

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

\$540,000
39.2± Acres
Pratt County



East Pratt Rural Homestead

Pratt, KS / Pratt County

SUMMARY

Address

40050 NE 10th St null

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

\$540,000

Property Website

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

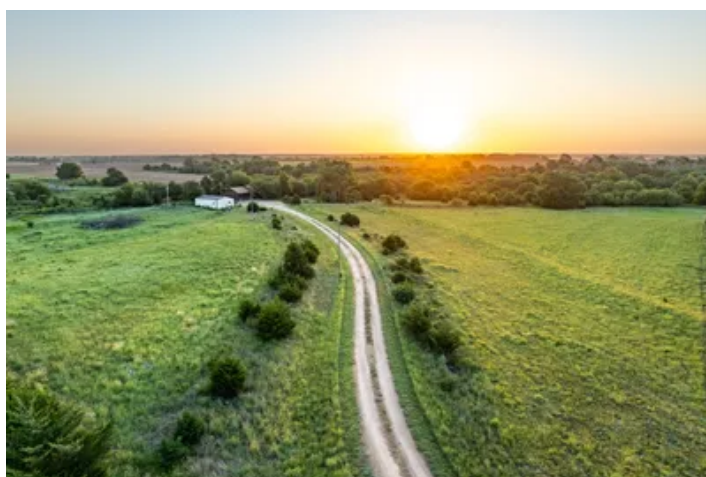


PROPERTY DESCRIPTION

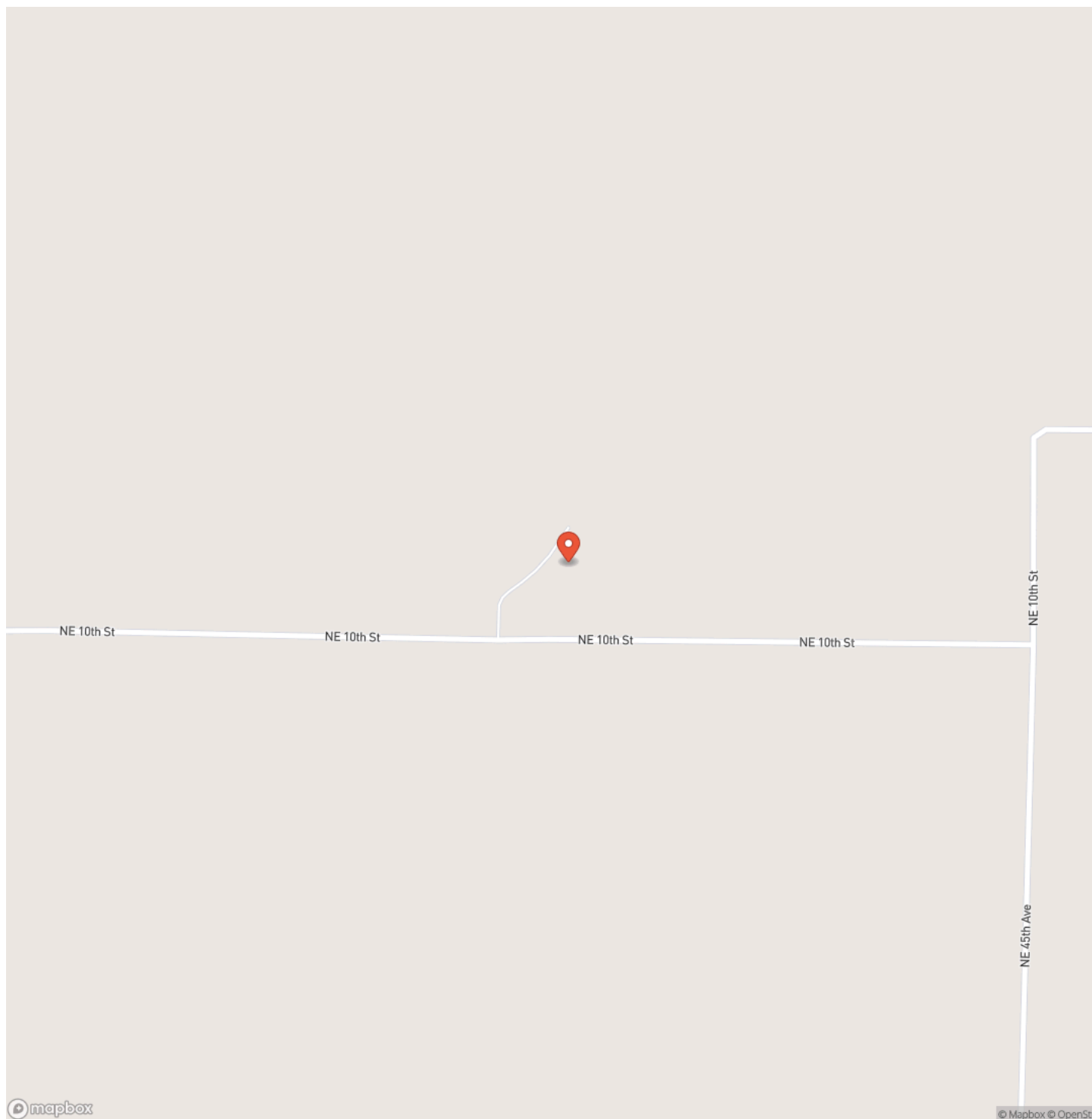
If you have been looking to see what true country living is like, don't look past this beautiful 39.2+/- acre property in Pratt County! Tucked away in a peaceful setting just minutes from town, this property combines a spacious home with exceptional wildlife habitat, creating a place where everyday life naturally slows down. The 3,200+/- square foot home features five bedrooms and three bathrooms, offering plenty of space for family, friends, or weekend guests. Recent updates completed within the past five years provide modern comfort while preserving the home's welcoming character. A new roof has been installed on both the home and the shop, providing added value and peace of mind for the next owner. From the back deck, you'll have a front-row seat to the changing seasons, whether it's deer slipping through the trees, turkeys crossing the yard at first light, or colorful Kansas sunsets stretching across the horizon. A seasonal creek meanders through the property, serving as both a scenic feature and a natural wildlife corridor. Deer frequently travel its banks, while the combination of timber, native grasses, and restored wildflower habitat creates excellent cover for turkeys, quail, and other wildlife. Selective tree clearing and habitat improvements reflect the care that's been invested in the land, resulting in a property that is as enjoyable to own as it is to explore. Whether you're an avid outdoorsman or simply someone who appreciates the peace that comes with living in the country, this property offers something special. Enjoy the privacy of acreage without sacrificing convenience, as Pratt is only 5+/- miles away for shopping, schools, dining, and everyday essentials. If you've been looking for a home where you can watch wildlife from the porch, spend your evenings outdoors, and enjoy the space and freedom that come with country living, this Pratt County property is one you'll want to experience in person! This property could also be purchased as 11+/- acres with the home, or 28+/- acres of vacant hunting land. 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.

