

Auction - The Historic LT Ranch in Butler County, Ks.
Towanda, KS 67144

951± Acres
Butler County



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Towanda, KS / Butler County**

SUMMARY

City, State Zip

Towanda, KS 67144

County

Butler County

Type

Farms, Ranches, Hunting Land, Residential Property, Undeveloped Land, Horse Property, Recreational Land

Latitude / Longitude

37.770256 / -97.022659

Dwelling Square Feet

4704

Bedrooms / Bathrooms

5 / 6

Acreage

951

Property Website

<https://redcedarland.com/detail/auction-the-historic-lt-ranch-in-butler-county-ks-butler-kansas/61265/>



**Auction - The Historic LT Ranch in Butler County, Ks.
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PROPERTY DESCRIPTION

AUCTION - THE HISTORIC LT RANCH FEATURING 951+/- ACRES WITH MULTIPLE TRACTS IN BUTLER COUNTY, KANSAS.

Native American History - Development Potential With Rural Water - 135 Frontage - Whitewater River - Luxury Homes - Ponds - Equestrian Ready - Tillable Income - Circle School District - Santa Fe Lake Rd - Badger Creek!

Tracts and Order of the Auction (see pdf map) Tract 1 80.8+/- acres in the W/2 of S19, Tract 2 80.8+/- acres in the E/2 of S19, Tract 3 NW 41.9+/- acres in the NW/4 of S30, Tract 4 101+/- acres in S30, Tract 5 120.5+/- acres in S30, Tract 6 80.5+/- acres in S30, Tract 7 81+/- acres in S30, Tract 8 186.38+/- acres in S30 & S31, Tract 9 188+/- Acres with 3 homes, pool, tillable, and Whitewater River. ***Offering a combination of all acres.***

Auction Date & Time: Saturday October 12th, 2024 @ 1 pm central @ The Kansas Star Casino.

Auction Location & Address: The auction will be held at The Kansas Star Casino in Studio F. 777 Kansas Star Drive, Mulvane Ks 67110.

Land Tour Dates / Open House: Friday, September 13th from 9am to 1pm & Friday October 11th, 8am to 12 noon. Tours will start at the main headquarters located at 9796 SW 40th St. Towanda, Ks 67144. *A 24 hour notice and bank approval is required for all showings.*

Property Description: The LT Ranch is the perfect combination of prime real estate and luxury country living. The ranch will be offered in multiple tracts to offer a unique buying opportunity for everyone. The main headquarters is only 5 short miles east of Andover, and 4 miles from Stearman Airport. You will not find a bigger ranch any closer to the Wichita / Andover area that is offered to the public! *This unique opportunity caters to local developers, outdoorsmen, farmers, ranchers, or could even remain as a corporate retreat.*

The private entry gate with miles of white metal fencing will instantly show you that no expense was spared when building this ranch, homes, pool house, or stables. Every acre has been well maintained with easy access roads going throughout the ranch. The trails wind through the pastures and down into Badger Creek / Whitewater River. There are 3 homes on the property, and a pool house. The main custom built home was built in 1992 and boasts 4,704 sq. ft. There are 5 bedrooms, 6 full baths, a 4 car garage, hand crafted doors, stucco, large brick patio, water fountain, and is full of custom furniture / personal belongings that transfer to the buyer. The second house was built in 2005 and has 3 bedrooms, 2 full baths, and approximately 2,280 sq. ft. The third house and pool room was built in 1992, and are both located beside a beautiful well maintained swimming pool. The 3rd home has 1,432 sq. ft. and has 3 beds and 2 baths. The pool house was built for pure entertainment and includes a bar, large dining area, spare rooms, and bathroom.

Outbuilding sizes: 50'x36' Horse Stable with 4 stalls on the north and 3 on the south. 120'x'36' storage shed. 20'x60' Barn with multiple storage lofts.

Personal Property: *List to be determined.*

The current owner utilized the ranch as a corporate retreat. Business owners, ambassadors, famous politicians, family and friends all gathered at the ranch to enjoy its many amenities.

