

MIDWEST LAND GROUP PRESENTS

.2 ACRES IN

MITCHELL COUNTY KANSAS

804 OAK STREET, CAWKER CITY, KS 67430



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY BAR AND GRILL LESS THAN FIVE MINUTES FROM WACONDA LAKE

Attention investors, entrepreneurs, and restaurant owners. Here is a fabulous opportunity to add to your portfolio, or begin something new! Located right off US Highway 24 and within walking distance of the famous World's Largest Ball of Twine is Lakeshore Tailgaters.

With its prime location, visibility, and proximity to the lake, the bar is able to accommodate locals and tourists alike. Less than five minutes from Glen Elder State Park, this is a great place for lakegoers and fishermen to stop in for an ice-cold beverage after a day on the water. It also hits the spot after finishing a round of golf at Lakeside Park and Golf Course. Every fall and winter the bar stays busy as hunters from all over the country make their voyage to Mitchell County. With upland hunters arriving in the fall, waterfowl and deer hunters in the winter, and turkey hunters in the spring, outdoorsmen have become regulars as they share their hunting stories over a warm meal. Along with the seasonal regulars the bar has also become a home base for locals as they celebrate sports victories, host private events, enjoy small concerts, and appreciate one another's company.

Inside, you will find ample seating with options to sit at private tables, up at the bar, or the unique U-shaped bar for bigger parties wanting to share stories. Make more memories in the game room in the back as you shoot pool, throw darts, or score goals playing foosball.

With its spacious lot and strategic location, there's potential to enhance outdoor dining areas, or even host special events. Out back you will find a fenced patio area that can serve multiple purposes. The adjoining building space adds ample opportunities for business expansion as you could turn the space into a bait and tackle shop, clothing store, hunting supply outlet, restaurant expansion, or even a short-term rental.

With countless investments put into the building and equipment, not to mention the time spent building local rapport, this will be a highly supported and successful operation to take on. Currently still operating, this bar is ready for its new owner to turn the key, fire up the grill, pour some drinks, and enjoy the atmosphere and income!



PROPERTY FEATURES

PRICE: **\$130,000** | COUNTY: **MITCHELL** | STATE: **KANSAS** | ACRES: **0.2**

- Located on US Highway 24
- 5 miles from Glen Elder State Park
- Walking distance to World's Largest Ball of Twine
- Easy access with great exposure
- Four tap handles
- New drink fridge
- Pool table, dart boards, foosball
- Fully operating kitchen
- Ice machine lease
- ATM lease
- Security camera system
- Fenced-in patio
- 25 minutes to Beloit, KS
- 60 minutes to Concordia, KS



