

MIDWEST LAND GROUP PRESENTS

41.667 ACRES IN

# ELLIS COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# GEORGE GRANT VILLA: THE ORIGIN OF ANGUS BEEF CATTLE IN THE U.S.

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Built in 1872 George Grant's Villa is a National Historic Site and one of the biggest stories in the history of American livestock. Four Aberdeen Angus bulls arrived on May 17th, 1873, and changed the game forever. The rest is history.

When George Grant arrived in 1872, he purchased an estimated 70,000 acres and chose the prettiest hilltop to build his villa. The views from the wrap-around porch are truly amazing. The home is built completely from limestone taken from Grant's original property. It has been completely refurbished and includes the original tin ceilings, wood trim, doors, and gorgeous stair rail and banister. You can truly feel the history oozing from the limestone walls. The home is equipped with all new double hung, double pane windows, central heat and air, fiber optic internet, and all your modern appliances, giving you all the amenities you'd expect in a new home, paired with the historical charm that makes this place so special. On the main floor, you have a spacious kitchen, living room, parlor, full bathroom/laundry room, and office. A gorgeous staircase leads you to the second floor where you'll find 4 nice-sized bedrooms, including a large master. A big bathroom is located just off the master bedroom. There is a partial basement with shelving, that makes for great storage.

The property consists of 41.667 surveyed acres and includes a 40'x90' steel equipment shed, a large

47'x96' barn and hay storage building, an oversized, insulated two-car garage, 2 large grain bins with internal auger systems, a chicken coop, a large 90-foot cattle loafing shed, a dairy barn, and many other multi-use outbuildings. A brand new steel corral system is located outside of the barn, and there's new barbed wire fencing throughout the property. This farm is incredibly well taken care of and you can see how meticulous the current owners have been. No detail has been overlooked. The back 15 +/- acres are currently pasture that is hayed and would make a perfect place to hold a few horses or a couple of Angus steers. An additional 19 acres of hay meadows on the front of the farm could be put into pasture or swathed and baled like it currently is, giving you supplemental feed for your livestock herd.

This property would be a great place for a business owner who needs ample space to store their equipment. It would make an ideal location to calve out your herd. It's also a perfect place to raise a family and sets up to be an incredible hobby farm, with plenty of space for pigs, chickens, lambs, or any other 4H projects you can think of.

George Grant's Villa is truly one-of-a-kind and needs to be seen to be truly appreciated. This is an incredibly rare opportunity to own a piece of American history. For more information or to set up a tour give Mitch Newcomer a call at (816) 799-1384.



# PROPERTY FEATURES

PRICE: **\$755,000** | COUNTY: **ELLIS** | STATE: **KANSAS** | ACRES: **41.667**

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- 41.667 surveyed acres
- National historic site
- Fully fenced
- 15 +/- acres of pasture
- 19 +/- acres of hay meadows
- 2,563 sq. ft. historic limestone house
- 40'x90' steel equipment shed
- 47'x96' barn and hay storage facility
- Many other multi-use buildings
- Electricity to every building
- High-speed fiber optic internet
- Incredible views
- Great access
- 20 minutes to Hays
- 3.5 hours to Kansas City
- 2.5 hours to Wichita





# 2,563 SQ. FT. HISTORIC LIMESTONE HOUSE

When George Grant arrived in 1872, he chose the prettiest hilltop to build his villa. The home is built completely from limestone taken from Grant's original property. It has been completely refurbished and includes the original tin ceilings, wood trim, doors, and gorgeous stair rail and banister.





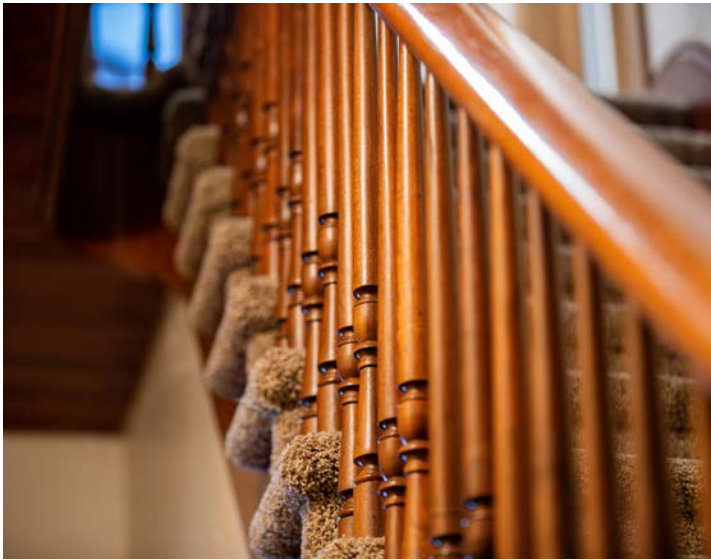
# 4 BEDROOM, 2 BATH HOME

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# ADDITIONAL HOME PHOTOS

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# NATIONAL HISTORIC SITE

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## 40'X90' STEEL EQUIPMENT SHED

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# 47'X96' BARN AND HAY STORAGE

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The property includes a 40'x90' steel equipment shed, a large 47'x96' barn and hay storage building, an oversized, insulated two-car garage, 2 large grain bins with internal auger systems, a chicken coop, large cattle loafing shed, a dairy barn, and many other multi-use outbuildings.





