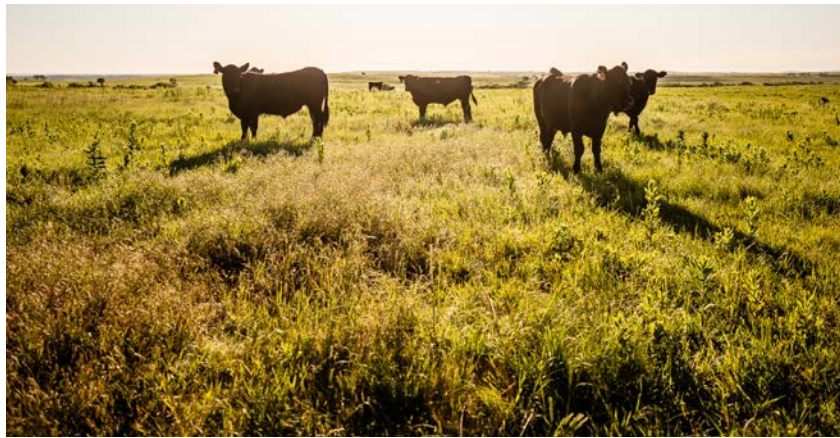


MIDWEST LAND GROUP PRESENTS



# WABAUNSEE COUNTY, KS

505 ACRES



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 505 +/- PRISTINE ACRES IN THE HEART OF THE KANSAS FLINT HILLS WITH 360-DEGREE VIEWS

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With million-dollar 360-degree views, this beautiful ranch in the majestic Kansas Flint Hills is for sale for the first time in decades. Located just a short drive north of I-70, this ranch captures every magical feature the Flint Hills have to offer. Less than 30 minutes from Manhattan, Wamego, and Junction City this property lies in a prime location to satisfy a variety of different buying options.

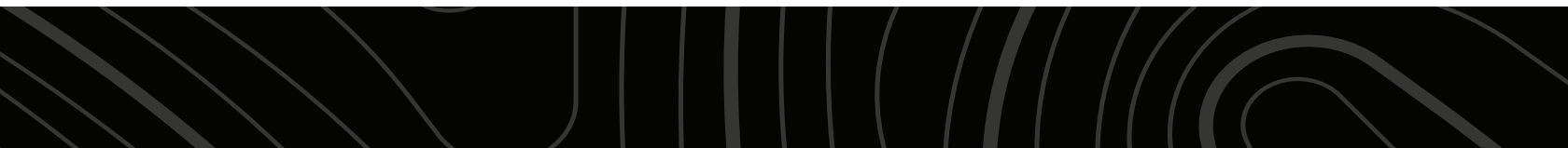
Over 350 acres of rolling native grass captures the true essence of what it means to be in the Flint Hills. The southwest quarter of native grass is currently being utilized for cattle grazing. This pasture has ample grass supply, multiple ponds ensuring water, and a strong five-strand barbed wire fence. Good surrounding roads on all four sides of the property provide easy vehicle access and multiple entry points from every direction.

Along with the native grass the ranch consists of over 150 acres of tame grass and roughly 20 acres

of dryland. Class II soils on the property boast an NCCPI report of 72 and Class I soils boast a very impressive 82.

The ranch provides an ideal habitat for recreational opportunities. A running creek surrounded by mature hardwoods, this creek bottom provides ideal habitat for wildlife. Additionally, the five full ponds make it easy for all wildlife to find a water source year-round. Extremely limited hunting over the last decade has allowed wildlife to thrive on this property. Big Kansas whitetails, long-bearded turkeys, quail, waterfowl, and fish have been calling this ranch home for centuries.

Opportunities to own pieces of land like this in the Flint Hills don't come up very often. This ranch encompasses everything the postcard picture the rolling green Flints Hills has to offer. For additional information and to schedule your showing call Josh Hubbard at (785) 307-0460 today!



