

Silverdale Country Home on Acreage
14711 296th Rd
Arkansas City, KS 67005

\$499,000
41.7± Acres
Cowley County



Silverdale Country Home on Acreage

Arkansas City, KS / Cowley County

SUMMARY

Address

14711 296th Rd null

City, State Zip

Arkansas City, KS 67005

County

Cowley County

Type

Hunting Land, Recreational Land, Residential Property, Single Family

Latitude / Longitude

37.046 / -96.9

Dwelling Square Feet

4,588

Bedrooms / Bathrooms

4 / 4

Acreage

41.7

Price

\$499,000

Property Website

<https://arrowheadlandcompany.com/property/silverdale-country-home-on-acreage/cowley/kansas/110165/>



Silverdale Country Home on Acreage Arkansas City, KS / Cowley County

PROPERTY DESCRIPTION

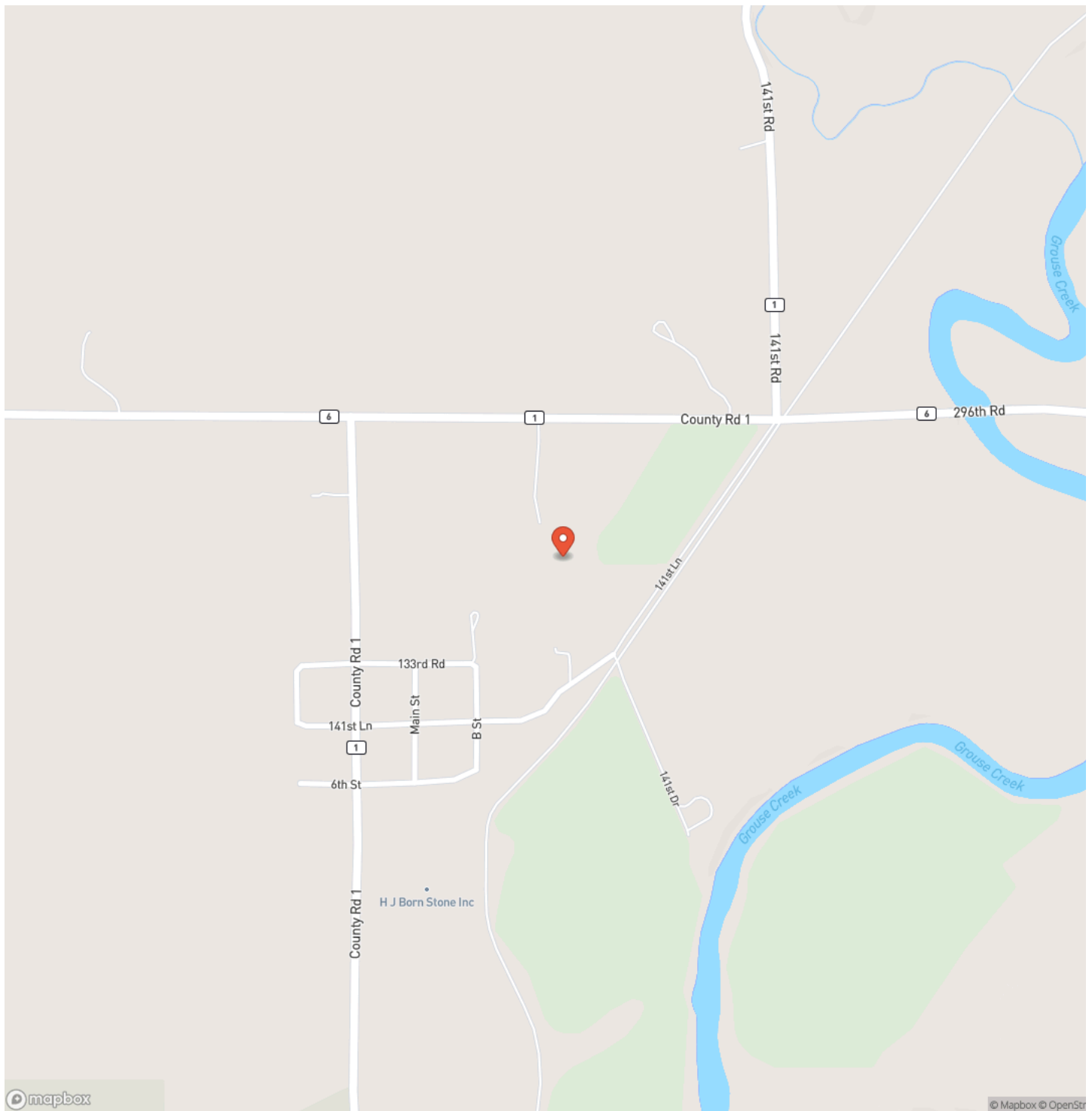
Located on 41.7+/- acres just east of Arkansas City, Kansas, this 4-bedroom, 4-bathroom home offers the country living and recreational opportunities that many buyers are searching for! With 2,294+/- square feet of living space, the home is well-suited for a full-time residence, weekend retreat, or family property with room to enjoy the outdoors. The home features a large kitchen with an island and ample cabinet space, making it ideal for daily living and entertaining. Two separate living rooms provide plenty of room for family gatherings, guests, or simply spreading out and enjoying the home. The walkout basement offers an open layout with additional living space and numerous possibilities to fit your needs. Throughout the home, the attractive stonework adds character and appeal. Two fireplaces create a warm and inviting atmosphere during the colder months. Large windows provide excellent views of the surrounding acreage and allow natural light to fill the home. Outside, the well-maintained yard transitions into rolling terrain that creates both privacy and outstanding views in every direction. One of the property's standout features is the ability to watch the sunrise from the back porch and the sunset from the front porch. The recreational value of this property is immediately apparent. A pond, feeder, and hunting blind sit directly west of the home, providing convenient access to wildlife activity. The acreage consists of a strong mix of mature timber, cedar cover, and natural travel corridors that whitetails and other wildlife use regularly. Numerous deer were observed during a recent property visit, further highlighting the hunting potential. Whether your goal is enjoying the outdoors, hunting close to home, or simply owning a country property with room to roam, this tract offers a combination of features that is becoming increasingly difficult to find. Conveniently located just 8+/- miles east of Arkansas City, 22+/- miles southeast of Winfield, and approximately 70+/- miles southeast of Wichita, this property offers the benefits of rural living while remaining within a reasonable drive of everyday necessities. If you've been looking for a property that combines a spacious home, attractive acreage, wildlife opportunities, and a great location, this one deserves a look. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Drew Palmer at [\(620\) 660-2355](tel:6206602355).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

