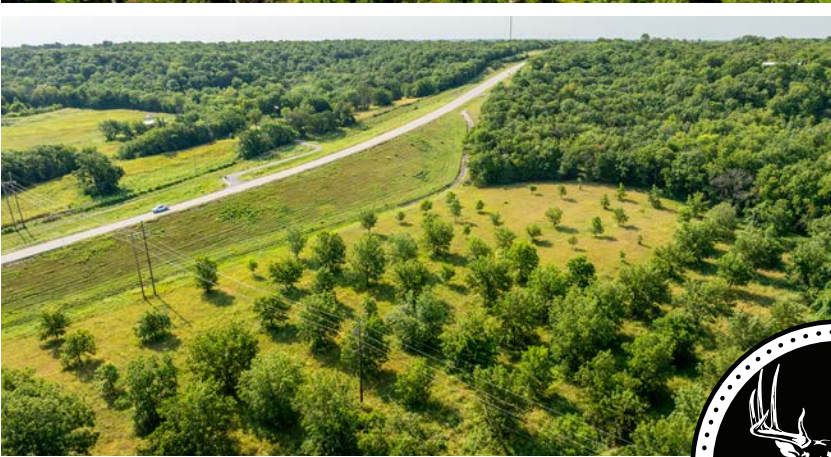


MIDWEST LAND GROUP PRESENTS

37 ACRES

BOURBON COUNTY, KS

1184 HIGHWAY 3, UNIONTOWN, KANSAS, 66779



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

UNIQUE MULTI-PURPOSE COMMERCIAL PROPERTY ON 37 ACRES

Midwest Land Group is proud to present one of the most feature-rich and unique opportunities in southeast Kansas. This 10,000-square-foot multi-use commercial building on 37 pristine acres sits above the Marmaton River with private paved access. The three-story, stone, and steel structure boasts some of the finest views in Bourbon County and sits perched atop a pecan grove nestled into the river bend. This property can be used as commercial office space, hunting lodge, wedding venue, or regional headquarters and is ready for you to take it in any direction you wish.

The building is three stories of just over 3,000 square feet each of structural steel and stone finishes and was completed in the winter of 2000. Some of the stone was sourced locally from the river and surrounding areas, great care was taken with each detail. This building has 6 baths and 8 offices with 2 fireplaces and still has ample bonus space and rooms to re-configure to your needs. A full kitchen and safe room round out the features of what

could be a destination lodge, venue, or commercial space. The bottom story is a walk out basement to a concrete patio and common area which are just begging to host private events!

The 37 acres of land is classic Bourbon County timber and river bottom that is full of deer and turkeys. The topography allows for the structure to sit on the highest point of the land and from the third story the views are awe-inspiring. Owned river frontage gives the buyer more opportunity and the pecan grove is a unique addition. There is an overflow parking lot below the building with a lighted and paved walking path through the woods with the highlight being a wonderful bridge over the creek that has been used for countless wedding and senior photographs. This property is unique and loaded with possibilities for an investor looking to capitalize on the popularity of Bourbon County and all it has to offer. Call Land Agent Ryan Litwin, at (406) 581-8869, to set up a private tour.



PROPERTY FEATURES

PRICE: **\$1,795,000** | COUNTY: **BOURBON** | STATE: **KANSAS** | ACRES: **37**

- 37 acres on Marmaton River
- 10,000 square foot office/event center
- Incredible views
- Multi-use commercial space
- Structural steel and stone-engineered
- Lighted walking path and bridge
- Less than 2 hours to KC Airport
- Office, wedding venue, event center possibilities
- Great hunting and recreation



MULTI-USE COMMERCIAL SPACE

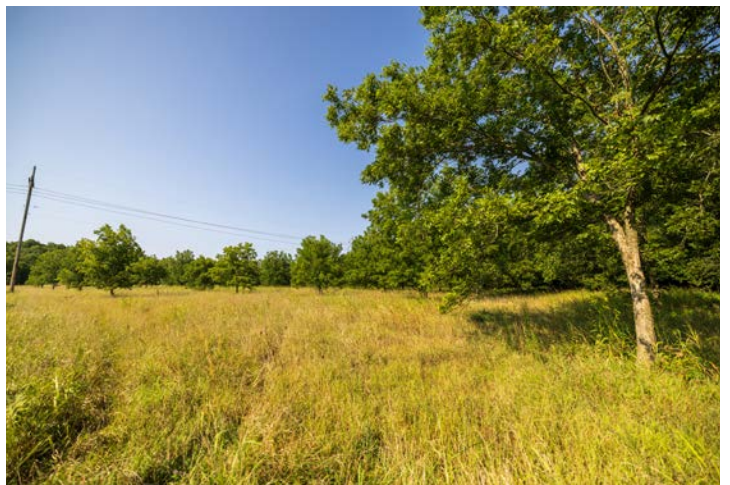
The building is three stories of just over 3,000 square feet each of structural steel and stone finishes. This building has 6 baths and 8 offices with 2 fireplaces and still has ample bonus space and rooms to re-configure to your needs.



