

MIDWEST LAND GROUP PRESENTS

9 ACRES

# BOURBON COUNTY, KS

2594 LOCUST ROAD, FORT SCOTT, KANSAS, 66701



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 9 +/- ACRE QUIET COUNTRY RETREAT NEAR FORT SCOTT

When the working day is done, does the idea of heading home to a peaceful retreat in the country sound like your idea of paradise? If so, then you won't want to miss out on this beautiful home and 9 +/- acres located less than 4 miles east of Fort Scott. Situated on paved Locust Road, this 2,242-square-foot home offers a well-thought-out design with 3 beds, 2 baths, a nice sized family room with fireplace, an updated kitchen with stainless steel appliances, and a cozy living room offering views to a fenced pasture just begging for a few horses or cows. Additionally, located just off the family room you'll find two bonus rooms that could easily serve as an additional bedroom/office, or kept more in line with their current theme as hobby rooms for both sewing and leatherworking. Lastly, the attached 2-car garage has been converted into an entertainment space that has

provided countless memorable moments with family and friends for the current owners. Rounding things out, you'll find a nice, covered patio serving as the perfect place to unwind and relax at the end of the day. Located to the east of the house you'll also find a nice-sized, two-room shop with an attached lean-to and chicken coop. The shop is currently used for woodworking, however, its future options are limited only to the imagination of the new owners. Surrounding the shop and fenced pasture you'll be pleased to find a well-maintained yard with shade trees, pear, apple, and cherry trees, along with several blackberry bushes located next to a nice-sized garden. Properties like this don't come around often. Don't miss out on your opportunity at a slice of country paradise that truly offers it all!





# PROPERTY FEATURES

PRICE: **\$379,000** | COUNTY: **BOURBON** | STATE: **KANSAS** | ACRES: **9**

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- 2,242 square foot home on 9 +/- acres
- 3 bed, 2 bathroom
- Bonus office/hobby/extra bedroom
- Nice, fenced pasture (approximately 5 acres)
- Shop with lean-to
- 220 amp outlet for camper hook-up
- Pear, apple, cherry trees, blackberry bushes, garden
- Would make great horse property/mini-farm
- Less than 4 miles from downtown Fort Scott
- 18 minutes from Nevada
- 1 hour from Joplin
- 1 hour 15 minutes from Kansas City
- 30 minutes from Marais Des Cygne Wildlife Area





# 3 BED, 2 BATH HOME

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# INTERIOR PHOTOS





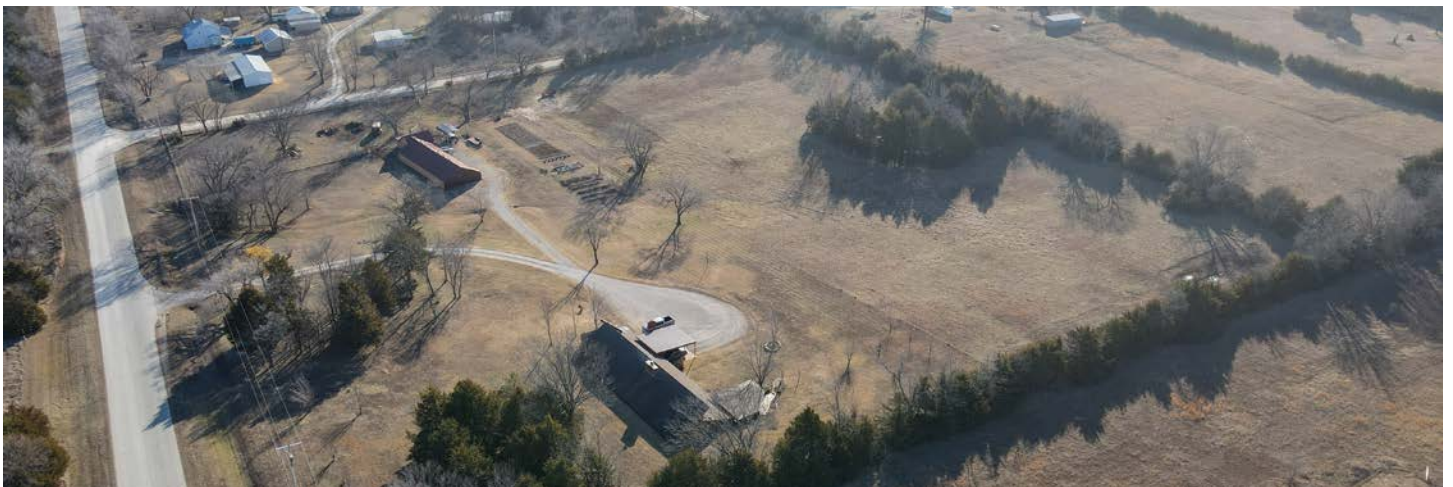
## GARDEN AREA

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## FENCED PASTURE

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# SHOP WITH LEAN-TO

Located to the east of the house you'll also find a nice-sized, two-room shop with an attached lean-to and chicken coop. The shop is currently used for woodworking, however, its future options are limited only to the imagination of the new owners.





