

MIDWEST LAND GROUP PRESENTS

6.5 ACRES IN

BARTON COUNTY KANSAS

739 NE 30 ROAD, GREAT BEND, KS 67530



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CLASSIC KANSAS FARM HOMESTEAD

A classic Kansas farm homestead. This 6.5 acre farm homesite is conveniently located off a maintained county blacktop 2 miles off of K-156 Highway, providing easy access while surrounded by rural Kansas countryside.

Built in 1953, this solid brick ranch-style home boasts 1,846 square feet of living space. The kitchen opens to the dining room and living space, which both showcase walls of picture windows giving natural light with a view of the countryside farm fields. There is a double-story brick fireplace in the living room and basement. There is plentiful built-in storage throughout the home. There are 3 bedrooms, all with original hardwood floors and one with a cedar closet. The full bathroom is located near the bedrooms, and the half bath is in the laundry room. The 918 square foot unfinished basement provides plentiful storage and allows easy expansion. This property is extremely well built, which is evident in the structure and foundation seen in the basement. This farmyard has had two owners and is well-maintained. The home is economically efficient with a 2018 central air/heating, a brick structure with double sheetrock, and new Pella windows, which all contribute to low monthly bills.

There is a 2 car garage with a workspace located directly next to the home. The massive 100'x70' foot machine shop was built in 2005 with an electrical connection and concrete floor in 2/3rds of the shop. Behind the shop is a 35,000-bushel grain bin that was built in 2004. This grain bin has been rented out for the last few years, providing the owners an easy side income. The western boundary of the property has a newly planted shelterbelt for added windbreak and privacy. With more than a 6 acre yard, the property offers the perfect combination of working farm life and scenic beauty!

Nestled directly 2 miles south of Cheyenne Bottoms Wildlife Area, the largest wetland in the interior United States, and a critical stopping point for millions of birds migrating along the Central Flyway, this is an ideal location for wildlife and outdoor lovers. During the winter, waterfowl fly over the yard almost every single day. The home is in a prime location less than 10 miles from Great Bend, 13 miles from Claflin, and 5 miles from Ellinwood. Contact Listing Agent Kayanna Hammeke at (620) 566-7889 to view disclosures and to schedule a showing.



PROPERTY FEATURES

PRICE: **\$385,000** | COUNTY: **BARTON** | STATE: **KANSAS** | ACRES: **6.5**

- 6.5 acre yard
- Brick home
- Double sheetrocked walls
- 2004 grain bin: 35,000-bushel storage, aeration floor, heater, bottom load drag out, sweep auger
- 2005 Behln shed: 70'x100'x20', 20'x16' north door, 26'x16' east door
- 2021 house flooring
- Cedar closet
- New Pella windows
- 2018 AC/heating
- 2018 water heater
- 2001 steel roof
- Double-story, wood-burning fireplace
- Newly planted windbreak
- 2-car garage with workspace
- 2-owner home history
- 46 ft. water well

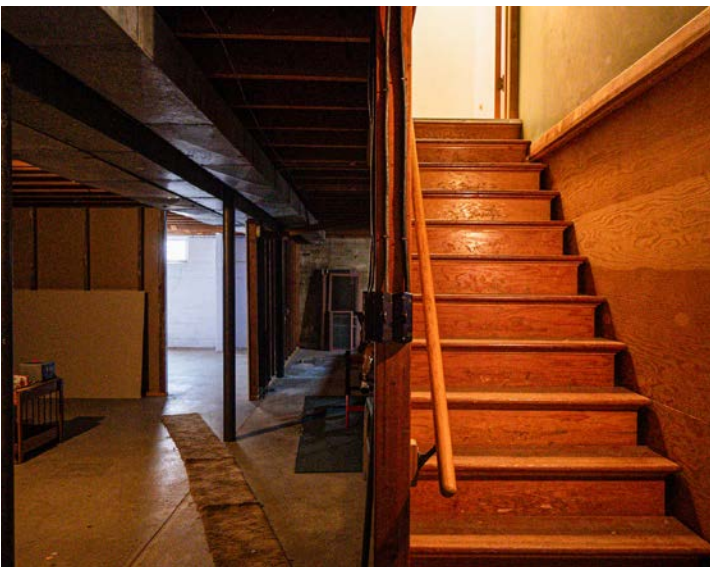


BRICK HOME

Built in 1953, this solid brick ranch-style home boasts 1,846 square feet of living space. The kitchen opens to the dining room and living space, which both showcase walls of picture windows giving natural light with a view of the countryside farm fields.



ADDITIONAL INTERIOR PHOTOS



70'X100'X20' BEHLN SHED



35,000-BUSHEL GRAIN BIN



6.5 ACRE YARD

With more than a 6 acre yard, the property offers the perfect combination of working farm life and scenic beauty!