# PROPERTY FEATURES

PRICE: **\$2,970,000** | COUNTY: **WABAUNSEE** | STATE: **KANSAS** | ACRES: **526**

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- 350 +/- acres native grass
- 172 +/- acres tame grass
- 18 +/- acres dryland
- Picturesque 360-degree views
- Year-round running creek in middle of property
- Hardwood timber
- Multiple ponds
- Well above-average 5-strand barbed wire fencing
- Road frontage on all four sides with access gates
- Mineral rights intact
- Big whitetail bucks
- Turkeys, quail, waterfowl
- Class 1 soils with NCCPI 80+
- Class 2 soils with NCCPI 70+
- Utilities at road
- Less than 5 minutes from I-70
- 26 minutes to Manhattan
- 17 minutes to Wamego
- 30 minutes to Junction City
- 90 minutes to Kansas City

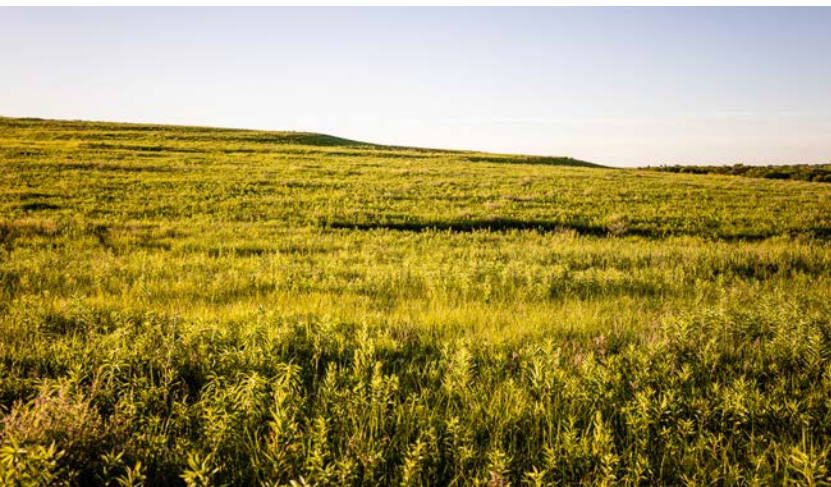
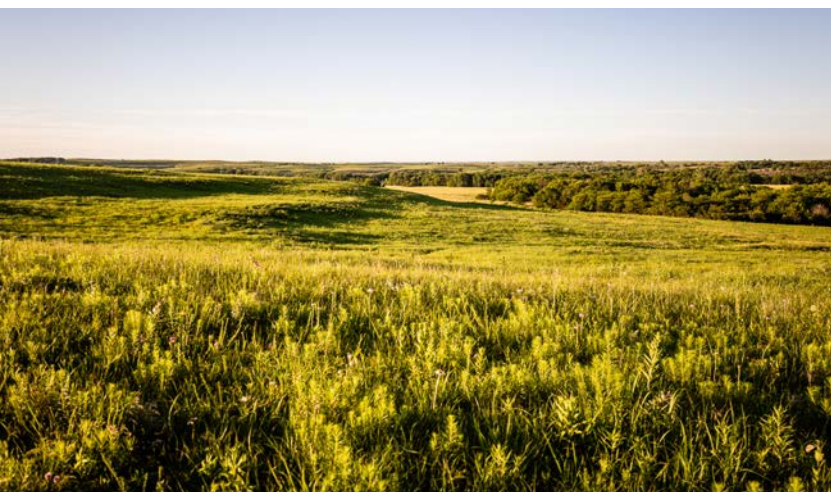




# 350 +/- ACRES NATIVE GRASS

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Over 350 acres of rolling native grass captures the true essence of what it means to be in the Flint Hills. The southwest quarter of native grass is currently being utilized for cattle grazing.