# ADDITIONAL PHOTOS

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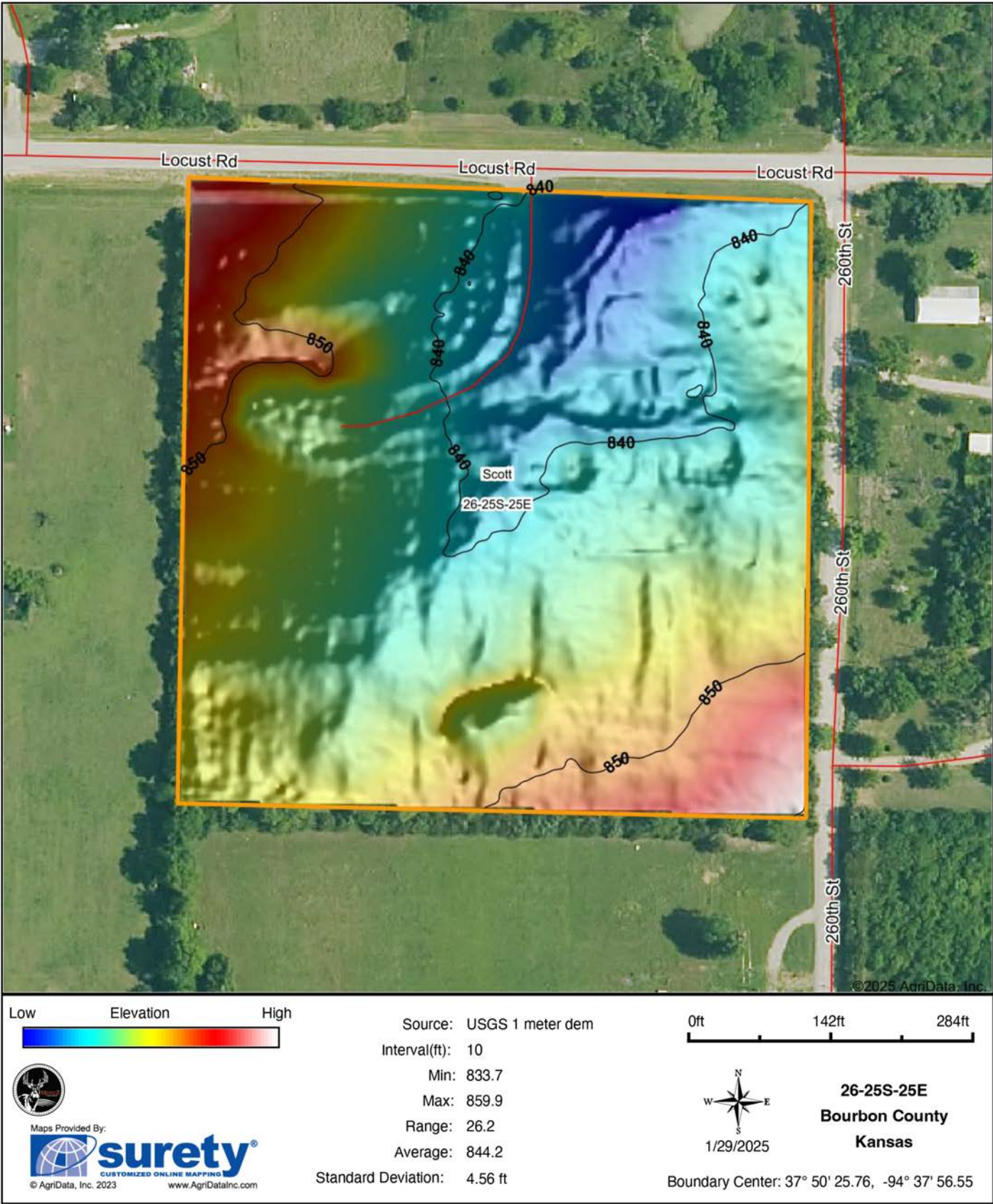