OVERFLOW PARKING LOT

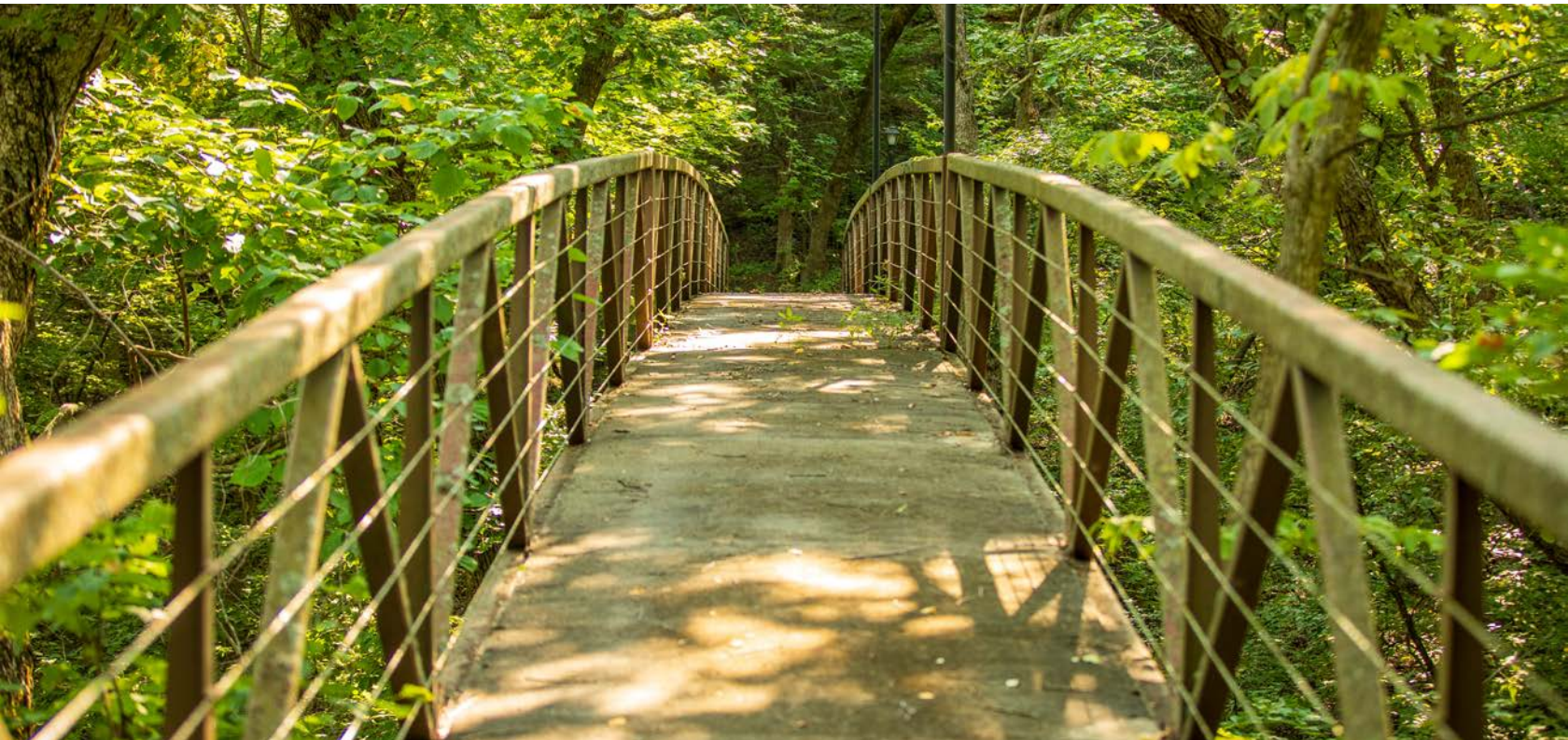