Native American History: The entire north mile of Section 30 was marked as the "North Boundary of the Osage Indian Reserve". Deeds and history records show around 1882-1886 there were Native American lots that were designated through the middle of the ranch. There are signs of old trails being marked by bent trees, and a few miles up the Whitewater River there is an old historical site marked as a trading post. The Native Americans loved areas with fresh water and plenty of game animals to hunt for food. There are multiple buffalo wallows you can still see in the pastures to this day. Some of the family members have found arrowheads and other Native American artifacts on the ranch.



For the Developers: Located just 5 miles east of Andover and 15 Minutes from Wichita a large portion of this ranch has rural water, ponds, terrain change, and easy access off of Sante Fe Lake Rd or 40th / 30th ave. The 605+/- acre pasture and the 160+/- acre farm will be divided up into smaller more affordable parcels that can all be potentially developed. The zoning is currently in AG-40. Rural water runs along most of the ranch making it one step closer for development. Multiple major highways including I-35, 254, and 400 are all close by for easy access to Wichita, Andover, El Dorado, Benton, and Towanda.

For the Farmer / Rancher: There are 236.34+/- total acres of tillable currently in corn about to be harvested with excellent silty clay loam soils. There are approximately 450+/- acres in hay production.

For the Outdoorsmen: With almost 1 mile of Whitewater River and a full mile of Badger Creek the deer, turkey, and quail hunting is excellent! There is plenty of mature timber, thick grasses, and ponds / springs for water where the wildlife doesn't have to leave the ranch. There are 5 total ponds with the main pond behind the house holding great fishing opportunities just steps away from the back patio. The whitewater river is excellent for fishing as well.

Equestrian: This ranch is set up with horse barns / horse stalls and plenty of trails to ride on. All along the ranch are well maintained trails to enjoy a ride into the Kansas sunset.

[Click to View Tract 1](#)

[Click to View Tract 2](#)

[Click to View Tract 3](#)

[Click to View Tract 4](#)

[Click to View Tract 5](#)

[Click to View Tract 6](#)

[Click to View Tract 7](#)

[Click to View Tract 8](#)

[Click to View Tract 9](#)

Auction Terms and Conditions: 10% earnest money down day of sale on all real estate. Closing shall be with Security 1st Title 30 days from auction date. Taxes shall be prorated to the date of closing. Title, closing, and survey costs shall be split 50/50 between sellers and buyers. All real estate shall be sold as is where is with no warranties or guarantees. All real estate is selling subject to any easements. Real estate is not selling subject to any inspections or bank approval. What mineral rights the sellers own shall transfer. All boundary line maps are approximate. Real estate shall be sold with no disclosure statements. The Sellers have elected to have live and phone bidding. Red Cedar Land Co. is representing the Seller as a Seller's Agent. The land is selling with Seller's confirmation on price. Buyers are reliable for their own due diligence and inspections on the homes, zoning, rural water, or any other development related inspection. Seller is doing a 1031 exchange.

ANY ANNOUNCEMENTS MADE DAY OF SALE SHALL TAKE PRECEDENCE OVER ANY OTHER ADVERTISED MATERIAL.

For more information on the ranch or to schedule a showing contact Scott Myers at [316-323-8308](tel:316-323-8308) or Ryan Koelsch at [620-546-3746](tel:620-546-3746) .

1% buyer's agent commission available. Must register within 48 hours of the auction date. To complete the registration form: [Click Here!](#)

