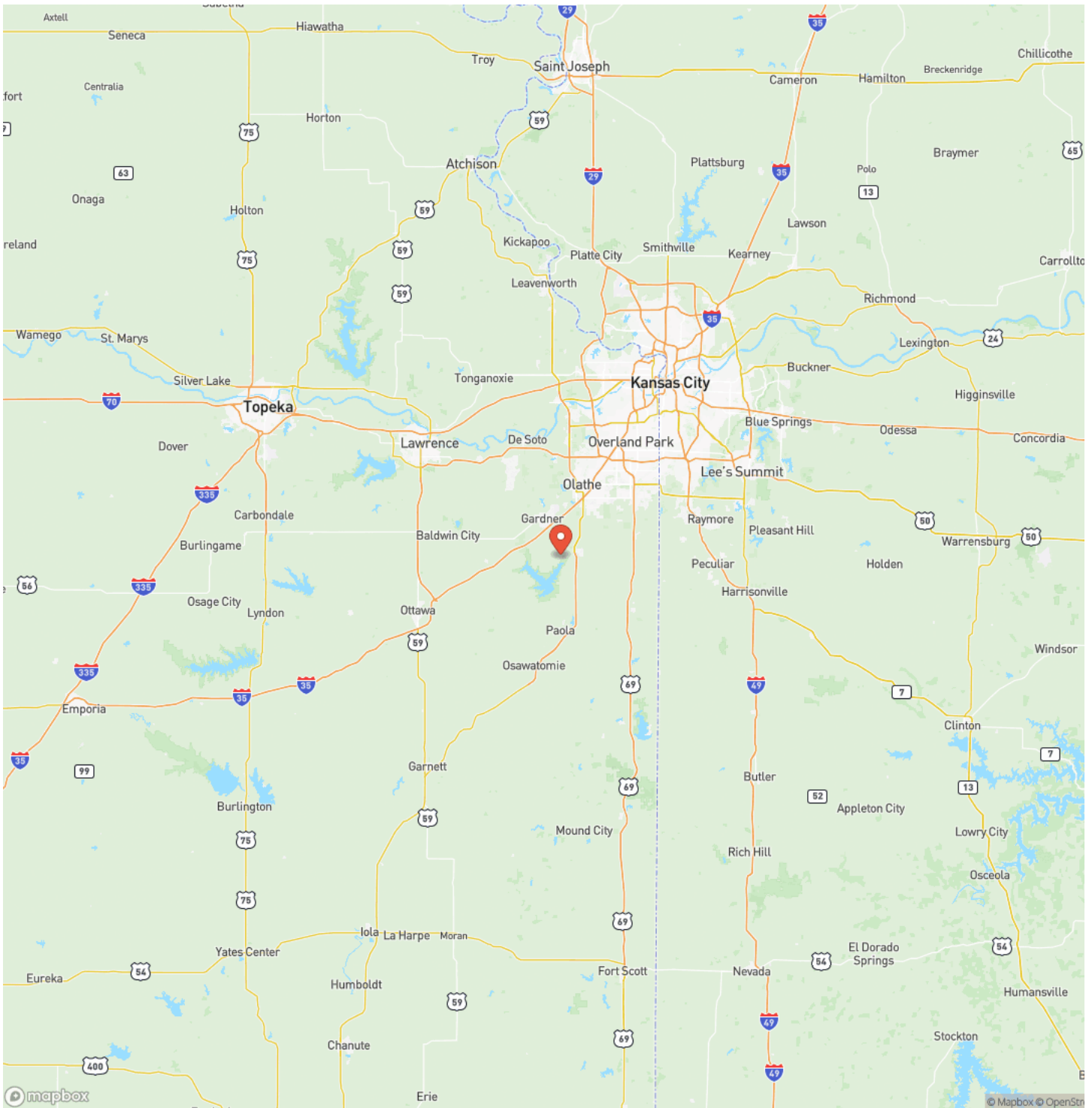
Hillsdale Ranch 262
Spring Hill, KS / Miami County



Locator Map



Locator Map



Satellite Map



Hillsdale Ranch 262
Spring Hill, KS / Miami County

LISTING REPRESENTATIVE
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NOTES

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.



GREAT PLAINS

LAND CO

MORE INFO ONLINE:

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