

MIDWEST LAND GROUP PRESENTS

4.7 ACRES

# BARTON COUNTY, KS

1004 NE 130 AVE, CLAFLIN, KANSAS 67525



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

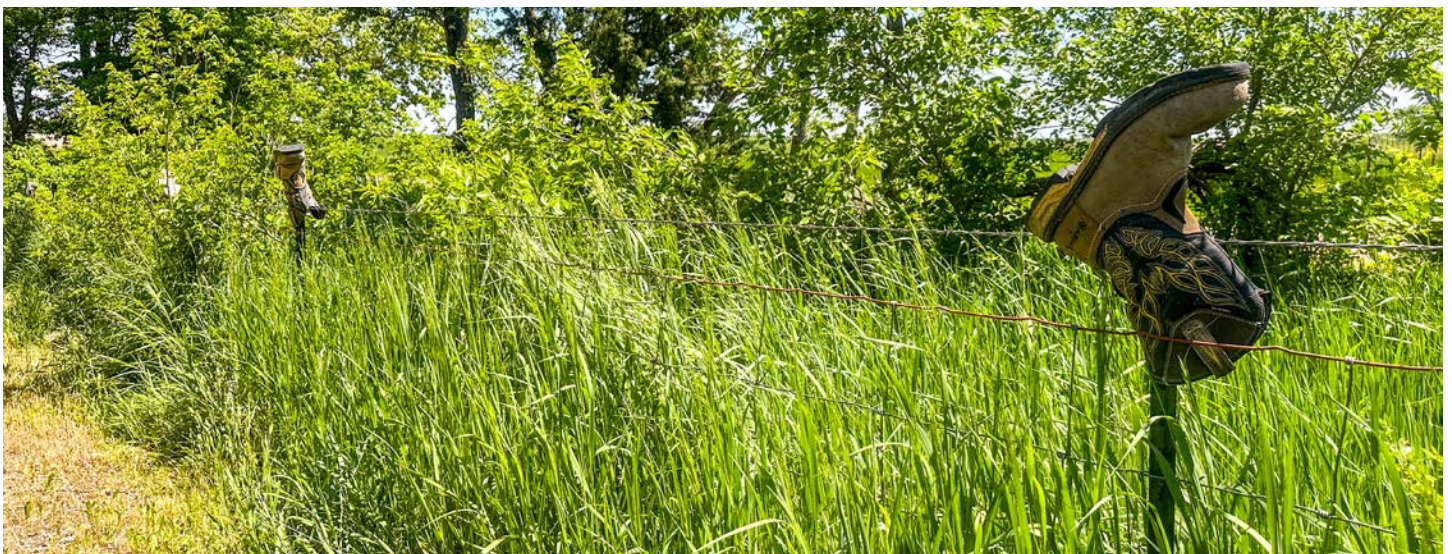
# CHARMING CLAFLIN COUNTRY HOME

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A charming country home 1 mile south of Claflin, Kansas. Sitting on a 4.67+/- acre farm yard, this country house has it all: a paved county road entrance, an entirely fenced yard, a garden area, a chicken/fowl fenced-in coop, a two-car garage, and many outbuildings throughout the backyard. The far east side of the property has been cleared and fenced to have horses or livestock.

The main home is in great condition with steel siding, a 2019 roof, and newly replaced Pella windows. Walking into the front door, one is greeted with a massive living room. The main bathroom has a double sink vanity and extra closet space. There are 3 bedrooms on the main floor, the closet between two of the bedrooms has been opened to make one huge master bedroom (closet doors have been kept in case one would like to make this area into two bedrooms again), and there is a connecting master bathroom. Plentiful built-in storage and deep closet space can be found throughout the home. All kitchen appliances shown in the photos will be

included. The home has a full, half-unfinished basement offering storage space or room for expansion. There is a room with water hookups for a bathroom, two finished bedrooms downstairs, and a walk-out greenhouse with an ideal setup for all a gardener could need. In 2019, the foundation was inspected and fully repaired, along with new stabilizers to ensure the house stays in sound condition. This home has been greatly cared for with regular maintenance and constant upgrades. The septic system was last pumped 3 years ago, the waterlines, water heater, pump, and plumbing in the entire house were replaced in 2024. The furnace was installed in 2020, and the ductwork in the house was redone at the same time. The second home on the property was last occupied in the 1980s. This home has an amazing history and was the original Claflin one-room schoolhouse. There is a two-car cement garage with a built-in workbench. The concrete walls keep the garage nice and cool on hot days. This is truly a one-of-a-kind property with endless country living potential!