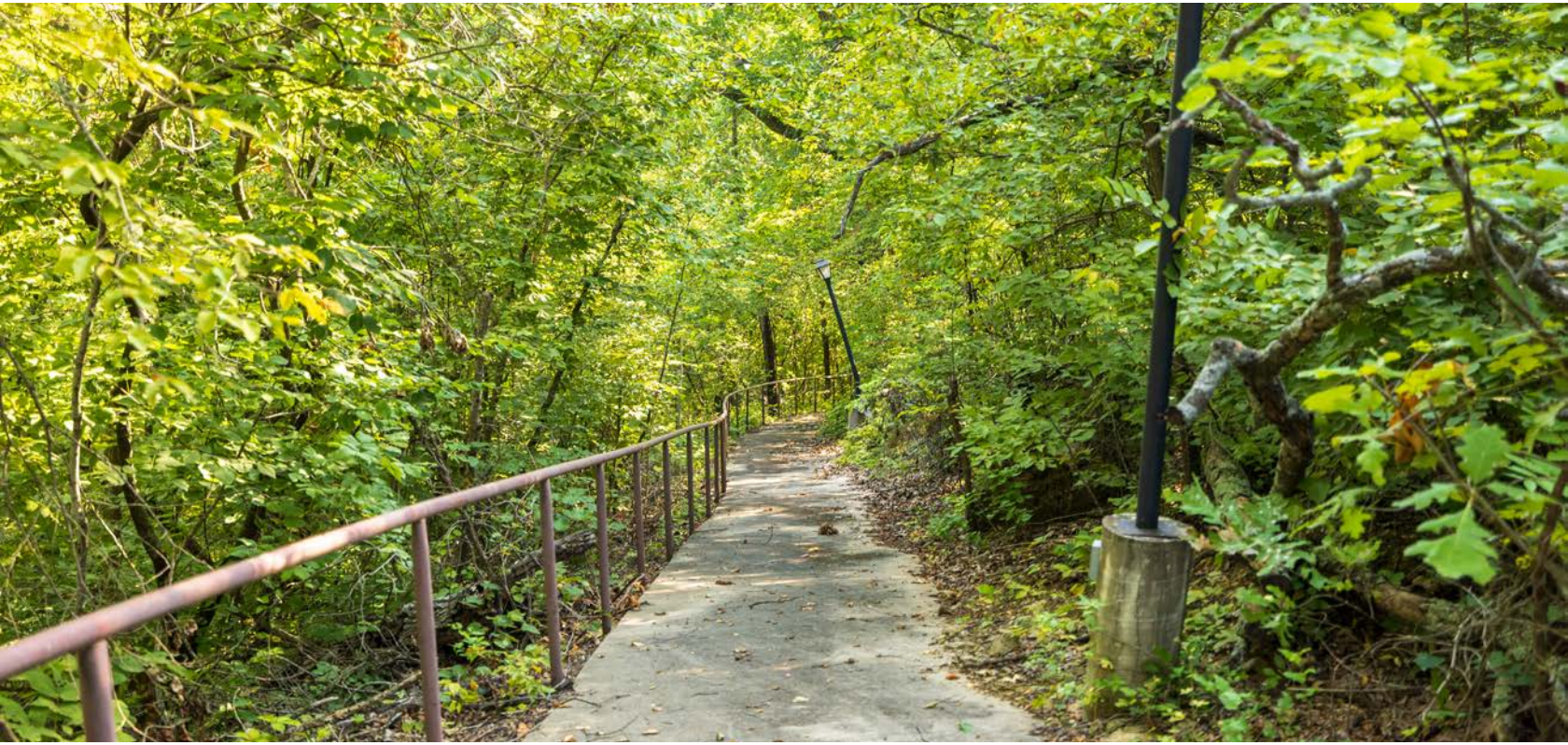