# PICTURESQUE 360-DEGREE VIEWS

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172 +/- ACRES TAME GRASS

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# MULTIPLE PONDS

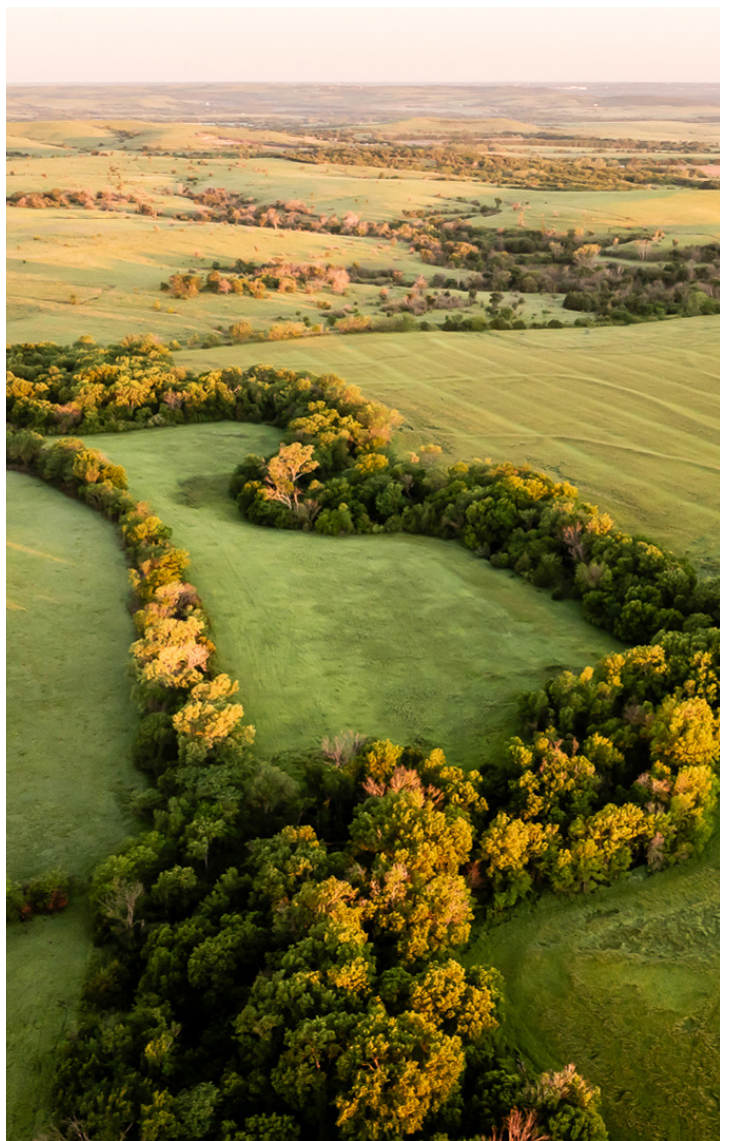
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# HARDWOOD TIMBER

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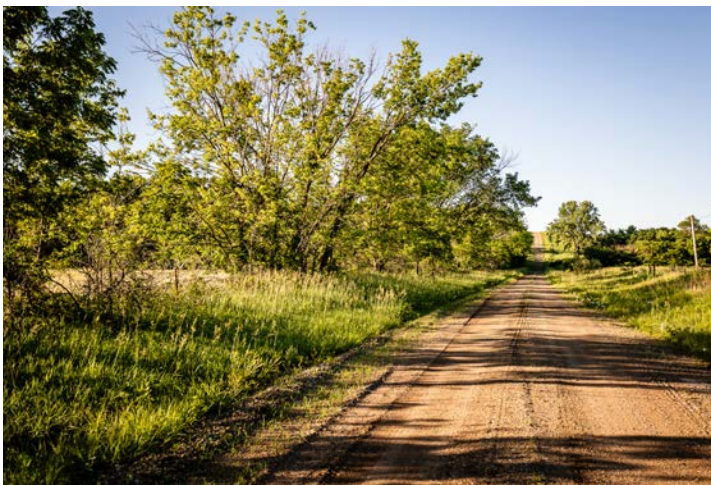
# 5-STRAND BARBED WIRE FENCING

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## ROAD FRONTAGE ON ALL FOUR SIDES

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# MULTIPLE BUILDING SITES

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# IDEAL HABITAT FOR WILDLIFE