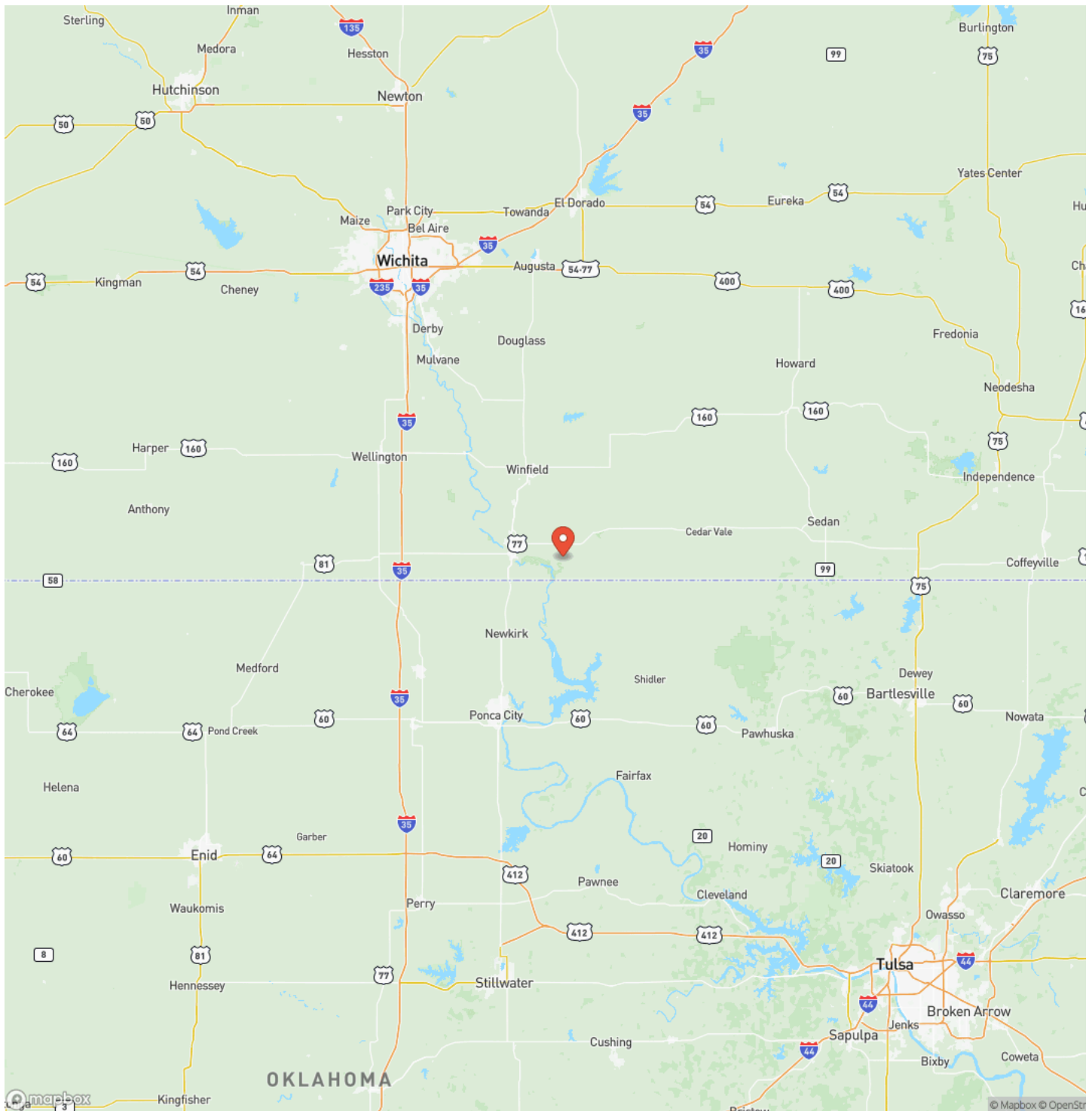
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Arkansas City, KS / Cowley County