# OTHER MULTI-USE BUILDINGS

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# PASTURE & HAY MEADOWS

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# INCREDIBLE VIEWS

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## FULLY FENCED

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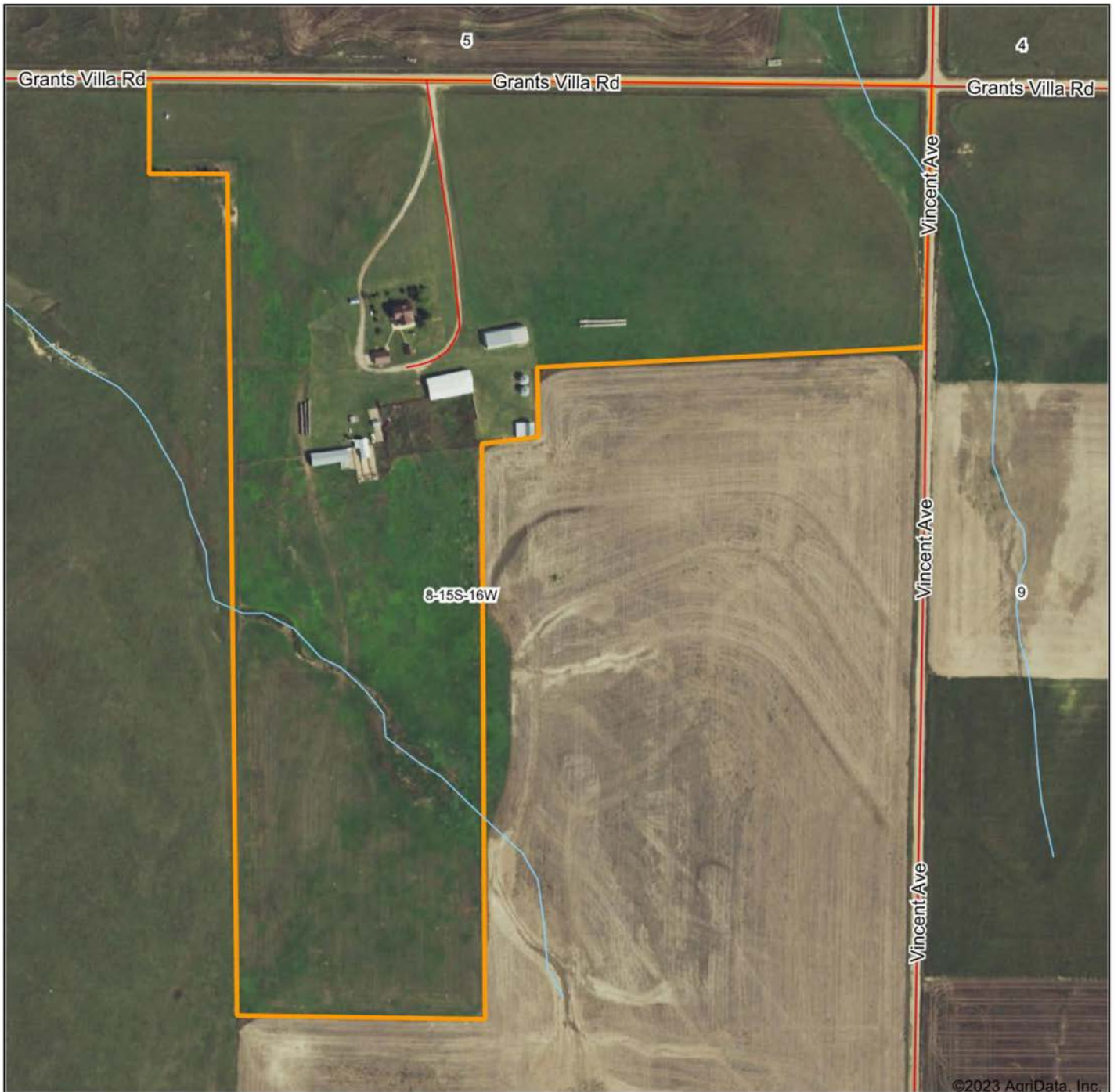
## GREAT ACCESS

