

**Country Living on 135+/- Acres with Home and Outbuildings**  
1310 US Highway 50  
Kinsley, KS 67547

**\$395,000**  
135± Acres  
Edwards County



## Country Living on 135+/- Acres with Home and Outbuildings Kinsley, KS / Edwards County

### SUMMARY

#### **Address**

1310 US Highway 50

#### **City, State Zip**

Kinsley, KS 67547

#### **County**

Edwards County

#### **Type**

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

#### **Latitude / Longitude**

37.930562 / -99.346003

#### **Taxes (Annually)**

1313

#### **Dwelling Square Feet**

1954

#### **Bedrooms / Bathrooms**

3 / 1

#### **Acreage**

135

#### **Price**

\$395,000

#### **Property Website**

<https://redcedarland.com/detail/country-living-on-135-acres-with-home-and-outbuildings-edwards-kansas/53290/>





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### **PROPERTY DESCRIPTION**

#### **Country Home on 135+/- Acres in Edwards County, Kansas!**

**Property Description:** Located in a convenient rural setting on 135+/- acres, this country home offers the perfect blend of modern updates and rustic charm. The 3 bedrooms are spacious and cozy, with plenty of natural light streaming in through the vinyl replacement windows. The updated bathroom features stylish ceramic tile flooring and a walk-in solid surface shower, adding a touch of elegance to the space. The updated eat-in kitchen is a chef's dream, with stainless steel appliances including a refrigerator, slide-in range, microwave, and built-in dishwasher. The ceramic tile flooring and backsplash make for easy cleaning, while the ample cabinet and counter space provide plenty of storage for all your cooking needs. Having a second refrigerator and freezer conveniently located in the utility room can provide added benefit when entertaining guests or hosting gatherings. The living/dining room combination is perfect for entertaining guests or cozing up with a good book by the fireplace. Patio doors allow natural light to enter the living room, brightening up the space and creating a warm and welcoming atmosphere. The central heat/air ensures year-round comfort, while the newer roof provides peace of mind for years to come. A Kohler generator capable of powering the entire farmstead is included with this property, providing reliable backup power in case of outages or emergencies. Outside, are multiple useful outbuildings for storage or workshop space, as well as a detached garage for parking or additional storage. The cattle working facilities are perfect for those looking to raise livestock or simply enjoy the rural lifestyle. Located around the farmstead are plenty of livestock pens and a large windbreak consisting of several rows of trees. The remainder of the property is a fully fenced native grass pasture set up for grazing cattle or horses. The south side along the highway and the east side have newer 5 strand barbed wire fencing. The sandhill plum thickets have been controlled and the grass stand is in excellent condition. The pasture has open tenancy and is immediately available for grazing. Don't miss your chance to own this beautiful country home with modern updates and additional acres for livestock. Schedule a showing today!

**For more information about the property and to schedule a home tour, contact Rita Stimatze at [620-546-5347](tel:620-546-5347) or Kyle McDonald at [620-960-8690](tel:620-960-8690).**

**Driving Directions:** At the intersection of Highway 50 and Highway 183 in Kinsley, KS. travel 3.7 miles east on Highway 50.

**Partial Legal Description:** 135+/- acres in the SW/4 of S30-T24S-R18W in Edwards County, Kansas.

**2023 Taxes:** \$1313.34

#### **Property Features:**

- Move-In Ready with New Septic System
- Pasture Open for Grazing
- Multiple Buildings for Equipment Storage
- Easy Commute to Kinsley, Dodge City or Larned
- 3 Miles to Kinsley, KS
- 39 Miles to Dodge City, KS

