

**Hunting Camp Rental Opportunity**  
202 Broadway Ave.  
Burdett, KS 67523

**\$82,500**  
1.66± Acres  
Pawnee County



## Hunting Camp Rental Opportunity Burdett, KS / Pawnee County

### SUMMARY

**Address**

202 Broadway Ave.

**City, State Zip**

Burdett, KS 67523

**County**

Pawnee County

**Type**

Single Family, Residential Property

**Latitude / Longitude**

38.189053 / -99.527751

**Dwelling Square Feet**

1,300

**Bedrooms / Bathrooms**

4 / 3

**Acreage**

1.66

**Price**

\$82,500

**Property Website**

<https://arrowheadlandcompany.com/property/hunting-camp-rental-opportunity/pawnee/kansas/88456/>



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### **PROPERTY DESCRIPTION**

This 1,300 +/- square foot home in Burdett, Kansas, offers both comfortable living and proven income potential! Located in Pawnee County, the 1 ½ story house includes four bedrooms and three bathrooms, with space to sleep up to ten people. It comes fully furnished and is currently used as seasonal hunting housing, bringing in around \$6,000 annually through weekly leases during hunting season. The floor plan provides plenty of room for guests or family, with a functional layout and all essentials already in place. The home is equipped with a furnace, central air conditioning, and a hot water heater, making it ready for year-round living. A two-car detached garage adds storage and parking convenience. Annual property taxes are only \$491.46, keeping ownership costs low. Whether you are looking for an investment property with steady seasonal income or a move-in-ready home in a quiet small-town setting, this property offers both value and flexibility. 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 [\(419\) 236-6705](tel:(419)236-6705).

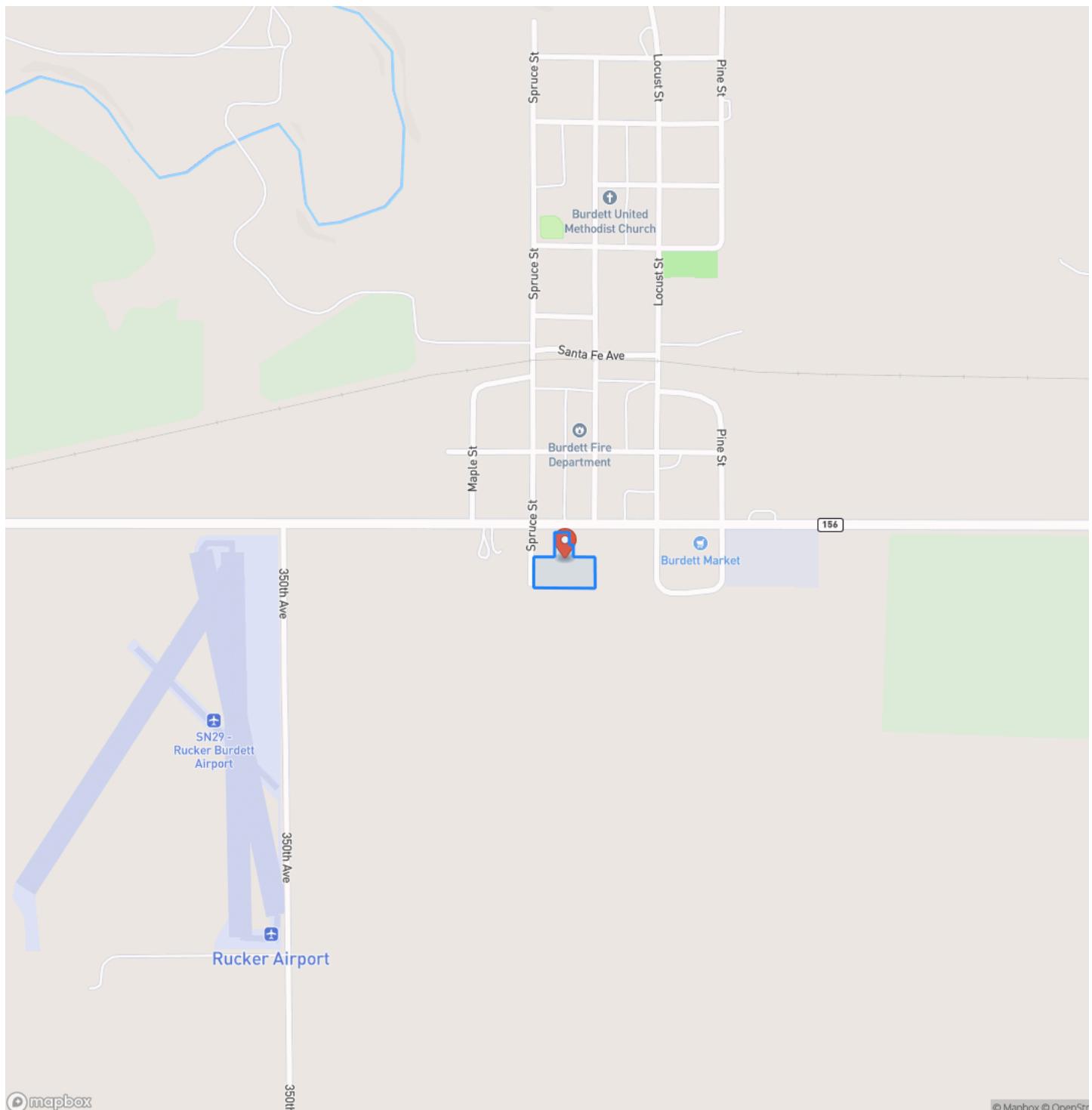
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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