2-CAR GARAGE WITH WORKSPACE



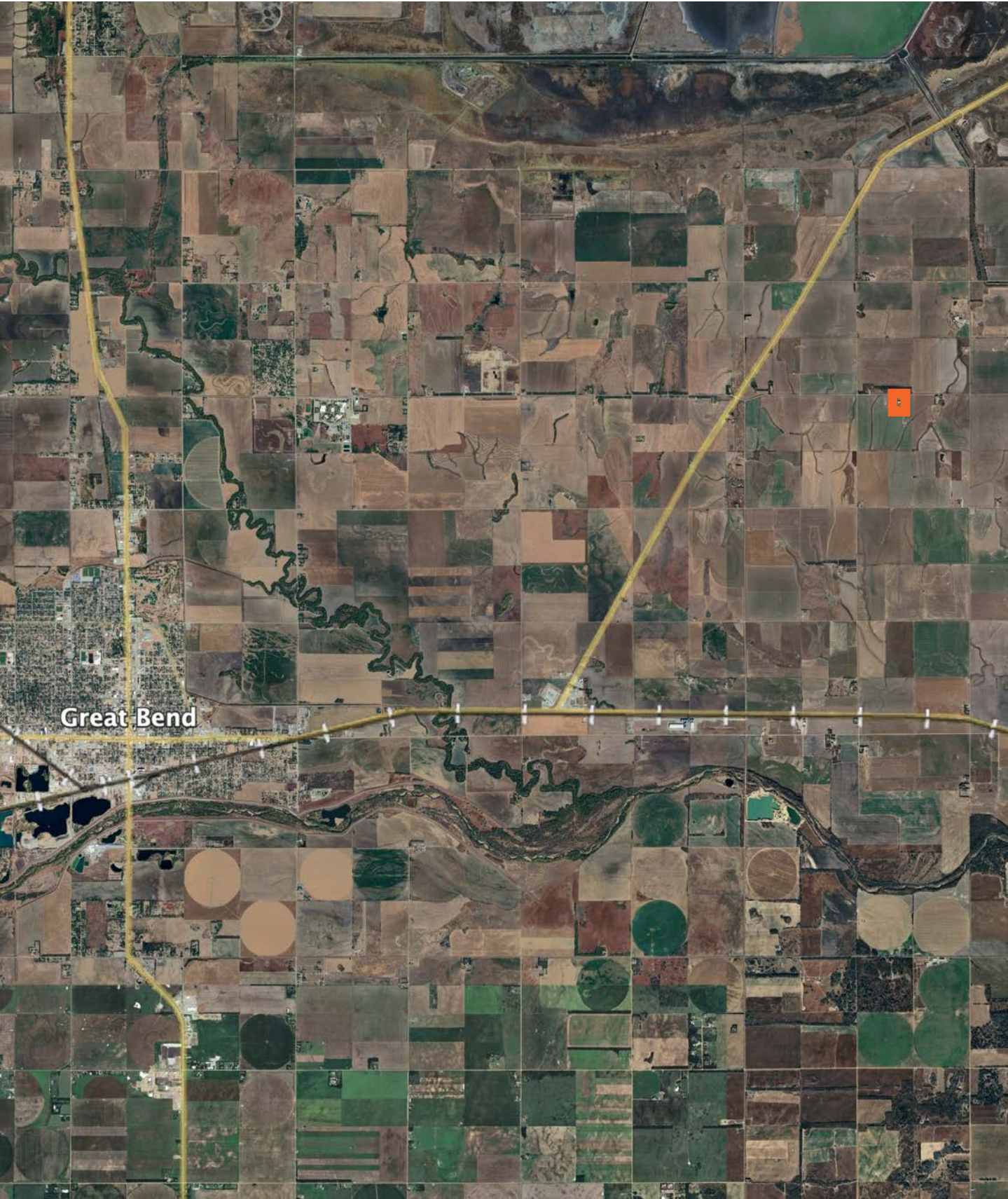
ADDITIONAL PHOTOS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Born and raised near Ellinwood, Kansas, Kayanna has deep roots in the local community and a true understanding of the region's land. Her passion for land began early, inspired by her grandfather, who was a large land buyer and closely followed the central Kansas land market. She fondly recalls often attending land auctions with him and her father, a tradition that fueled her connection to Kansas land. After graduating from Fort Hays State University with a Bachelor's in Communication Studies, emphasizing in sales, Kayanna obtained her real estate license at 21 years old and has dedicated herself to making it her lifelong career.

Kayanna's upbringing on a fifth-generation farm and ranch has ingrained in her a profound appreciation for agricultural heritage. To this day, she is largely active in the family farm and cattle operation. Her extensive experience in utility and commercial real estate, combined with her role in managing her father's oil ventures, equips her with a first-hand knowledge of mineral rights, easements, and land investment opportunities.

Outside of her work on the farm and in real estate, she can be found helping run a Kansas hunting outfit near Cheyenne Bottoms, where she is passionate about sharing her love and knowledge of local wildlife with her clients. She spends her free time with her farm animals, scouting, hunting, fishing, and enjoying the great outdoors. Her hands-on experience and lifelong connection to Kansas land makes her an invaluable resource for clients looking to buy or sell properties in the region.

What sets Kayanna apart is her genuine care for Kansas land and its impact on the local economy and community. Her family has lived off this very land since before the 1900s and she plans to be here the rest of her life. With roots like that, you can trust the knowledge she has of the area. She treats every listing as if it were her family's property, ensuring the best possible outcome for her clients. Whether you are chasing that prime whitetail property, or searching for an investment opportunity to add to your portfolio, Kayanna Hammeke is a true local professional, and your ideal partner.



KAYANNA HAMMEKE

LAND AGENT

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