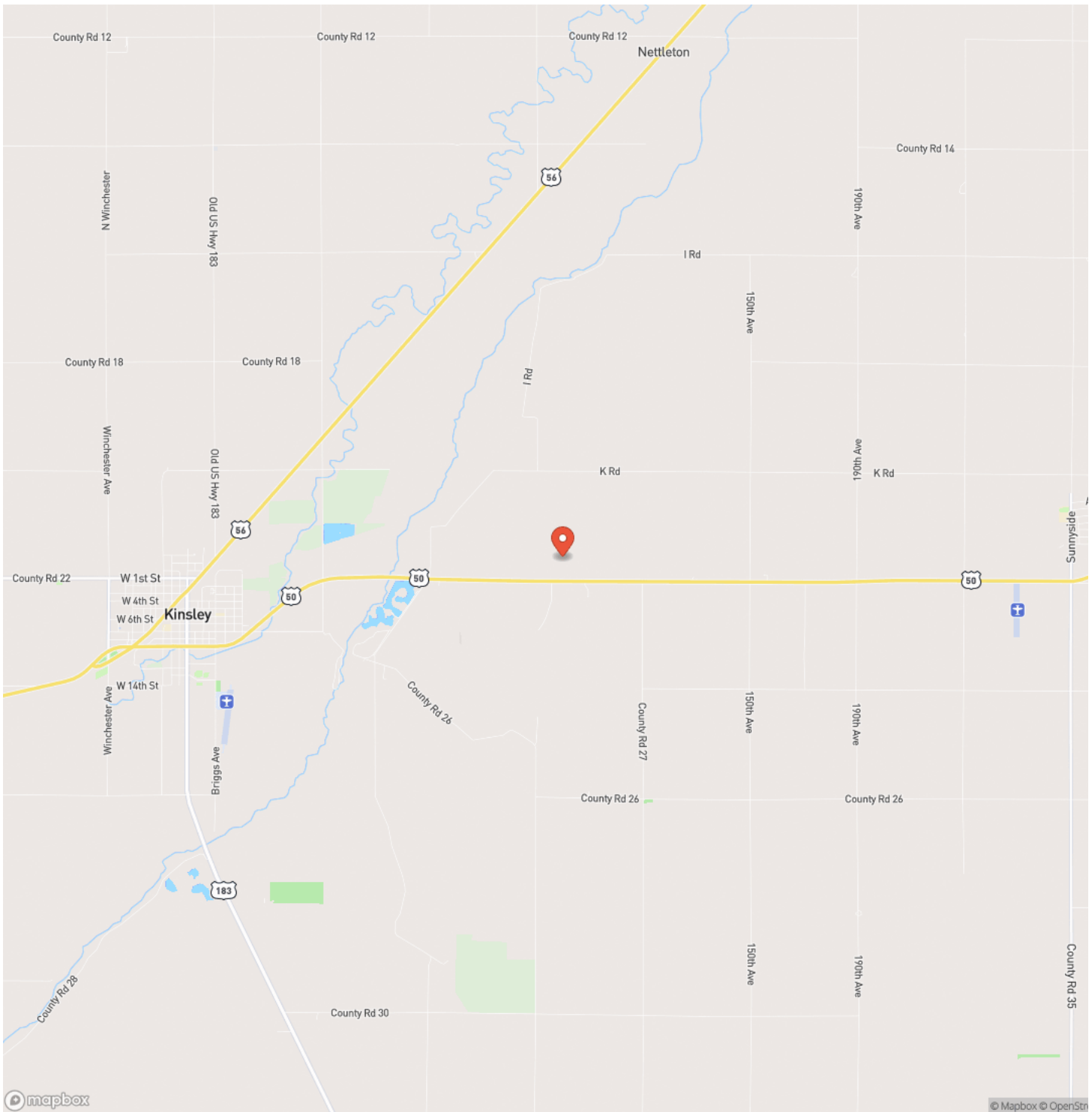


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