

**Country Living with Multiple Buildings**  
24519 141st Rd  
Winfield, KS 67156

**\$499,999**  
34.77± Acres  
Cowley County



## Country Living with Multiple Buildings Winfield, KS / Cowley County

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### SUMMARY

**Address**

24519 141st Rd

**City, State Zip**

Winfield, KS 67156

**County**

Cowley County

**Type**

Single Family, Ranches, Recreational Land, Residential Property

**Latitude / Longitude**

37.1348 / -96.9009

**Dwelling Square Feet**

4,160

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

34.77

**Price**

\$499,999

**Property Website**

<https://arrowheadlandcompany.com/property/country-living-with-multiple-buildings/cowley/kansas/103281/>



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### **PROPERTY DESCRIPTION**

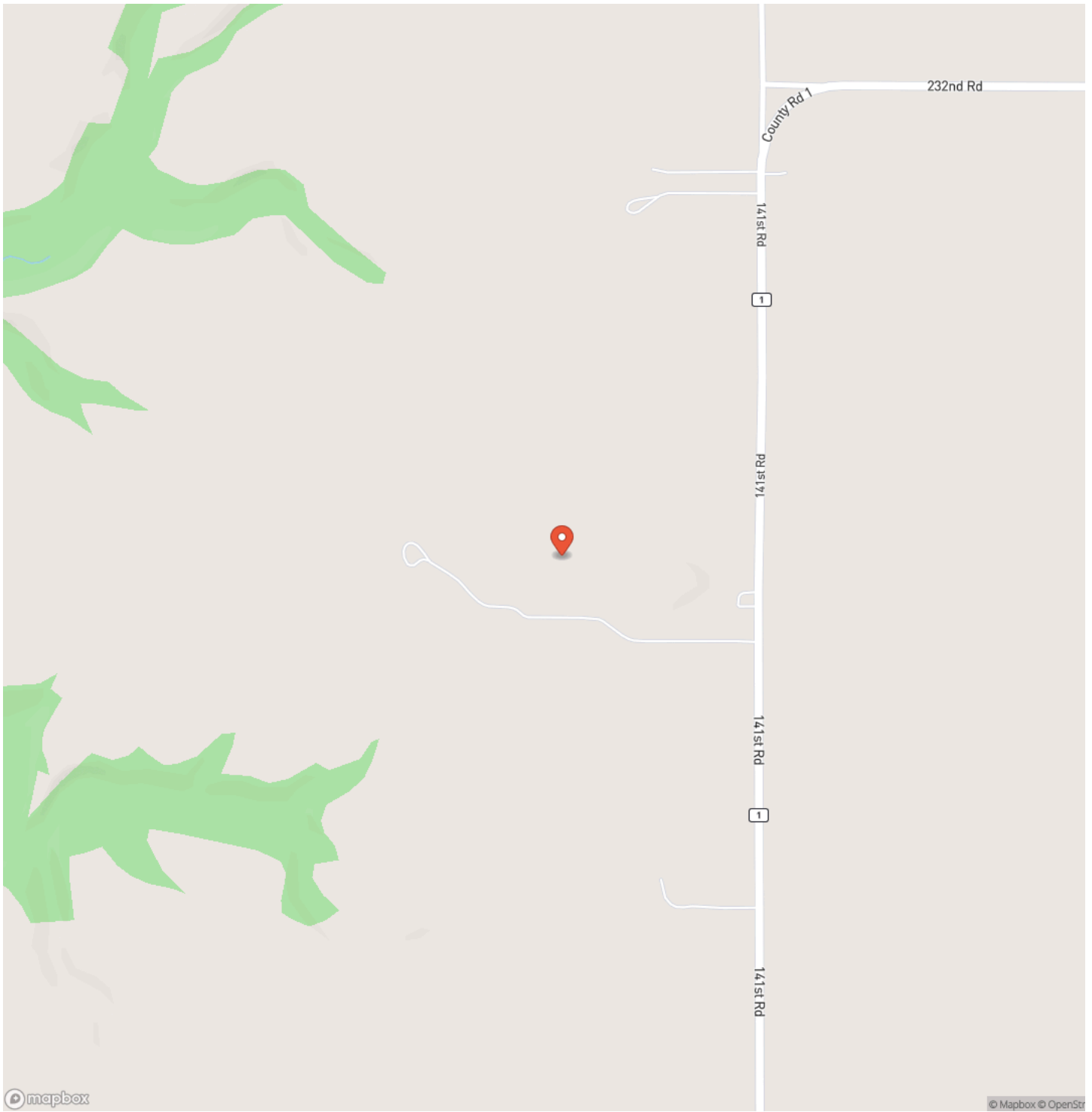
This 34.77+/- acre property in Cowley County offers a well-rounded setup with two manufactured homes, shops, and quality acreage suited for a variety of uses! Whether you are looking for a country residence, multi-family setup, or a place to run livestock and enjoy the outdoors, this property checks all the boxes! A long gravel driveway lined with mature trees welcomes you in and leads to the heart of the property. The main house features 3 bedrooms and 2 bathrooms with a beautiful interior, a spacious living room, and a large kitchen that makes it ideal for everyday living or entertaining. A sunroom overlooks the in-ground pool, creating a perfect spot to relax year-round. A connected garage adds convenience and functionality. Just east of the main house sits a large shop building with three automatic garage doors. The lower level offers ample space for equipment, vehicles, or a workshop, while the upper level provides excellent storage. Nearby, the second home adds even more flexibility for guests, rental income, or extended family. Behind that home is an additional shop with even more room for equipment and storage. An in-ground storm shelter is centrally located between the buildings for peace of mind. The improvements are set on a beautiful 34.77+/- acres with cross fencing already in place, making it ready for livestock. A pond within the fenced area adds to the functionality and appeal. The surrounding timber provides excellent habitat for whitetail deer and small game, offering solid hunting opportunities right out your back door. Conveniently located just 13+/- miles northeast of Arkansas City and 15+/- miles southeast of Winfield, this property offers the perfect balance of country living with easy access to nearby towns. Properties with this combination of homes, shops, acreage, and recreational appeal do not come along often! 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.

