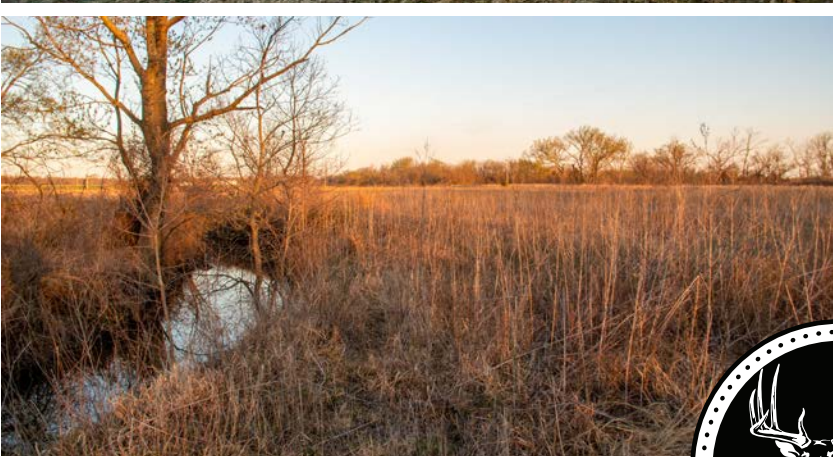


MIDWEST LAND GROUP PRESENTS

38.6 ACRES

# WOODSON COUNTY, KS

629 75 HIGHWAY, YATES CENTER, KANSAS 66783



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# BEAUTIFUL HOME AND ACREAGE IN WOODSON COUNTY, KANSAS

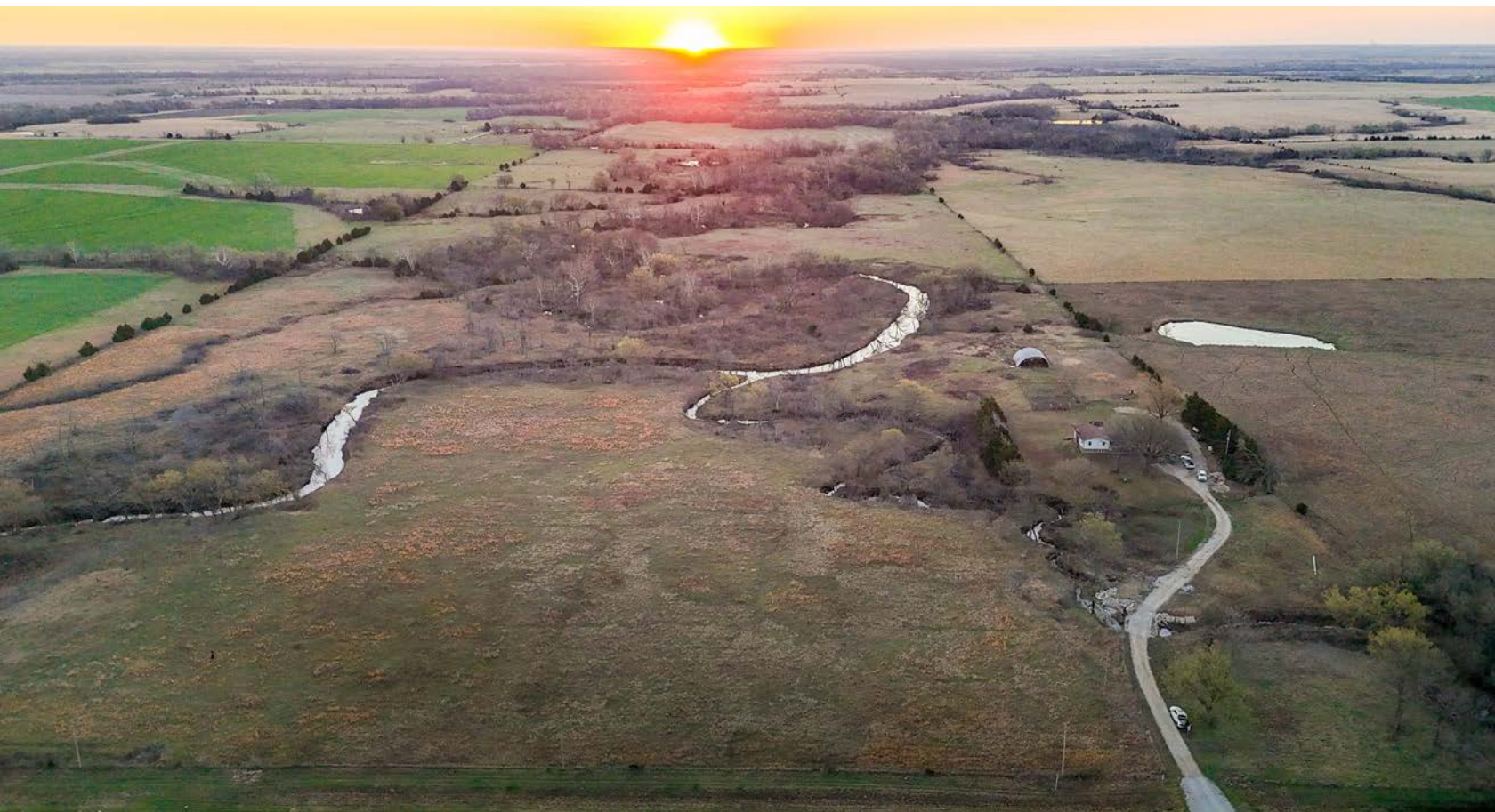
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This beautiful home and 38 +/- acres sit in Woodson County, Kansas, off Highway 75 between Buffalo and Yates Center, Kansas. The property boasts an updated home, pasture, timber, creek, and a horse arena.

