

**East Pratt Rural Homestead**  
40050 NE 10th St  
Pratt, KS 67124

**\$599,000**  
39.2± Acres  
Pratt County



**East Pratt Rural Homestead**  
**Pratt, KS / Pratt County**

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**SUMMARY**

**Address**

40050 NE 10th St

**City, State Zip**

Pratt, KS 67124

**County**

Pratt County

**Type**

Hunting Land, Recreational Land, Residential Property, Single Family

**Latitude / Longitude**

37.6616 / -98.6607

**Dwelling Square Feet**

3,200

**Bedrooms / Bathrooms**

5 / 3

**Acreage**

39.2

**Price**

\$599,000

**Property Website**

<https://arrowheadlandcompany.com/property/east-pratt-rural-homestead/pratt/kansas/103896/>



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### **PROPERTY DESCRIPTION**

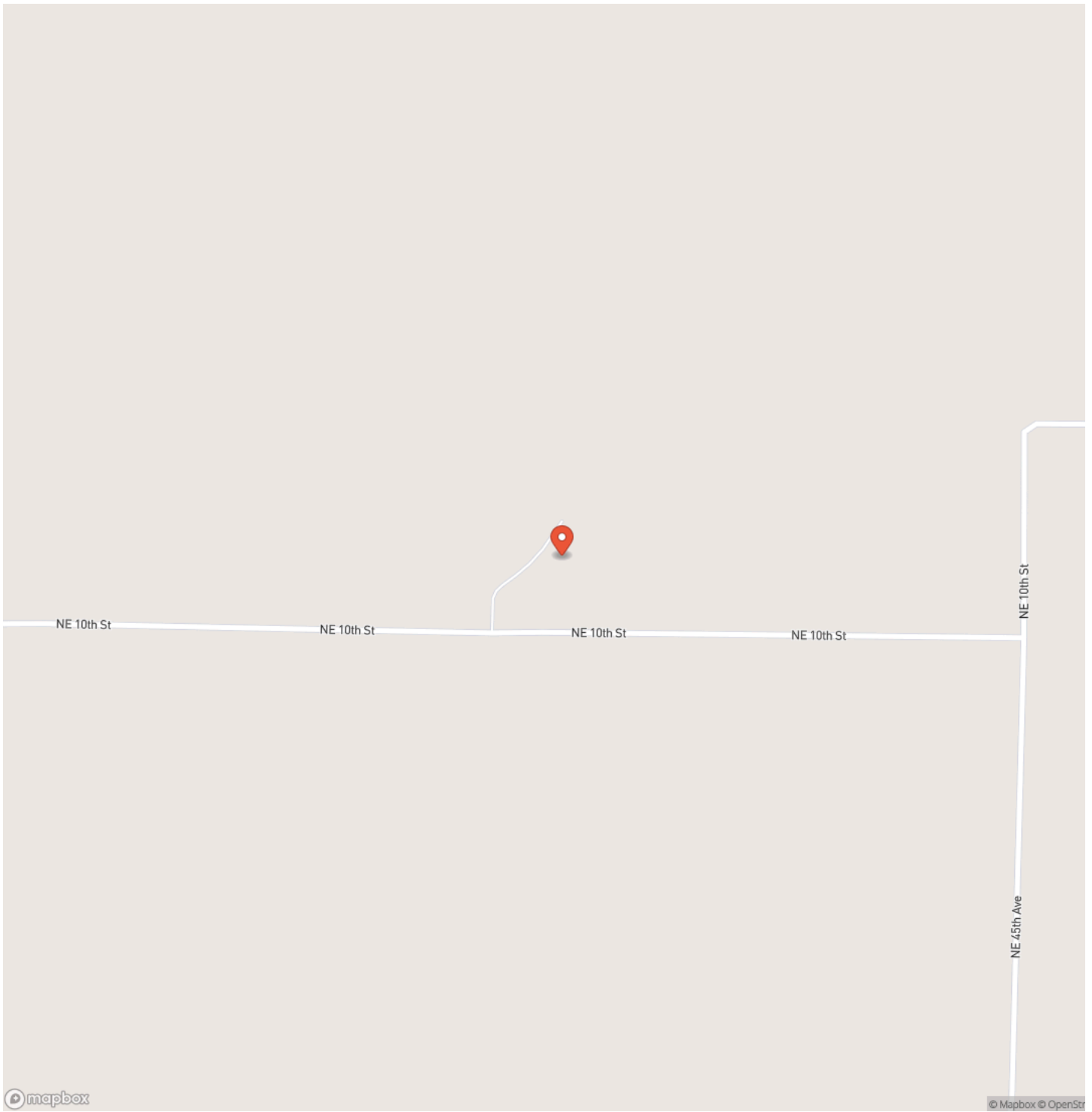
Take a look at this 39.2 +/- acres in Pratt County, Kansas; a kind of property many envision as their forever home! The 3,200 +/- square foot home offers five bedrooms and three bathrooms, providing ample space to grow, gather, and truly enjoy the land. Thoughtful updates completed within the past five years add a touch of modern charm while preserving its warm, inviting character. Step out onto the back deck and take in sweeping views of the property! Mornings here are something special with turkeys gobbling from the roost, deer moving quietly through the trees, and quail calling across the grass. A seasonal creek winds through the property, naturally directing water away from the