# AERIAL MAP



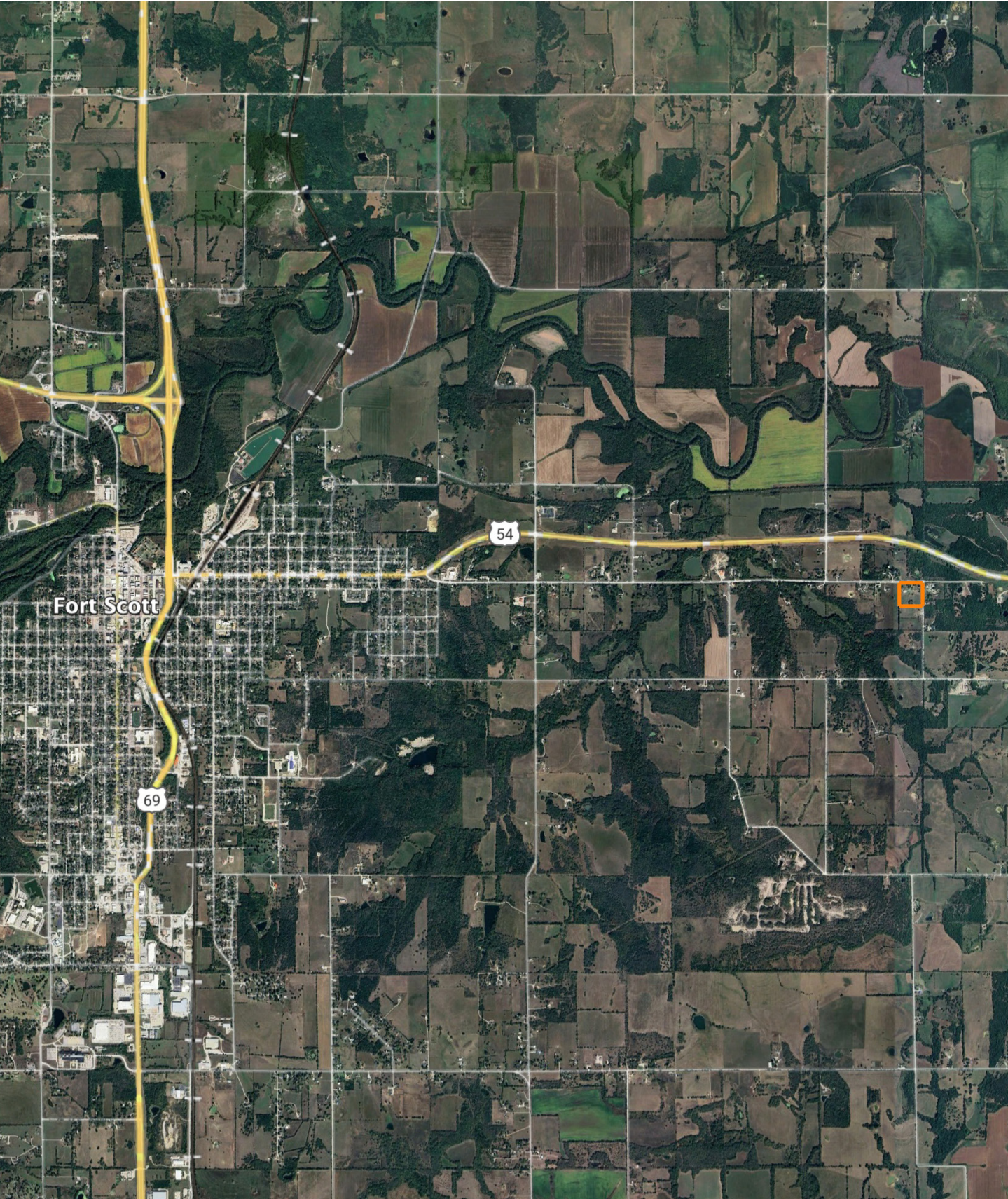


# HILLSHADE MAP





# OVERVIEW MAP





# AGENT CONTACT

Kyle Wilkinson understands the value of land and how it can mean different things to different people. With this perspective, he's able to better understand his clients' needs and work hard to help them fulfill their goals. Buyer and sellers alike come to Kyle for his strong communication skills, excellent customer service, and passion and skill in handling each transaction.

Kyle grew up on a family farm in Southeast Kansas where they raised corn, wheat, and soybeans, as well as ran cattle. He graduated from Pittsburg High School and attended the University of Kansas, where he earned a Bachelor's Degree in Communications and a Business Minor. He spent several years in the finance/banking industry, running a fly-fishing guide business in Colorado, and serving as a licensed real estate broker. He's thrilled to bring his lifelong passion for land and the outdoors to Midwest Land Group, where he's able to share these passions with others.

An avid outdoorsman, Kyle is very passionate about bowhunting and waterfowl/upland hunting. He loves fly-fishing, particularly for bass and saltwater species, having fly-fished extensively throughout the West and Midwest, as well as nearly a dozen saltwater locations. Kyle is a published author, has written countless articles for various fly-fishing magazines and blogs, and serves as a pro-staff member for R.L. Winston Fly Rods and Bauer Fly Reels. He lives in Pittsburg, Kansas, with fiancé Briten, and children, James, Hope and Caden.



**KYLE WILKINSON,** LAND AGENT

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## MidwestLandGroup.com

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