

MIDWEST LAND GROUP PRESENTS

9 ACRES IN

BOURBON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

9 ACRES WITH FINISHED BARNDOMINIUM AND 40'X60' SHOP

Have you ever thought about the perfect base camp to use as a jumping-off point to hunt Bourbon County? These 9 +/- acres are set up with that in mind. The property boasts two buildings, a 40'x40' and a 40'x60'. The 40'x40' is split in half with the front half as a finished barndominium style hunting camp with wood stove, kitchen, and full bathroom. A walk-through door into the attached shop space provides the perfect place to skin deer and already is plumbed to put in a shop sink and water. The separate 40'x60' building has three overhead doors with plenty of space to store your tractors, UTVs, and other toys securely. The 9 +/- acres are heavily wooded and sit along a great deer corridor off Pawnee Creek so there's

a pretty good chance you could kill a deer right at camp! The sellers have re-done all the infrastructure including brand new electricity and plumbing as well as bringing in fiber optic internet and setting up two RV parking spots with services. There is an RV sewer dump that was also added when the new septic was just put in as well.

Talk about the perfect spot with endless possibilities in an area long known for trophy deer genetics! Right off the pavement on Highway 39, the buildings are tucked back into the trees for privacy and the property has that country feel you are looking for while only 15 minutes to Fort Scott or Girard for all your needs.



PROPERTY FEATURES

PRICE: **\$217,500** | COUNTY: **BOURBON** | STATE: **KANSAS** | ACRES: **9**

- 9 gated acres with two buildings
- 20'x20' finished barndominium for a deer camp
- Room to build
- Two RV spots
- Brand new electricity, plumbing, and septic
- Perfect base camp in the heart of big buck country
- 15 miles southwest of Fort Scott
- 15 miles north of Girard
- 100 miles from Kansas City



40'X40' BARDOMINIUM WITH SHOP



40'X60' BUILDING



ROOM TO BUILD



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 37° 43' 1.42, -94° 50' 49.62



12-27S-23E
Bourbon County
Kansas



6/21/2023

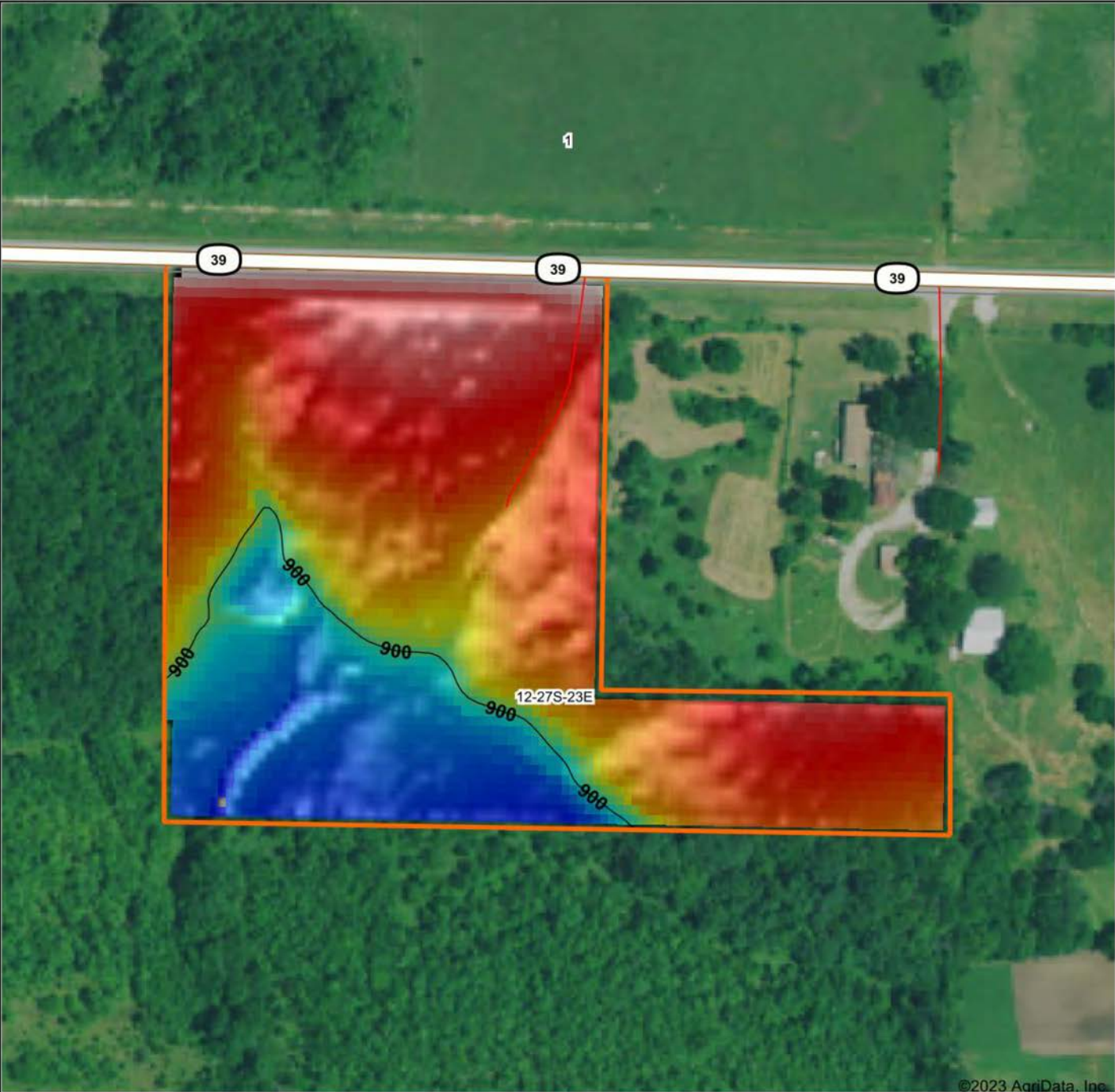


Maps Provided By:

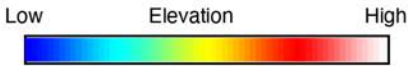


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HILLSHADE MAP

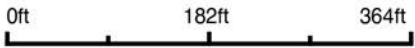


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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 3 meter dem
 Interval(ft): 20
 Min: 889.2
 Max: 920.3
 Range: 31.1
 Average: 906.2
 Standard Deviation: 8.2 ft



6/21/2023

12-27S-23E
Bourbon County
Kansas

Boundary Center: 37° 43' 1.42, -94° 50' 49.62

OVERVIEW MAP



AGENT CONTACT

Working with Ryan Litwin is sure to put a smile on your face. This energetic agent comes with a 20+ year background as a professional rodeo clown and entertainer. Ryan spent most of his adult life in Montana, hunting and guiding elk hunters. He attended Montana State University—Bozeman and, after getting married and moving to Texas, Texas A&M's Beef Cattle Short Course and the intensive Ranch Management University. He and his wife, Alyssa, built and grew a small cow calf operation, managing several lease properties and a family ranch in College Station. A lifelong hunter, Ryan's been involved in the outfitting industry for over two decades as a guide, outfitter and booking agent with experience out west as well as Kansas, Texas and Missouri. While elk and elk hunting remain Ryan's number one passion, Midwest whitetails have consumed his mind since moving to Missouri with his wife and son, Bridger, and managing farms both in his home state and in Kansas. Ryan's passion is designing properties that can sustain the balance between ranching and hunting, and at Midwest Land Group, Ryan is able to heed the natural call to follow his passion for land and use his sales and marketing experience to achieve his dream of helping sellers and buyers. Ryan is a member of QDMA, NWTF and RMEF.



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