PECAN GROVE



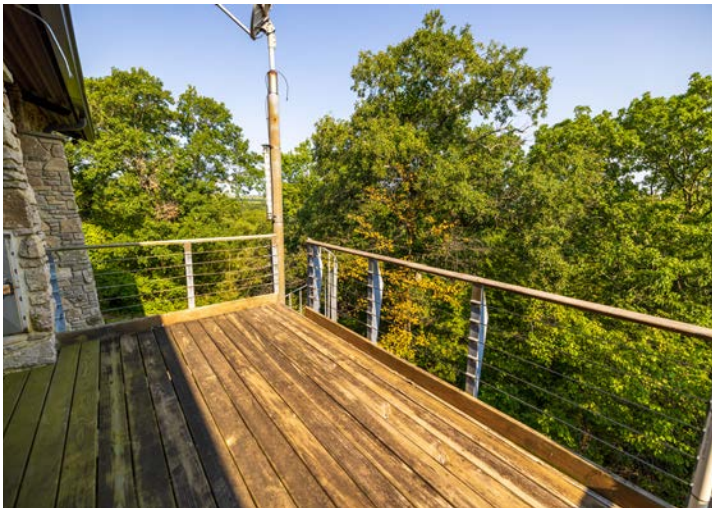
LIGHTED WALKING PATH AND BRIDGE

Below the building with a lighted and paved walking path through the woods with the highlight being a wonderful bridge over the creek that has been used for countless wedding and senior photographs.



INCREDIBLE VIEWS

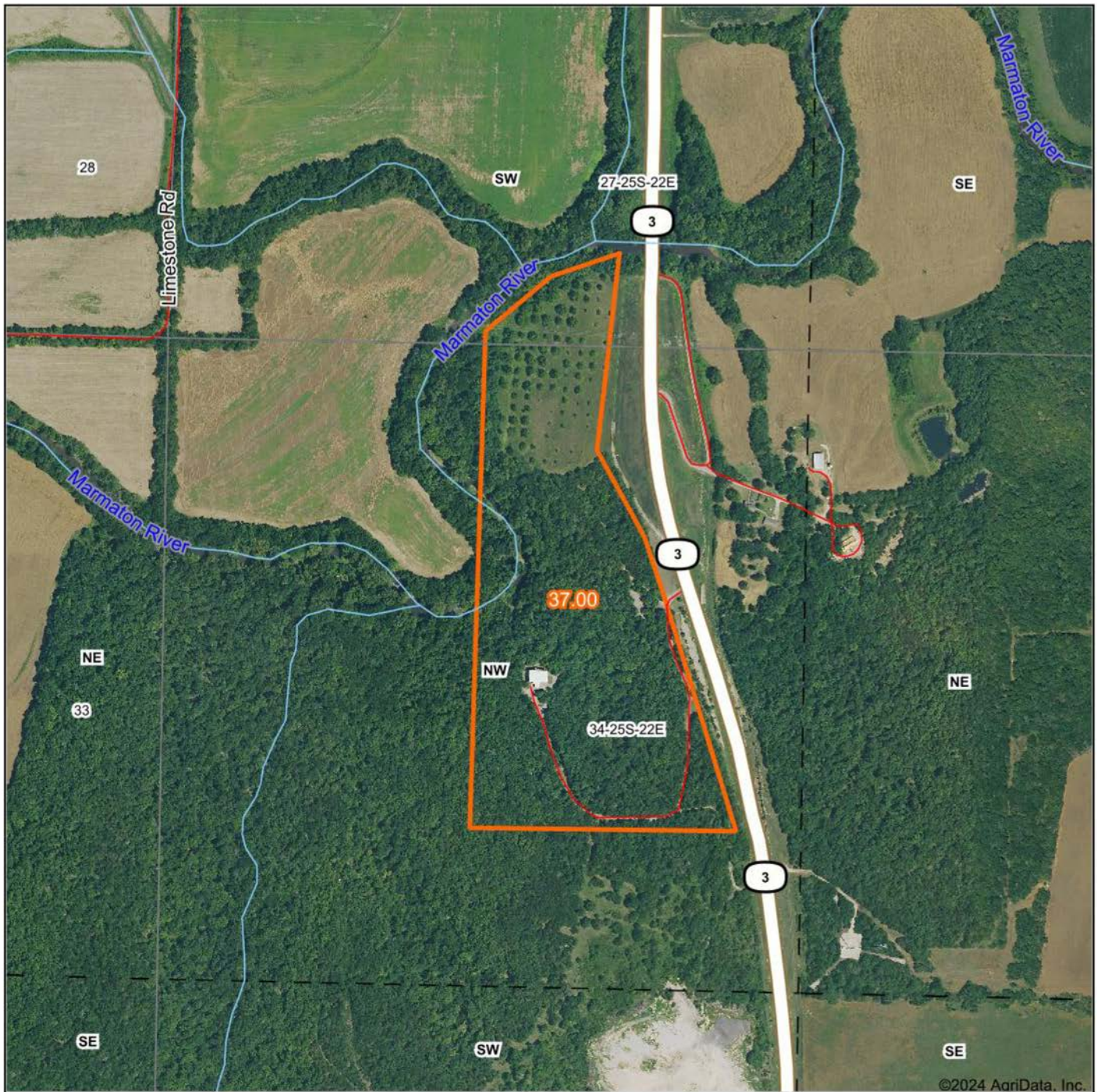
The topography allows for the structure to sit on the highest point of the land and from the third story the views are awe-inspiring. This property is unique and loaded with possibilities for an investor looking to capitalize on the popularity of Bourbon County and all it has to offer.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 37° 49' 55.41, -94° 58' 54.33