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# AERIAL MAP



Boundary Center: 38° 45' 59.84, -99° 7' 6.43

0ft 350ft 700ft



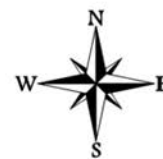
Maps Provided By:



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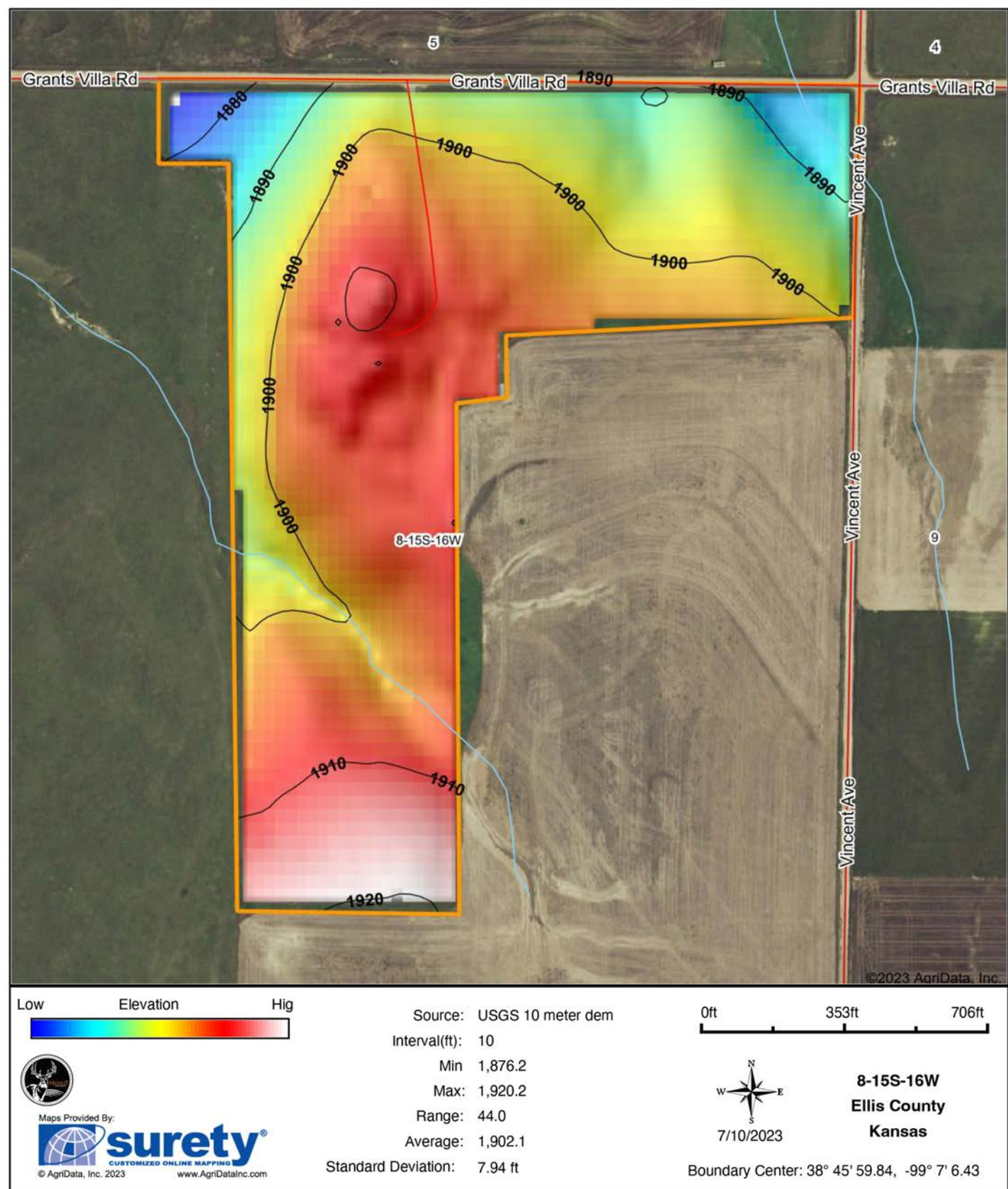
**8-15S-16W**  
**Ellis County**  
**Kansas**