The home on the property has three bedrooms and two baths, with one of the bathrooms being attached to the master bedroom. The living room is open to the kitchen and dining areas, making it a great place to gather and enjoy company. The bedrooms are all on the same level and are all very spacious. As you move to the basement area you will find a great use of the space that offers

another place to enjoy company and sit by the fireplace on a cold winter day. The walkout basement offers easy access to the backyard, where there is a horse arena and two working pens. There is also a Quonset hut on the property that provides additional storage.

The land is made up of a great mix of timber, grasses, both warm and cool season, and a great creek that winds through the entire property. There is ample opportunity to harvest a mature whitetail, turkey, or even a duck or two right outside your back door. To set up a private showing or for more information give Ben a call.





# PROPERTY FEATURES

PRICE: **\$392,500** | COUNTY: **WOODSON** | STATE: **KANSAS** | ACRES: **38.6**

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- Updated home
- 3 bed, 2 bath
- Attached garage
- Basement
- 38 +/- acres
- Horse arena
- Working pens
- Quonset hut
- Creek
- Mature timber
- Fenced
- Whitetail
- Turkey





# UPDATED HOME

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The home on the property has three bedrooms and two baths, with one of the bathrooms being attached to the master bedroom. The living room is open to the kitchen and dining areas, making it a great place to gather and enjoy company.