0ft 637ft 1275ft

34-25S-22E
Bourbon County
Kansas



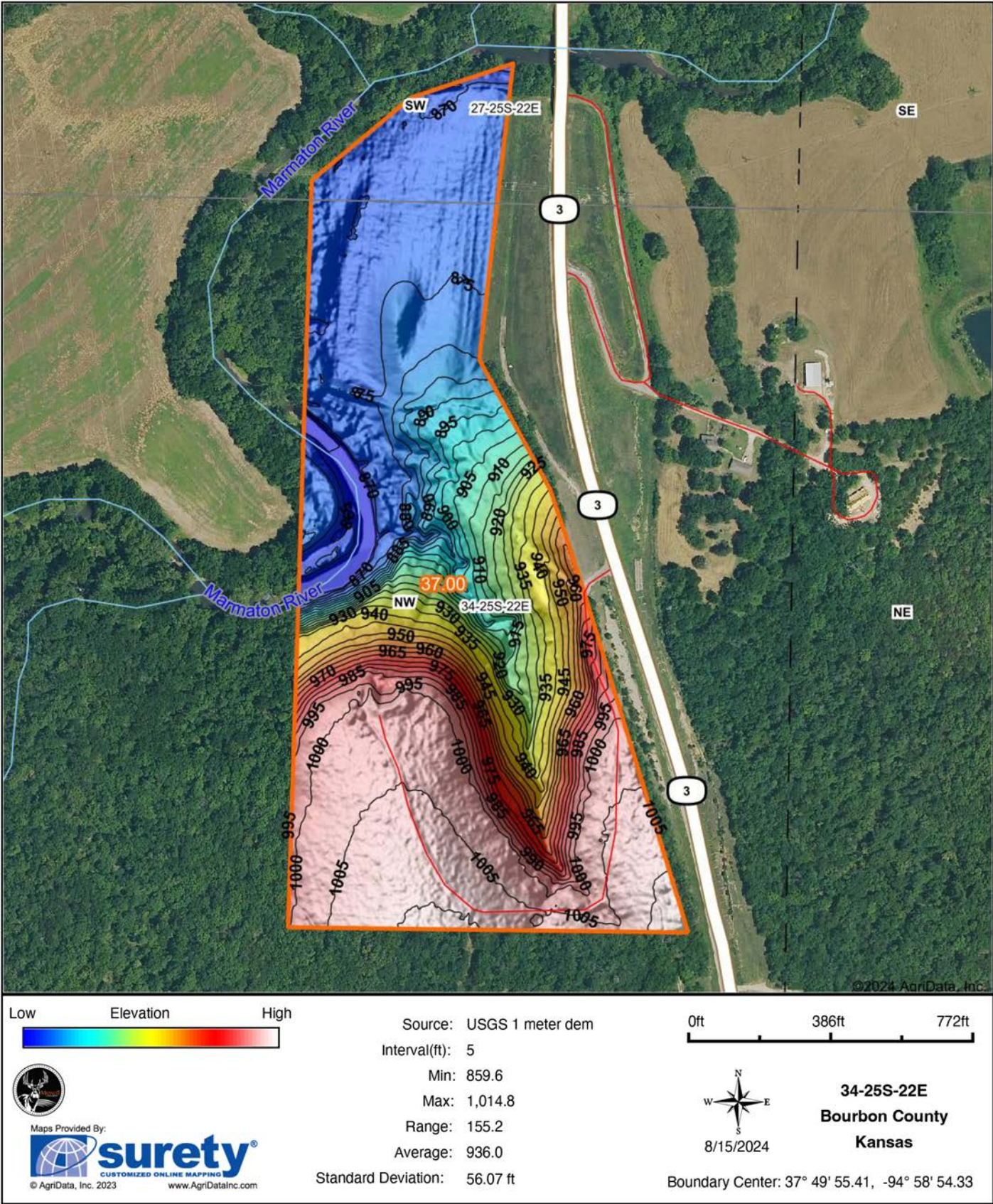
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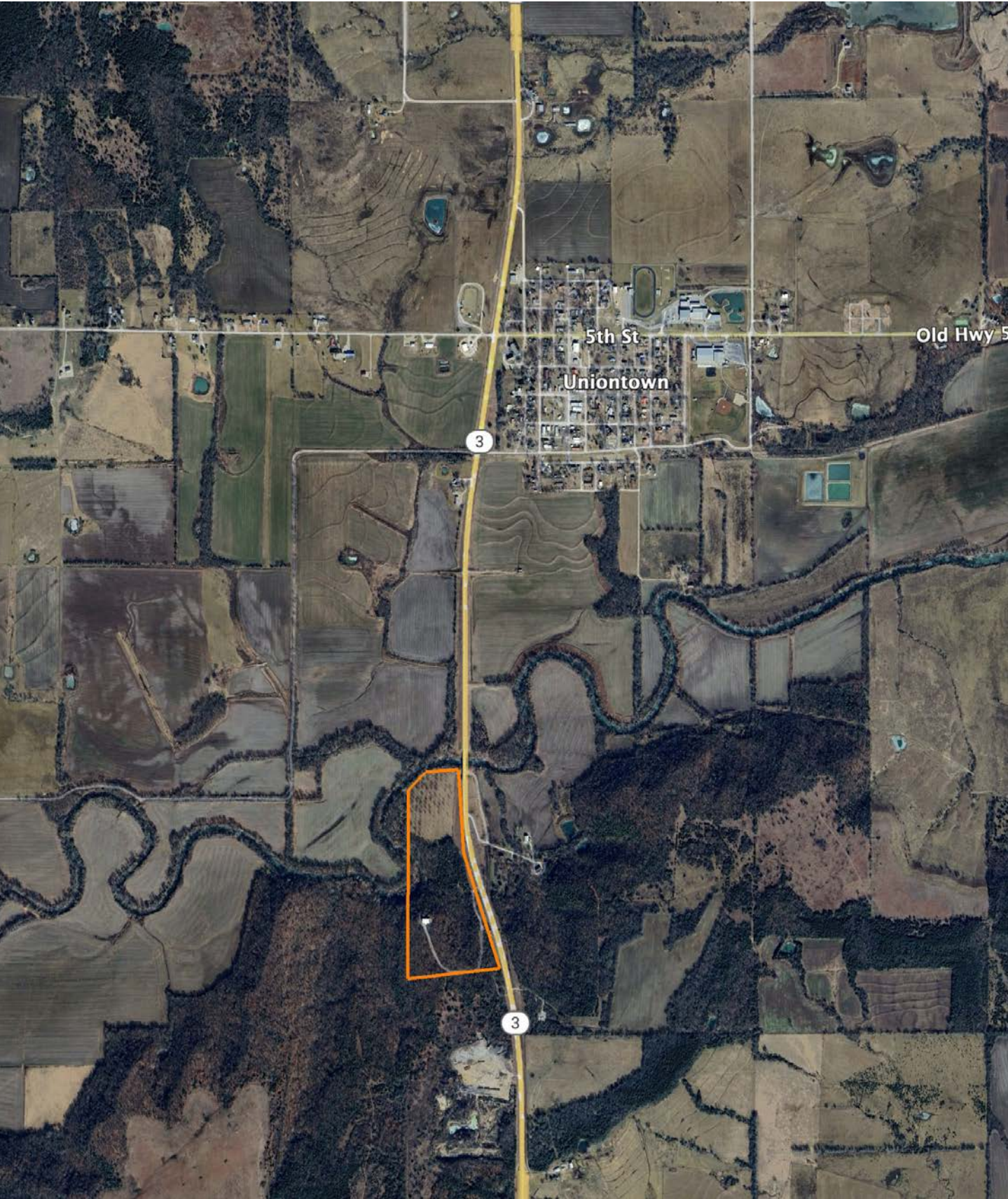
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8/15/2024

HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

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.



RYAN LITWIN, LAND AGENT
417.312.9181

RLitwin@MidwestLandGroup.com



MidwestLandGroup.com

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