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# ADDITIONAL PHOTOS

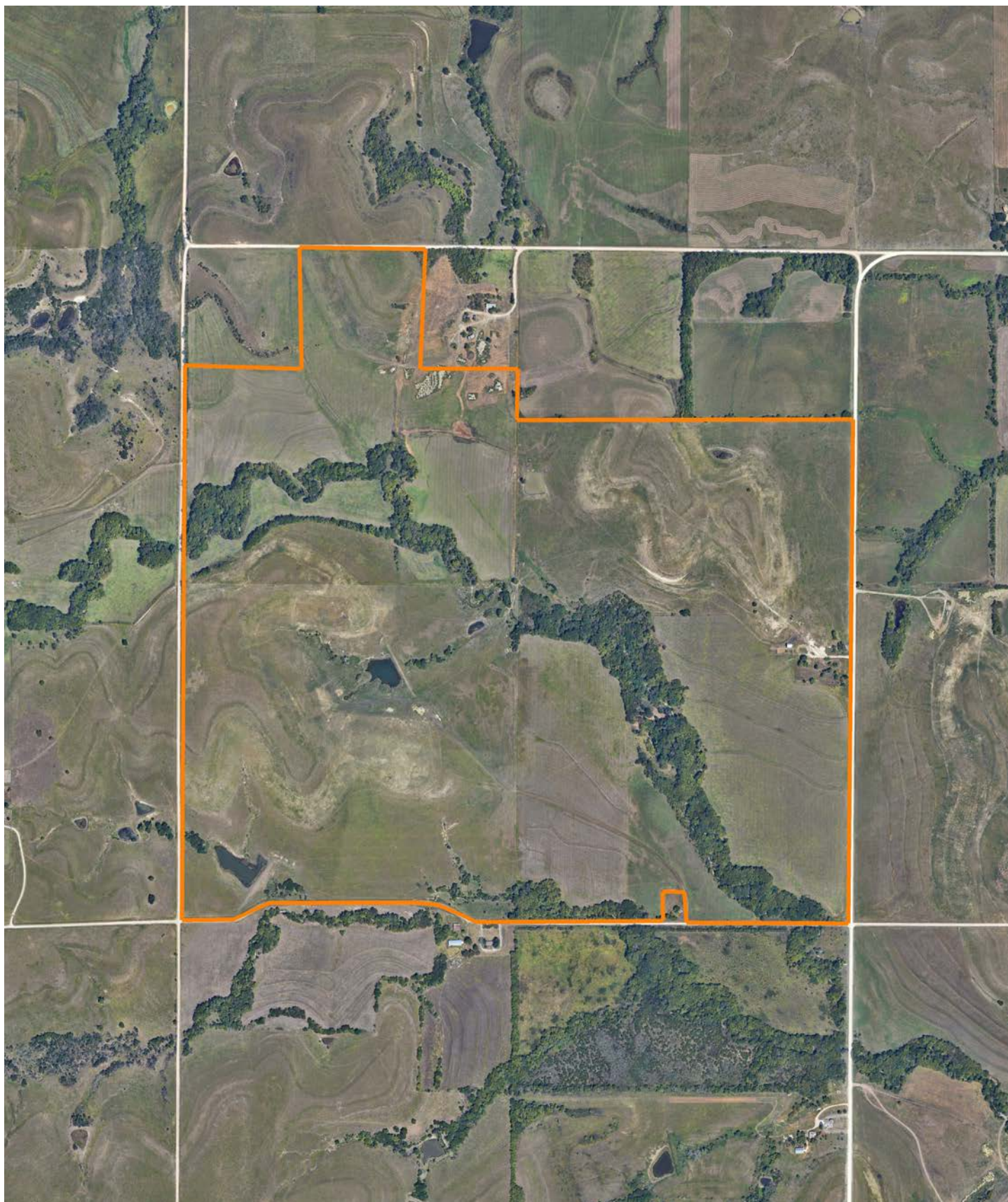
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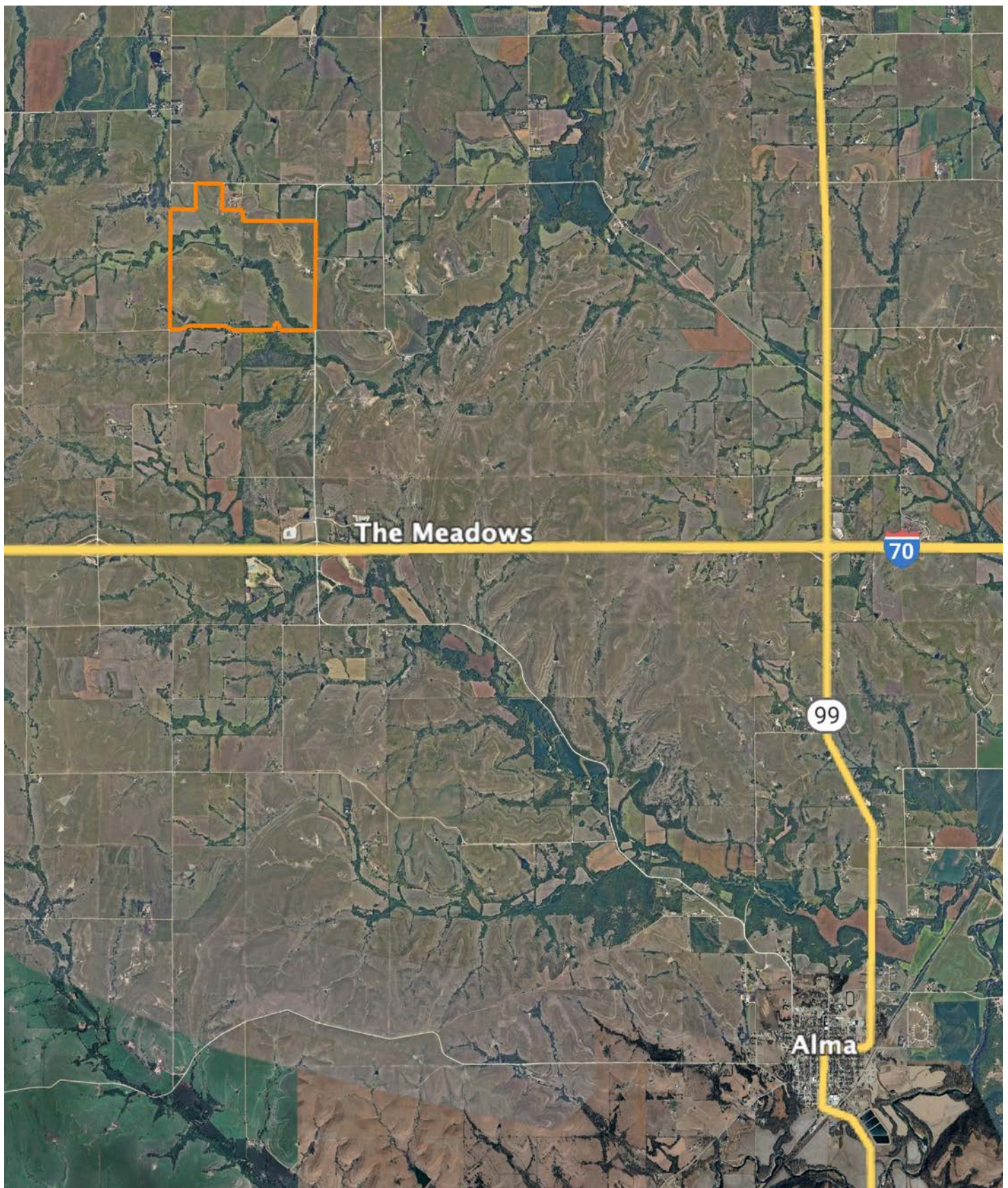
# AERIAL MAP

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# 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.



**JOSH HUBBARD,**

LAND AGENT

**785.307.0460**

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



## MidwestLandGroup.com

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