home while creating a well-used travel corridor for wildlife. The land itself reflects careful stewardship. Tree clearing and a native wildflower restoration project have enhanced both the beauty and functionality of the property, creating ideal conditions to support and sustain wildlife. It's clear that this ground has been managed with intention, and the pride of ownership shows in every detail. For its size, the hunting potential is exceptional! Deer regularly travel along the creek, and the mix of upland birds and turkeys adds to the appeal. Surrounded by a blend of agricultural fields and timber, the property provides excellent bedding cover through native grasses and forbs, making it a natural sanctuary for wildlife. Located just 5 +/- miles from Pratt, you'll enjoy the convenience of town amenities while maintaining the peace and privacy of country living. If you've been searching for a place where comfort meets the outdoors, with wildlife right outside your back door, this property is definitely worth checking out! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Abe Peters at [\(620\) 388-4900](tel:6203884900). 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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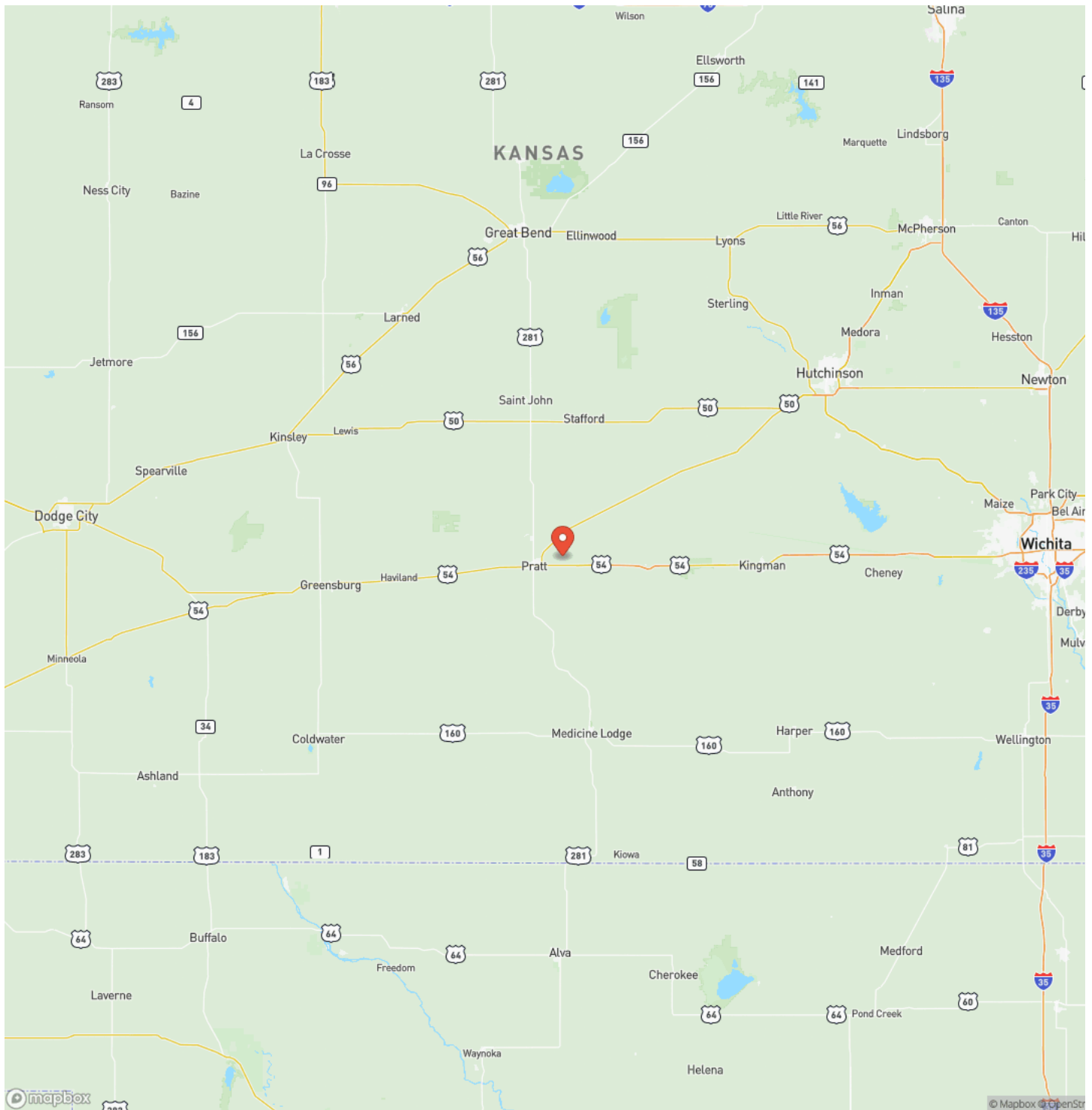
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## Locator Map



# Locator Map



## Satellite Map







## **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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