## 3 BED, 2 BATH





# QUONSET HUT

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# WORKING PENS

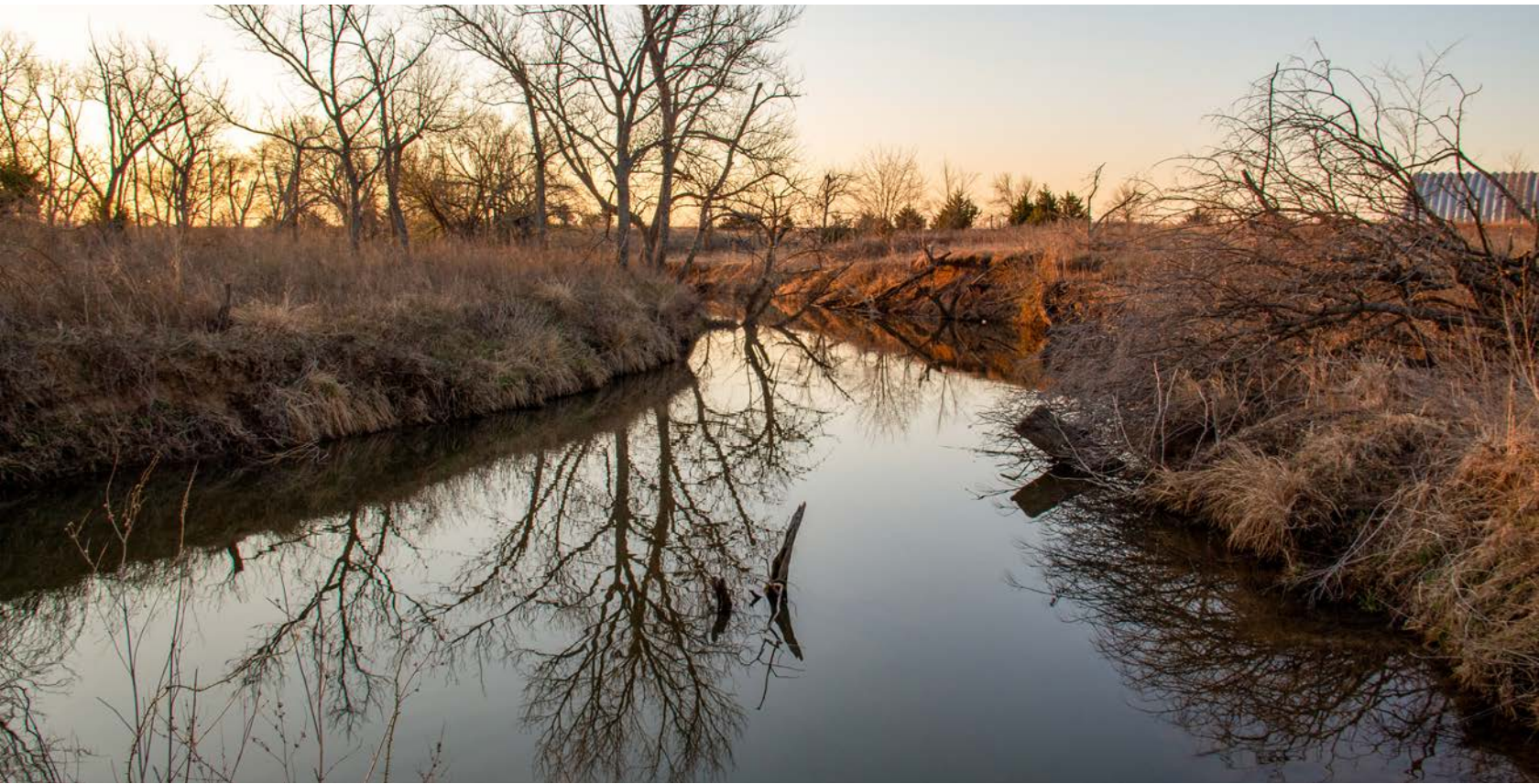
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# CREEK

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## 38 +/- ACRES

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The land is made up of a great mix of timber, grasses, both warm and cool season, and a great creek that winds through the entire property. There is ample opportunity to harvest a mature whitetail, turkey, or even a duck or two right outside your back door.