Key Features

Native American History | Development Potential - Rural Water

3 Homes / Pool House / Swimming Pool | Close to a Mile of Whitewater River



Tillable Income | Equestrian Ready | Miles of Painted Fence

5 Miles From Andover | 20 Minutes From Downtown Wichita

I-35 Frontage | Santa Fe Lake Rd Frontage

5 Minutes From Stearman Airport | 15 Minutes From El Dorado Lake

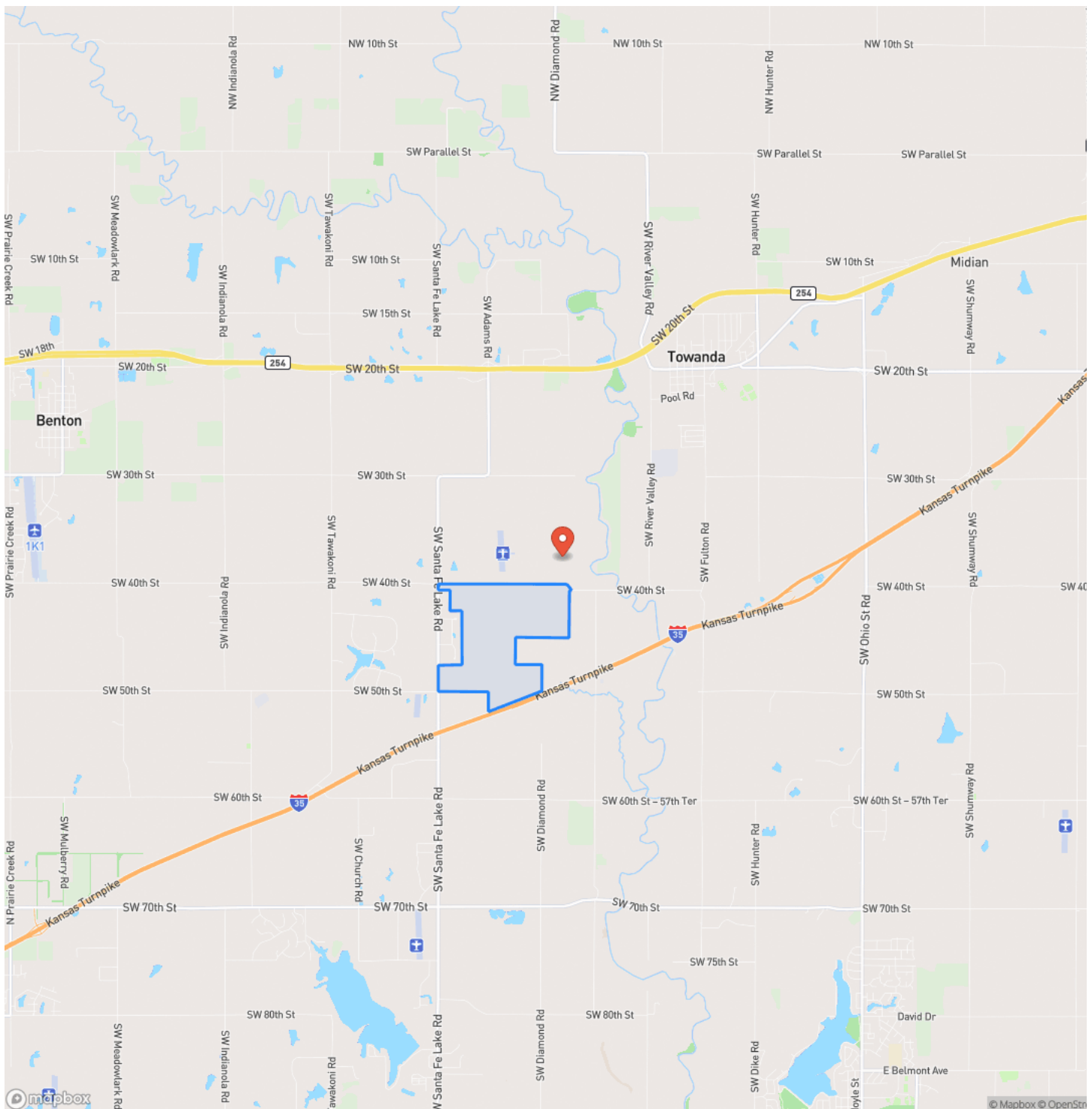
20 Minutes From ICT | Excellent Hunting & Fishing