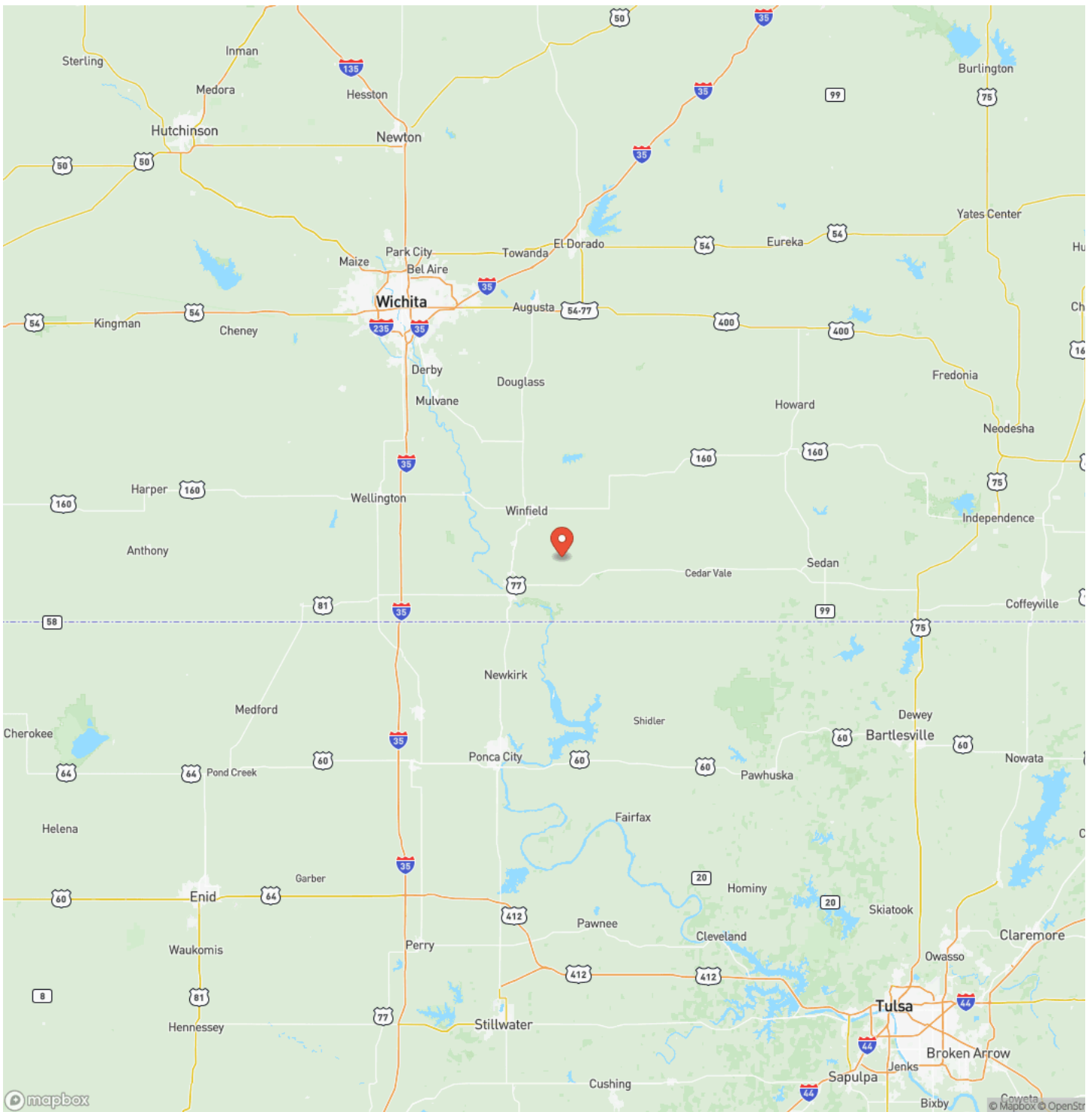
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Winfield, KS / Cowley County



## Locator Map



# 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.

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