7/10/2023

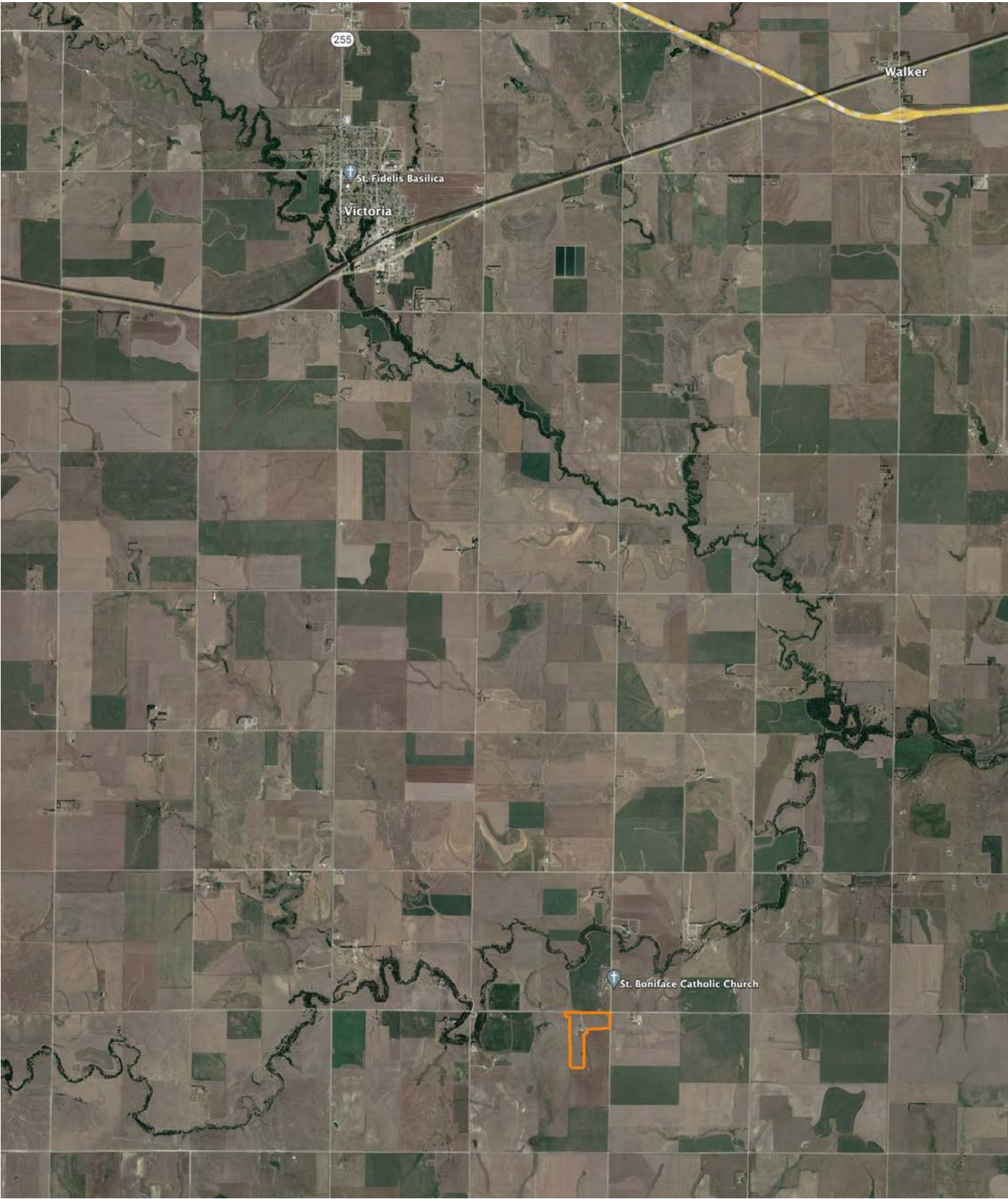


# HILLSHADE MAP





# OVERVIEW MAP





# AGENT CONTACT

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Mitch Newcomer is extremely passionate about the outdoors. Born and raised on a family farm in WaKeeney, Kansas, Mitch grew up working on the farm with his father and grandfather, and continued to do so throughout his young adult life. During his youth, Mitch did a lot of hunting of his own while also guiding pheasant hunts in western Kansas and conducting habitat improvements during the offseason. He went to Trego Community High School in WaKeeney, where he was a multi-sport scholar athlete. From there, he attended Dodge City Community College and William Jewell College in Liberty, Missouri, where he lettered four years in football. He finished up by getting a second degree from Fort Hays State University in Hays, Kansas. Mitch enjoys hunting, land management, watching sports, and hanging out with his friends and family. He currently lives in WaKeeney, Kansas with his wife, Kim, and daughters Kamryn and Eva.

An avid bowhunter, Mitch has harvested several whitetails over 150", as well as several turkeys across the country, leaving him just one species away from achieving a grand slam. He worked at Cerner Corporation in finance and operations management for several years before coming to Midwest Land Group to pursue his passions for the outdoors, working outside, and being able to work with likeminded people. A landowner himself, he knows what it's like to own and manage property. So, whether you're looking to sell or buy, Mitch is ready to help you reach your goal.



**MITCH NEWCOMER,**  
LAND AGENT

**816.569.1965**

[MNewcomer@MidwestLandGroup.com](mailto:MNewcomer@MidwestLandGroup.com)



## MidwestLandGroup.com

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