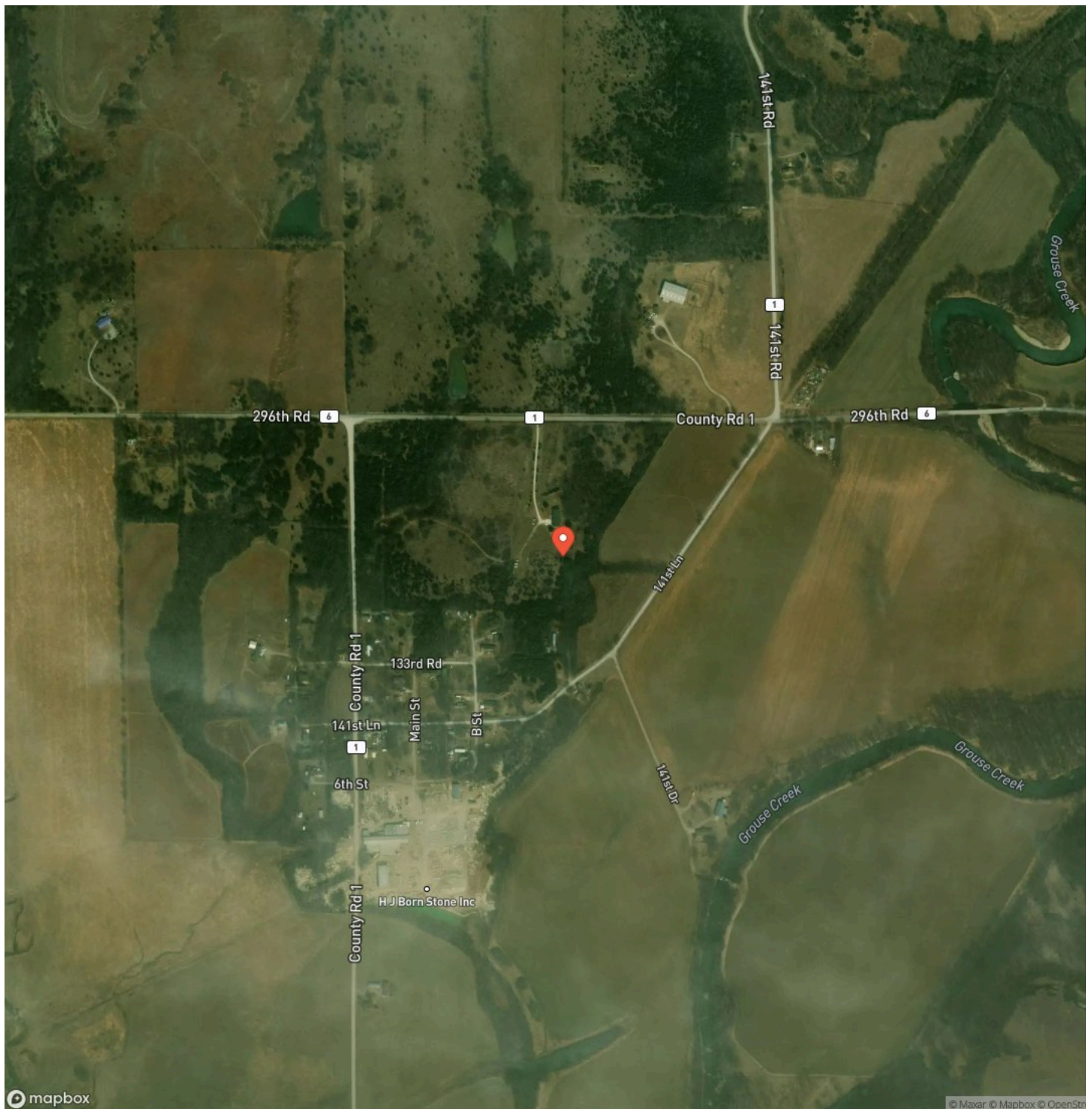
Locator Map



Locator Map



Satellite Map



Silverdale Country Home on Acreage
Arkansas City, KS / Cowley County

LISTING REPRESENTATIVE

For more information contact:



Representative

Drew Palmer

Mobile

(620) 660-2355

Email

drew.palmer@arrowheadlandcompany.com

Address

City / State / Zip

Kaw City, OK 74641

NOTES

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This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



<https://arrowheadlandcompany.com/>

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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