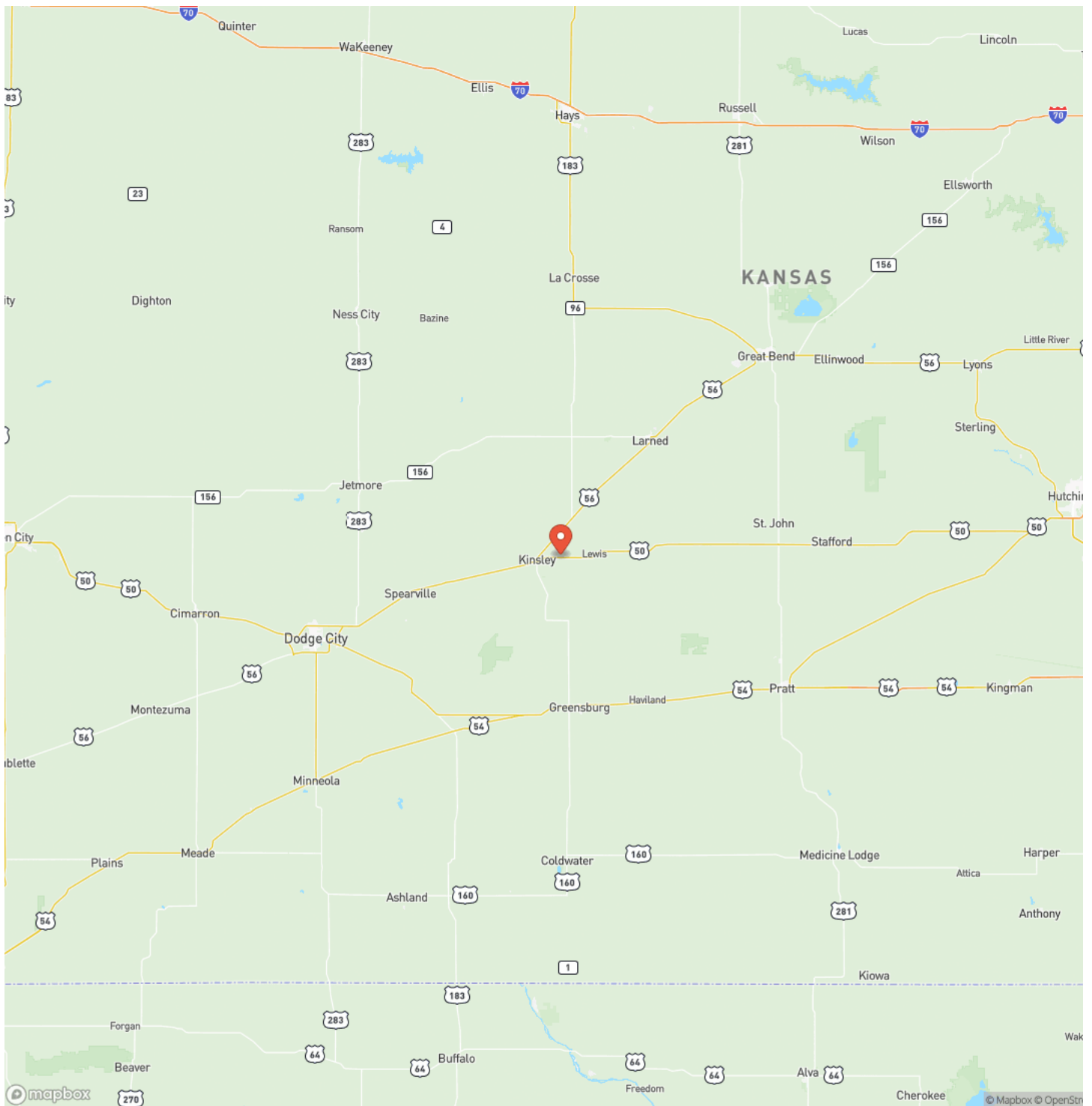
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## Locator Map