LAKE SHORE TAILGATERS BAR & GRILL



ADJOINING BUILDING SPACE



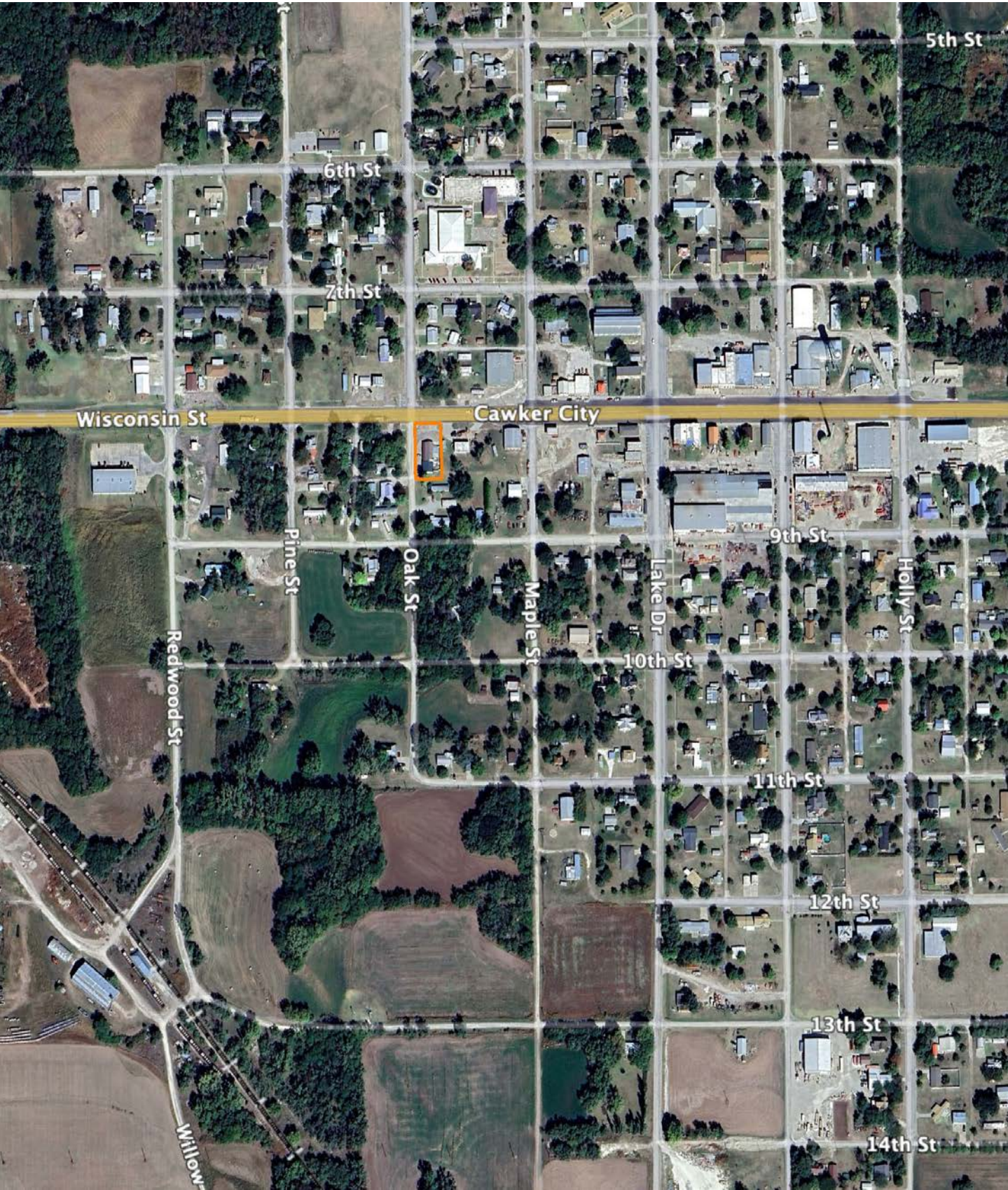
FENCED-IN PATIO



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Born in Manhattan and now residing in Junction City, KS, Josh Hubbard's roots run deep in Kansas soil. A Kansas State University alumnus, Josh Hubbard's passion for the outdoors, land, and the rich heritage of his home state is evident in everything he does. Having been a licensed realtor in Kansas for over three years, Josh's professional journey spans residential, land, and investment properties. His deep-seated love for nature drove him to specialize in land sales. The exhilarating allure of the great outdoors always beckoned, and when he discovered Midwest Land Group, he knew he'd found his true calling.

Josh's connection to the land is personal, evolving from childhood hunting trips with his father to sharing these outdoor traditions with his own sons, Liam and Jace. His vision extends beyond just business; he's on a mission to make land ownership a cherished reality for families, grounded in the belief that owning a piece of land is one of life's greatest joys.

His professional journey, ranging from athletics to real estate, has ingrained in him values of dedication, teamwork, and service. Rooted in faith, with God at the center of his life, he sees his career as a service, a means to make the dream of land ownership a reality for many.

Reach out to Josh today and let his passion, expertise, and dedication guide you in your land ownership journey in Central Kansas. Whether it's an acre or a thousand, Josh is here to make your dream a reality.



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