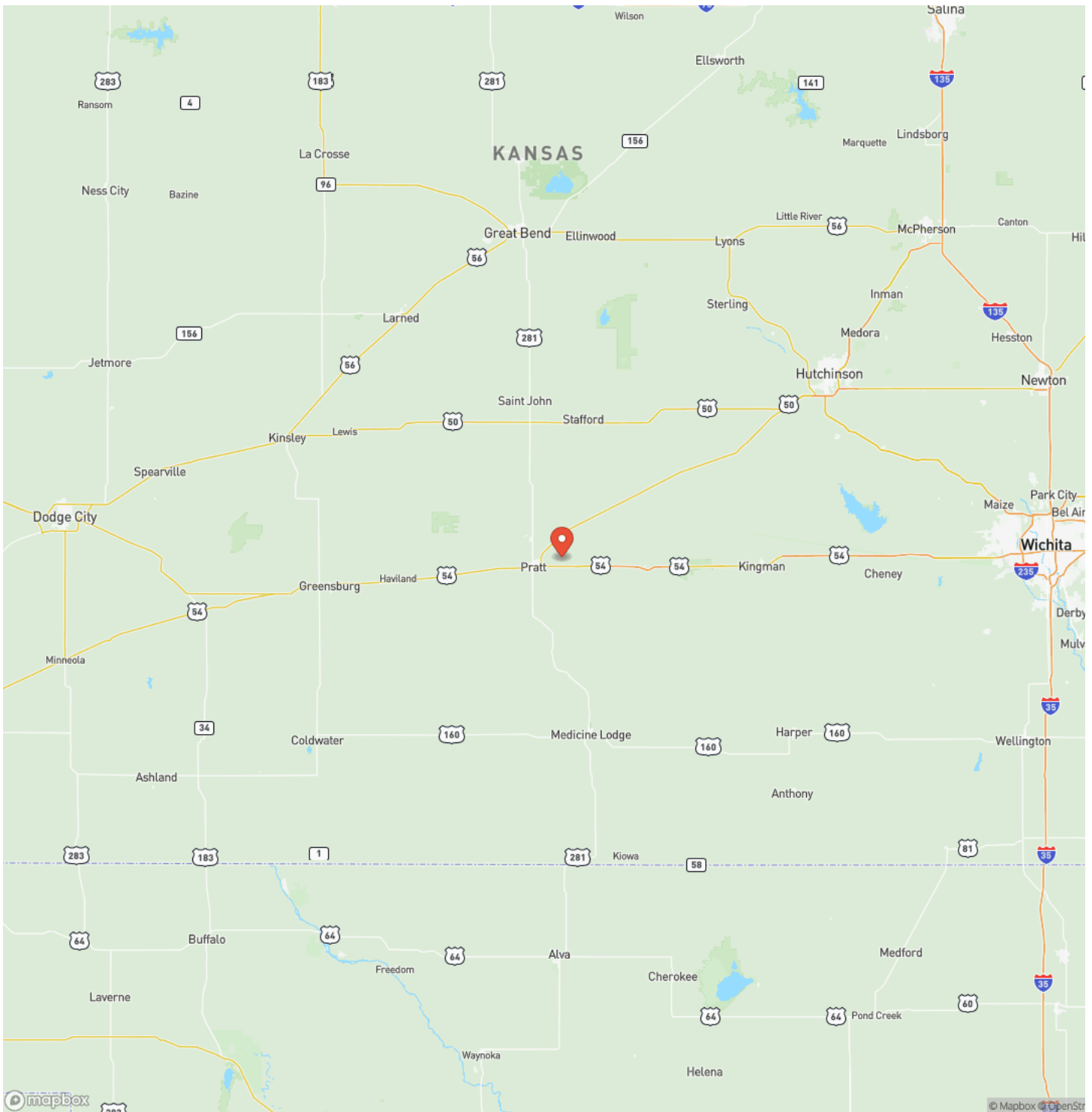
East Pratt Rural Homestead
Pratt, KS / Pratt County



Locator Map



Locator Map



Satellite Map



East Pratt Rural Homestead

Pratt, KS / Pratt County

LISTING REPRESENTATIVE

For more information contact:



Representative

Abe Peters

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(620) 388-4900

Email

abe.peters@arrowheadlandcompany.com

Address

City / State / Zip

Pratt, KS 67124

NOTES

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<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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