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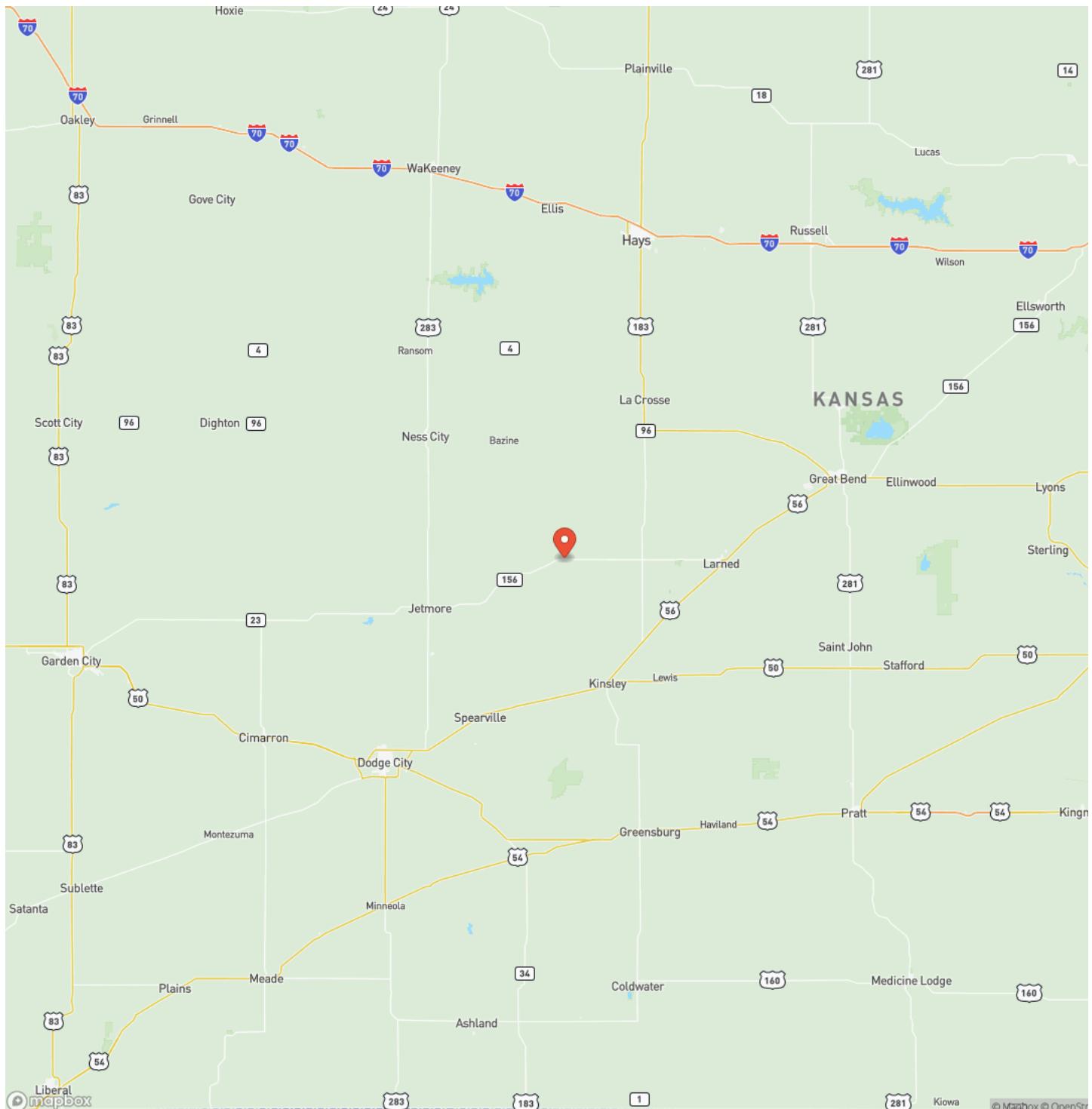
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## Locator Map



## Hunting Camp Rental Opportunity Burdett, KS / Pawnee County

## Locator Map



**Hunting Camp Rental Opportunity**  
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## Satellite Map



## **Hunting Camp Rental Opportunity Burdett, KS / Pawnee County**

## **LISTING REPRESENTATIVE**

**For more information contact:**



## Representative

Abe Peters

## Mobile

(419) 236-6705

## Email

abe.peters@arrowheadlandcompany.com

## Address

**City / State / Zip**

Pratt, KS 67124

## **NOTES**



## NOTES



**ARROWHEAD  
LAND COMPANY**

## **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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