# TRAIL CAM PICTURES

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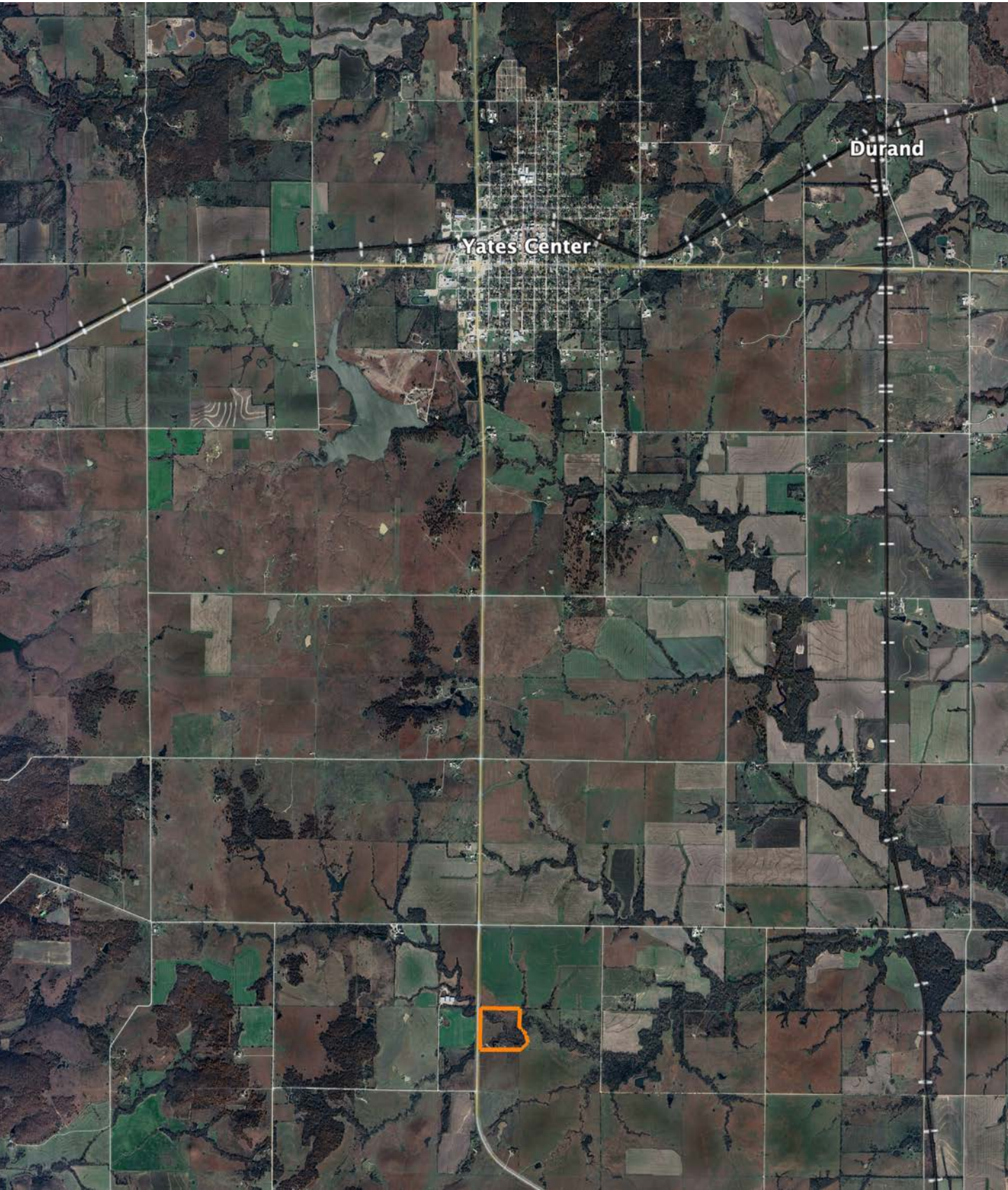
# AERIAL MAP

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# OVERVIEW MAP





# AGENT CONTACT

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Ben Jacks has been an avid outdoorsman since he was a boy. His dad would take him and his brother out to hunt and fish every chance he got. Between that and years of bow hunting, Ben learned the process of managing hunting properties. He loves to assess a property and find the potential in a piece of land that someone else might not have seen. Ben was born on a military base in North Carolina and raised in northeast Oklahoma. While in school, he worked on a ranch, where he grew a great respect for farmers and ranchers. He moved to Kansas for college and to continue his baseball career. He went to Neosho County Community College and graduated from Emporia State University, having played baseball at each.

After helping a friend acquire a piece of property, he caught the land real estate bug and hasn't looked back once since. Driven by his passion to help people, Ben offers clients a hard-working, trustworthy, and dedicated agent who will help them throughout the entire process. When he's not working or spending time with family, you can find him out in the woods hunting, fishing, managing hunting properties, or golfing. He's a member of Ducks Unlimited, QDMA, and the First Baptist Church in Chanute, Kansas, where he resides with his son Gunner and two large, active dogs. Contact Ben today to experience the Midwest Land Group difference!



**BEN JACKS,** LAND AGENT  
**620.605.3175**  
BJacks@MidwestLandGroup.com



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## MidwestLandGroup.com

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