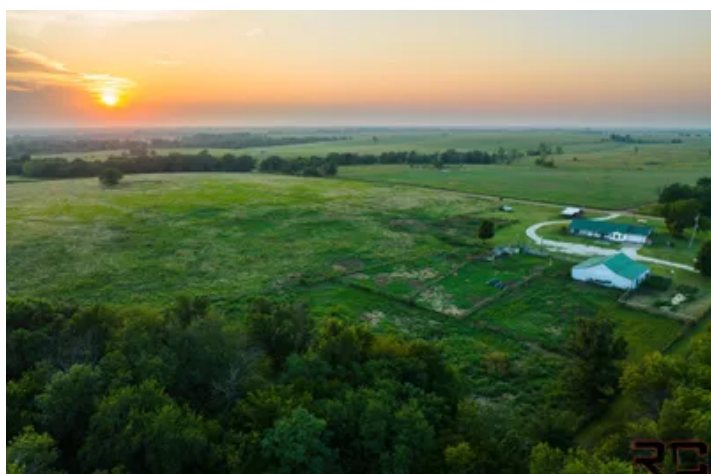


**36.6 Acres Of Country Living For Sale In Butler County,
KS**
13275 SE Grove Rd
Leon, KS 67074

\$450,000
36.600± Acres
Butler County



36.6 Acres Of Country Living For Sale In Butler County, KS Leon, KS / Butler County

SUMMARY

Address

13275 SE Grove Rd

City, State Zip

Leon, KS 67074

County

Butler County

Type

Farms, Residential Property, Horse Property

Latitude / Longitude

37.631588 / -96.693452

Dwelling Square Feet

2198

Bedrooms / Bathrooms

3 / 2

Acreage

36.600

Price

\$450,000

Property Website

<https://redcedarland.com/detail/36-6-acres-of-country-living-for-sale-in-butler-county-ks-butler-kansas/61681/>



36.6 Acres Of Country Living For Sale In Butler County, KS Leon, KS / Butler County

PROPERTY DESCRIPTION

Have you ever dreamed of living in the country? Or having a small acreage farm that offers everything for the family to enjoy? This 36.6 Acres located just East of Wichita and only 2 miles south of Highway 400 offers it all. The home is a 2198 Sq. Ft berm home, this construction offers superior protection from severe weather along with making the home incredibly energy efficient. The home has an open concept living kitchen and dining area with views out to the farm. The kitchen has custom cabinets and all new appliances that stay with the home. One feature of the home that is a big advantage is the amount of storage and extra wide hallways. Anyone who has moved furniture will tell you how having that extra space makes life way easier. The master bedroom is on the far end of the home and has a separate exit to the front porch, you could easily have a hot tub right outside your master suite and enjoy the beautiful Flint Hills sunsets from while relaxing. The master bath is huge and has a large walk in shower. Two additional bedrooms round out the living space, and the additional bathroom has been updated with tile in the shower and new vanity. A large laundry room leads to the utility room, small office and utility room. The home has updated plumbing and an on demand hot water system. When it comes to a home being low cost to maintain and own these small details matter.

The farm is diverse, from cattle and horses to hunting you can do it all. There is full perimeter fencing along with interior fence to separate the timber area. Being set up with 3 large pipe pens by the shop is a huge infrastructure advantage. Cattle can be brought up and held in the pens then ran into the existing tub, alley and squeeze chute. A load out is strategically placed for ease of moving livestock, automatic waterers are in the pens as well. Finding a complete setup for cattle is a huge advantage, whether you are new to cattle or experienced having a set up that works well saves the operator tons of headaches. The barn is 48x36 and has horse stalls leading to the pipe pens. Inside the barn has concrete floors, electricity and plenty of space, there is even a chicken coop set up and ready to go. Out in the pasture you'll find good grass, warm and cool season grass makes this pack a punch for year round grazing. The rolling topography of the farm makes this place feel bigger than a 40 and offers some incredible views of the surrounding hills. Running from east to west there is a wet weather creek, there is even a small waterfall as the water is running. This creek is lined with huge mature oak trees, these are going to be definite food sources for the wildlife in the area. The two timber pockets connect the hills to the east to Hickory Creek and are sure to be good travel corridors for the deer and turkeys. While on the farm we also saw a covey of quail, and the population in the area is very strong.

Finding a small acreage farm with so many attributes is hard to find anymore. Having a nice home and a full set up to run livestock is a huge advantage when purchasing a farm. Add to that the impressive views, quietness and recreational side of this farm you won't want to miss out on this opportunity. Contact Kale Kitterman at [620-249-3882](tel:620-249-3882) or Wes Kunath at [620-216-0446](tel:620-216-0446) to schedule a showing.