## Locator Map

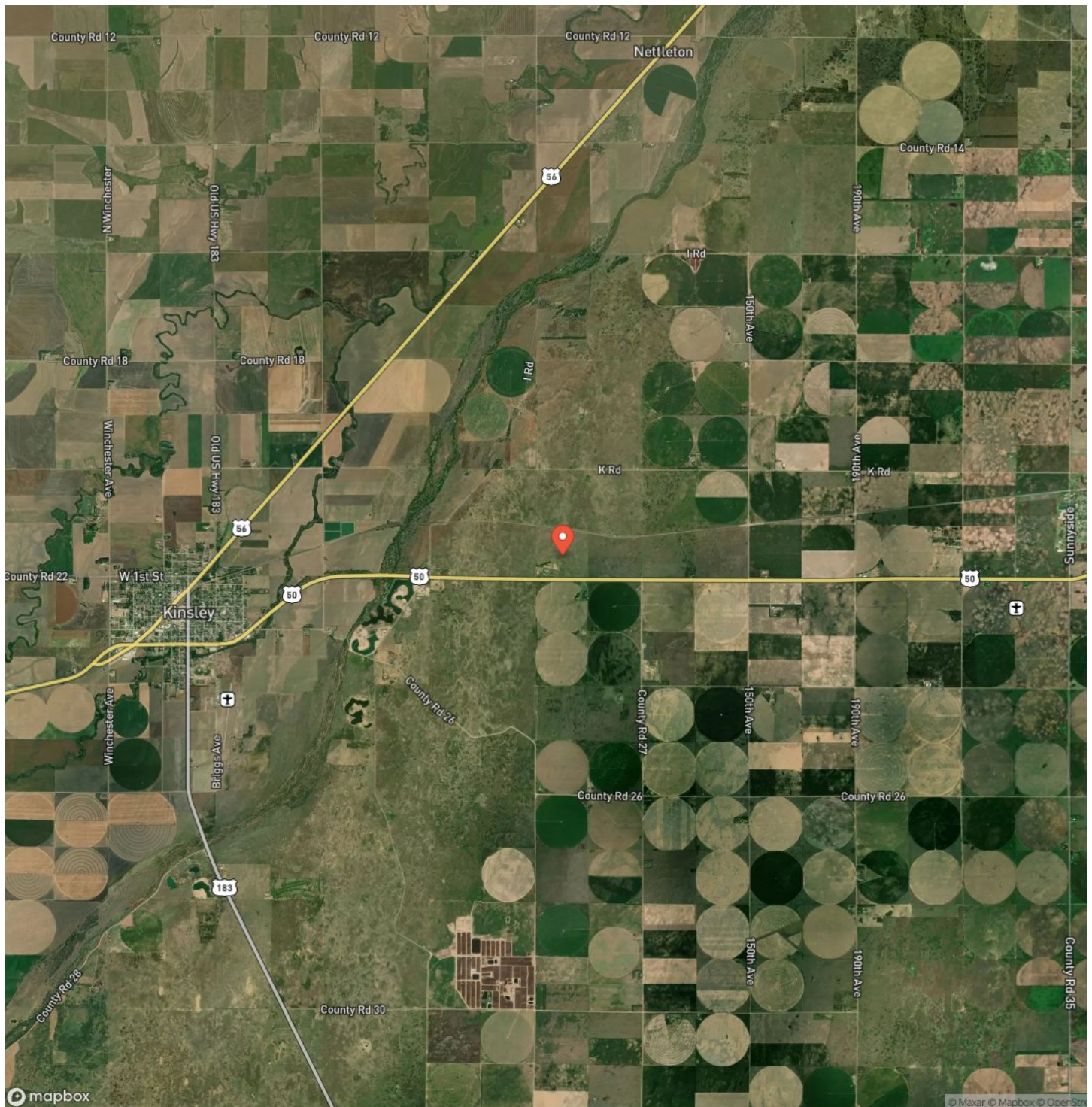


**MORE INFO ONLINE:**

**[redcedarland.com](http://redcedarland.com)**



## Satellite Map



## Country Living on 135+/- Acres with Home and Outbuildings

### Kinsley, KS / Edwards County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Kyle McDonald

## Mobile

(620) 960-8690

## Office

(620) 377-5022

## Email

kyle@redcedarland.com

**Address**

## City / State / Zip

Hutchinson, KS 67502

## NOTES



**MORE INFO ONLINE:**

**redcedarland.com**



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**redcedarland.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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**Red Cedar Land Co.**  
2 NE 10th ave  
Saint John, KS 67576  
(620) 546-3746  
[redcedarland.com](http://redcedarland.com)

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