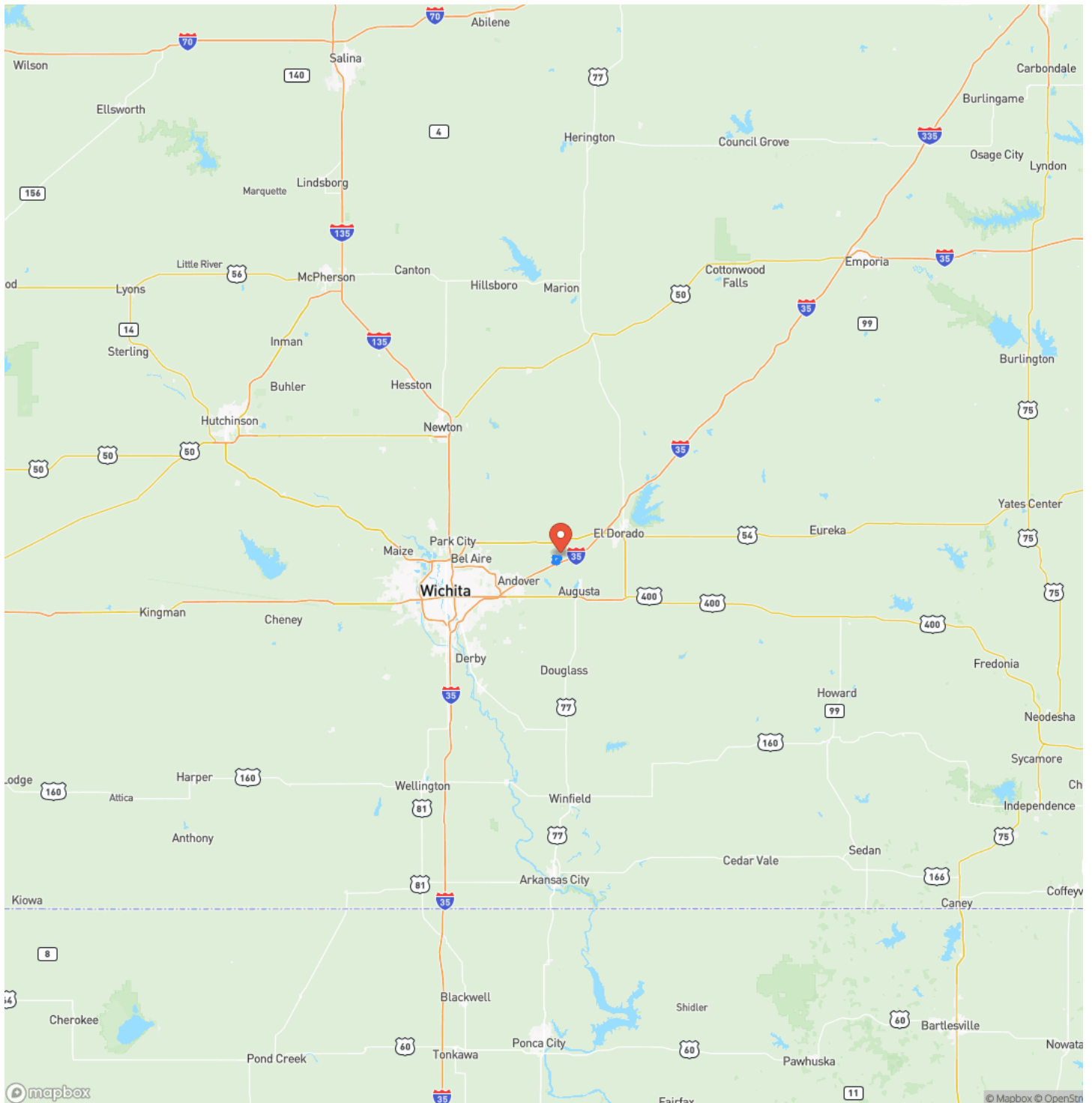
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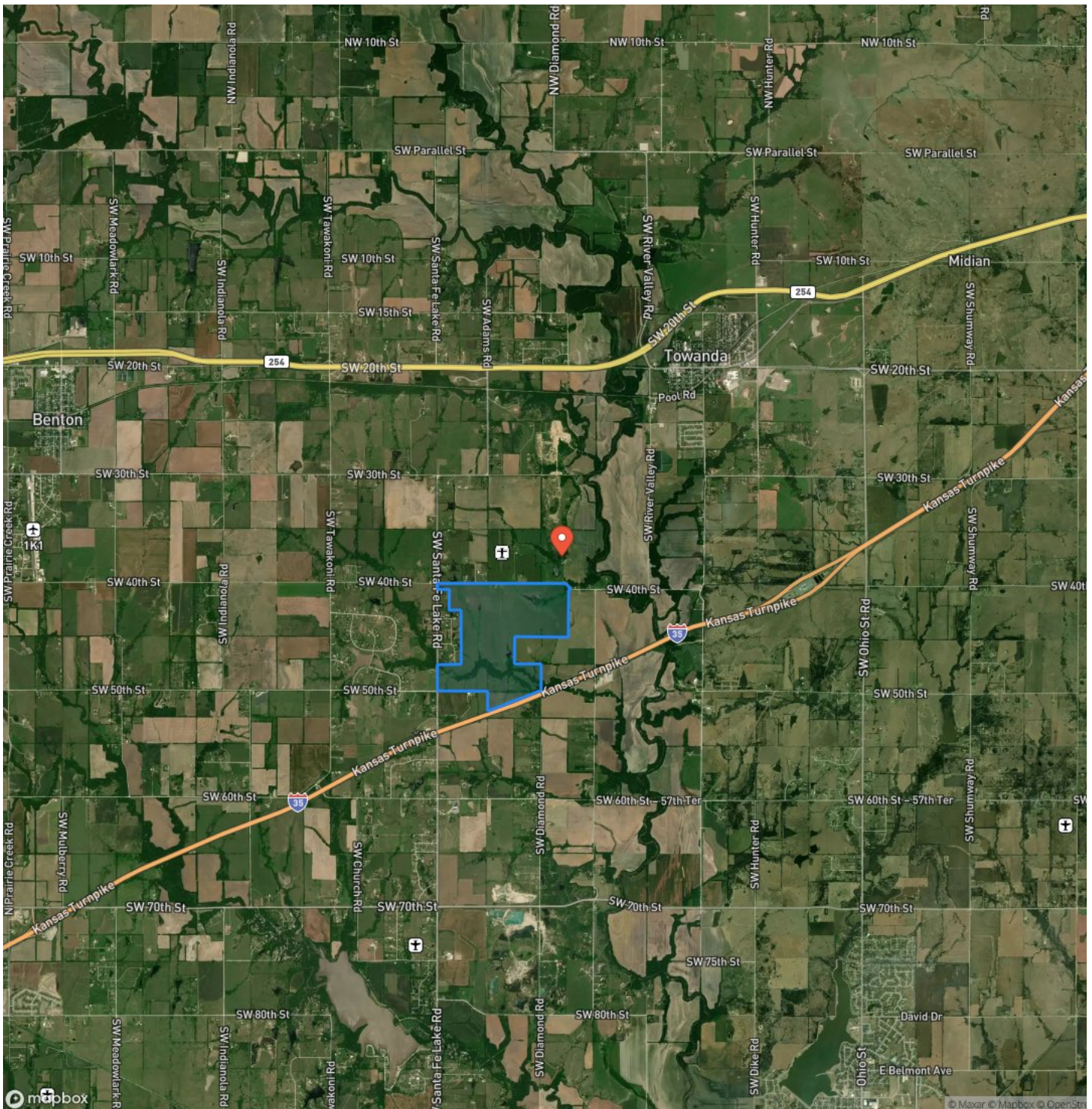
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Myers

Mobile

(316) 323-8308

Email

scott@redcedarland.com

Address

Wichita

City / State / Zip

Wichita, KS 67212

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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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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