-30 min to the east side of Wichita

-Fully fenced with pipe catch pens, alley, tub and chute

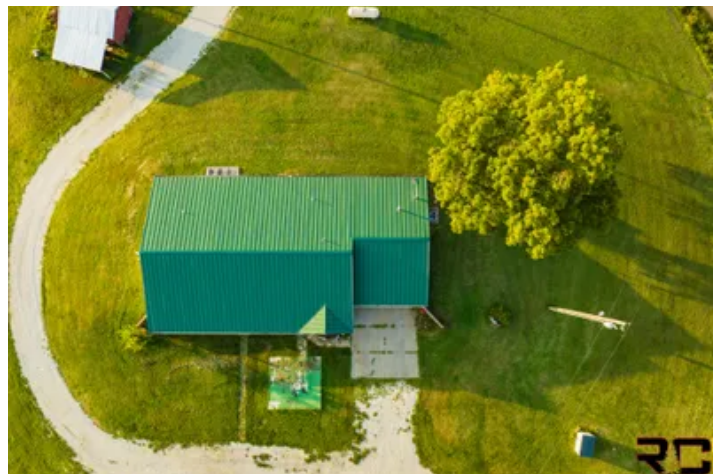
-Hunting opportunities

-Well maintained home

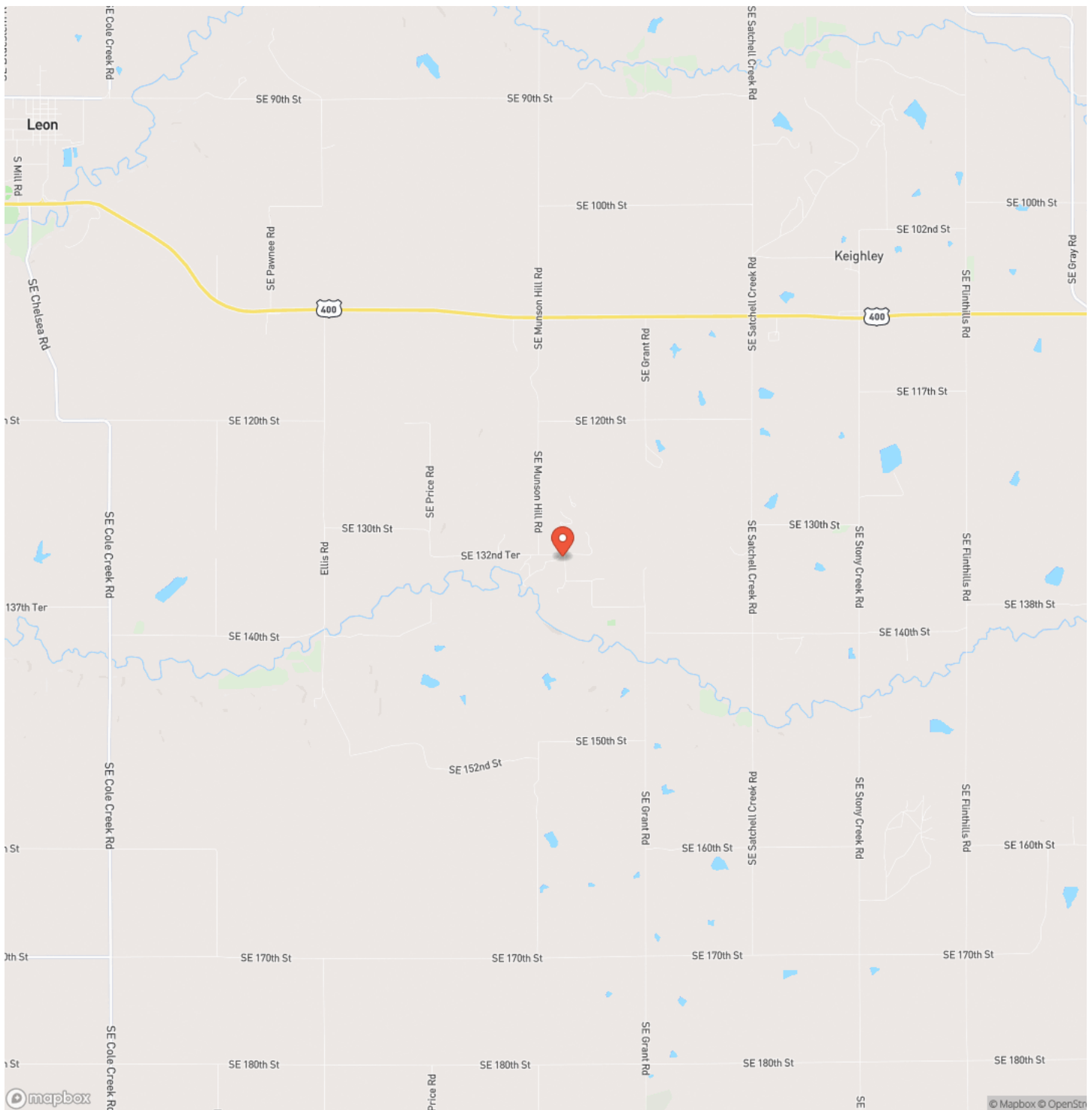
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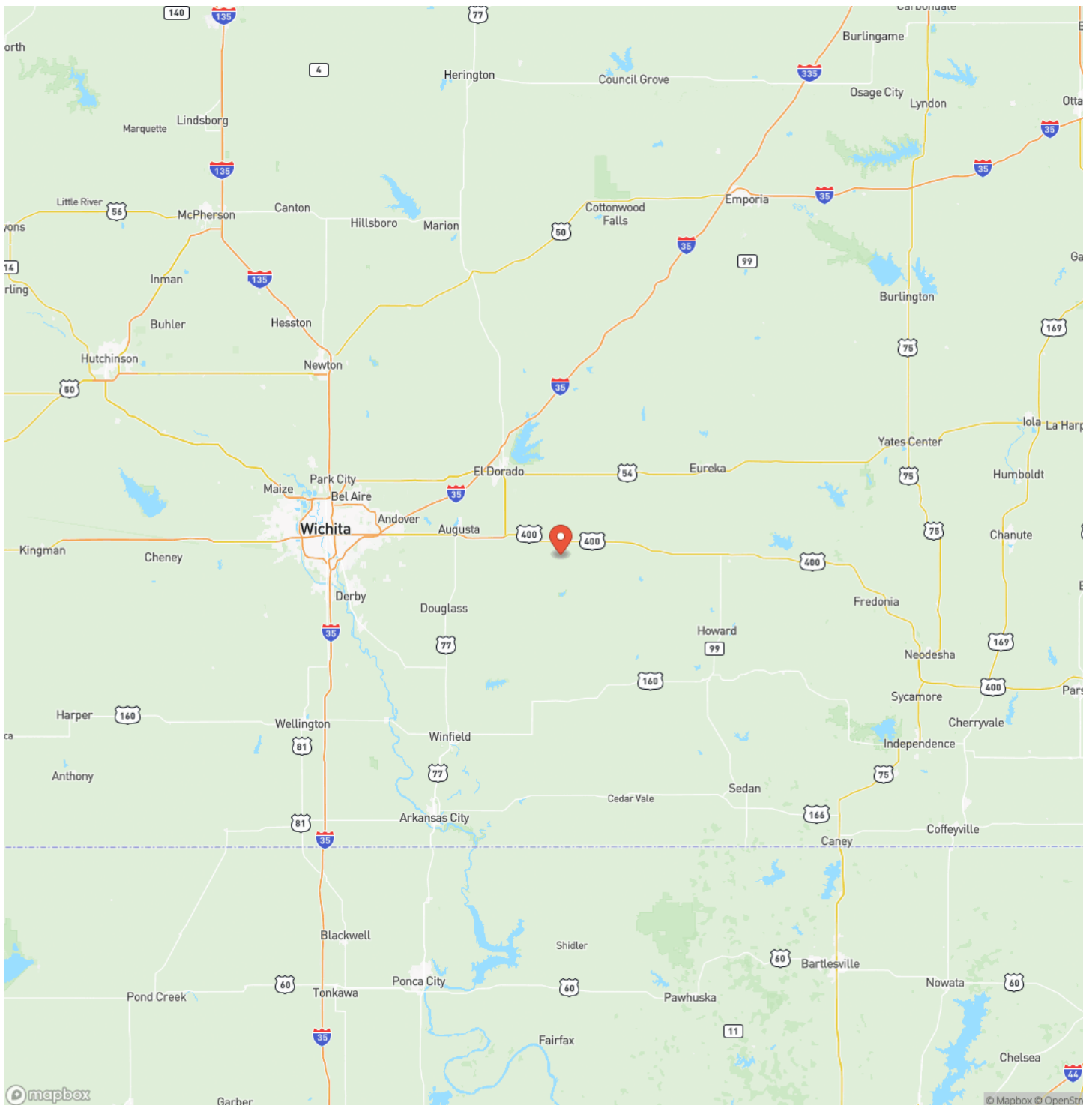
36.6 Acres Of Country Living For Sale In Butler County, KS
Leon, KS / Butler County



Locator Map



Locator Map



MORE INFO ONLINE:

redcedarland.com

Satellite Map



MORE INFO ONLINE:

redcedarland.com

36.6 Acres Of Country Living For Sale In Butler County, KS Leon, KS / Butler County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kale Kitterman

Mobile

(620) 249-3882

Email

kale@redcedarland.com

Address

1700 W 4th

City / State / Zip

Oswego, KS 67356

NOTES

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MORE INFO ONLINE:

redcedarland.com

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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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