# PROPERTY FEATURES

PRICE: **\$249,000** | COUNTY: **BARTON** | STATE: **KANSAS** | ACRES: **4.7**

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- 4.67 acres
- 1953 square feet main floor
- 2 full baths
- Unfinished basement bath
- Full basement (partially finished)
- 5 bedrooms
- 2 baths
- Greenhouse
- Massive living room
- Appliances included
- New Pella windows
- 2019 roof
- New steel siding
- 2019 foundation inspection
- Paved road access
- 1.5 acres of pasture
- Fenced property line
- Chicken coop/run
- 2020 furnace/duct work
- 2024 plumbing replaced
- 2024 new waterlines, pump
- 2024 water heater
- Plentiful in storage
- Tamper-resistant outlets
- Outbuildings
- 2-car garage





# 1953 SQUARE FEET MAIN FLOOR

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The main home has been greatly cared for with steel siding, a 2019 roof, and newly replaced Pella windows. The main bathroom has a double sink vanity and extra closet space. There are 3 bedrooms on the main floor, the closet between two of the bedrooms has been opened to make one huge master bedroom, and there is a connecting master bathroom.





# MASSIVE LIVING ROOM

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# FULL BASEMENT (PARTIALLY FINISHED)

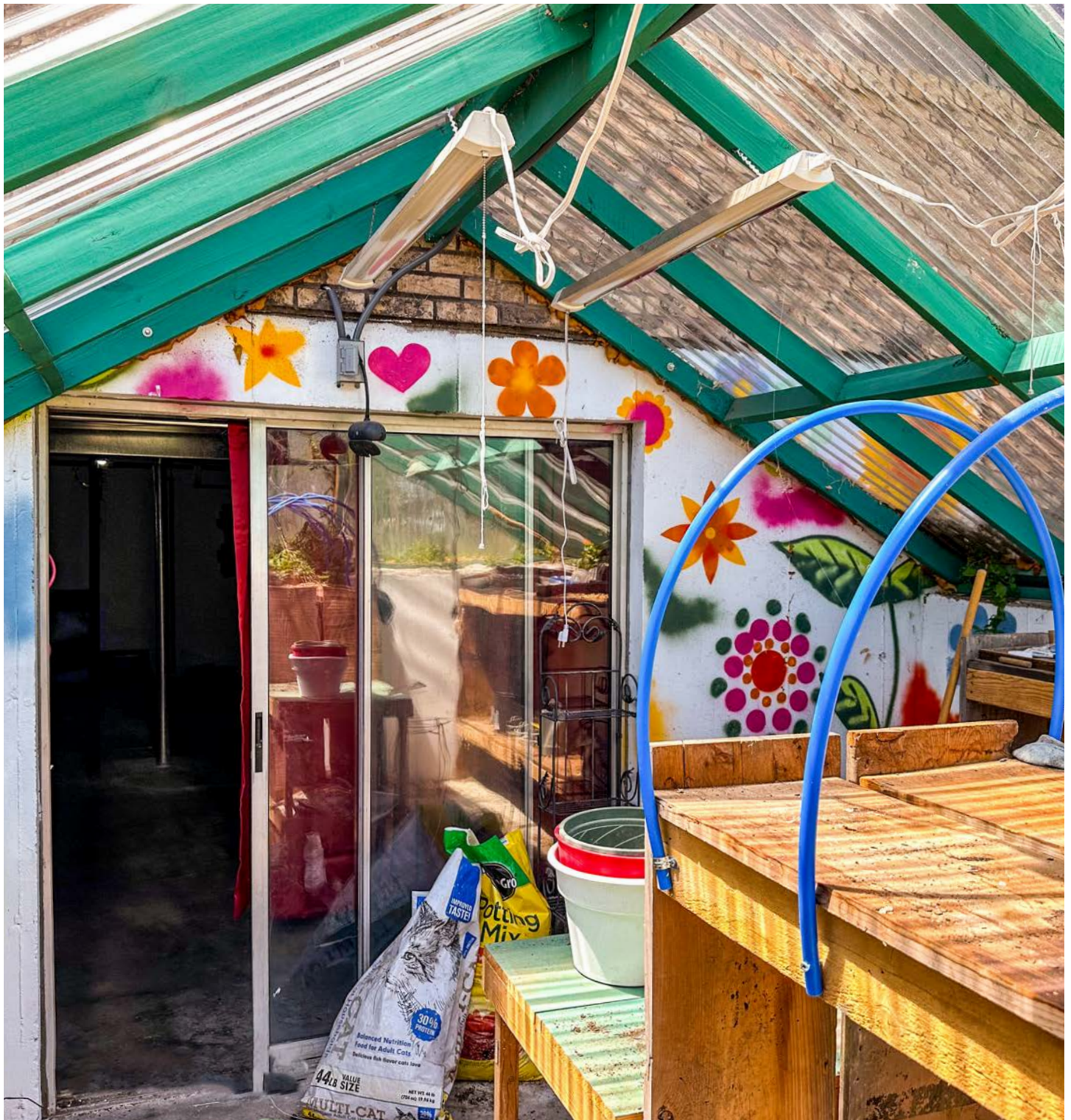
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# WALK-OUT GREENHOUSE

The home has a full, half-unfinished basement offering storage space or room for expansion. There is a room with water hookups for a bathroom, two finished bedrooms downstairs, and a walk-out greenhouse with an ideal setup for all a gardener could need.





# GARDEN AREA AND FENCED-IN COOP





## 1.5 ACRES OF PASTURE

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## FENCED PROPERTY LINE

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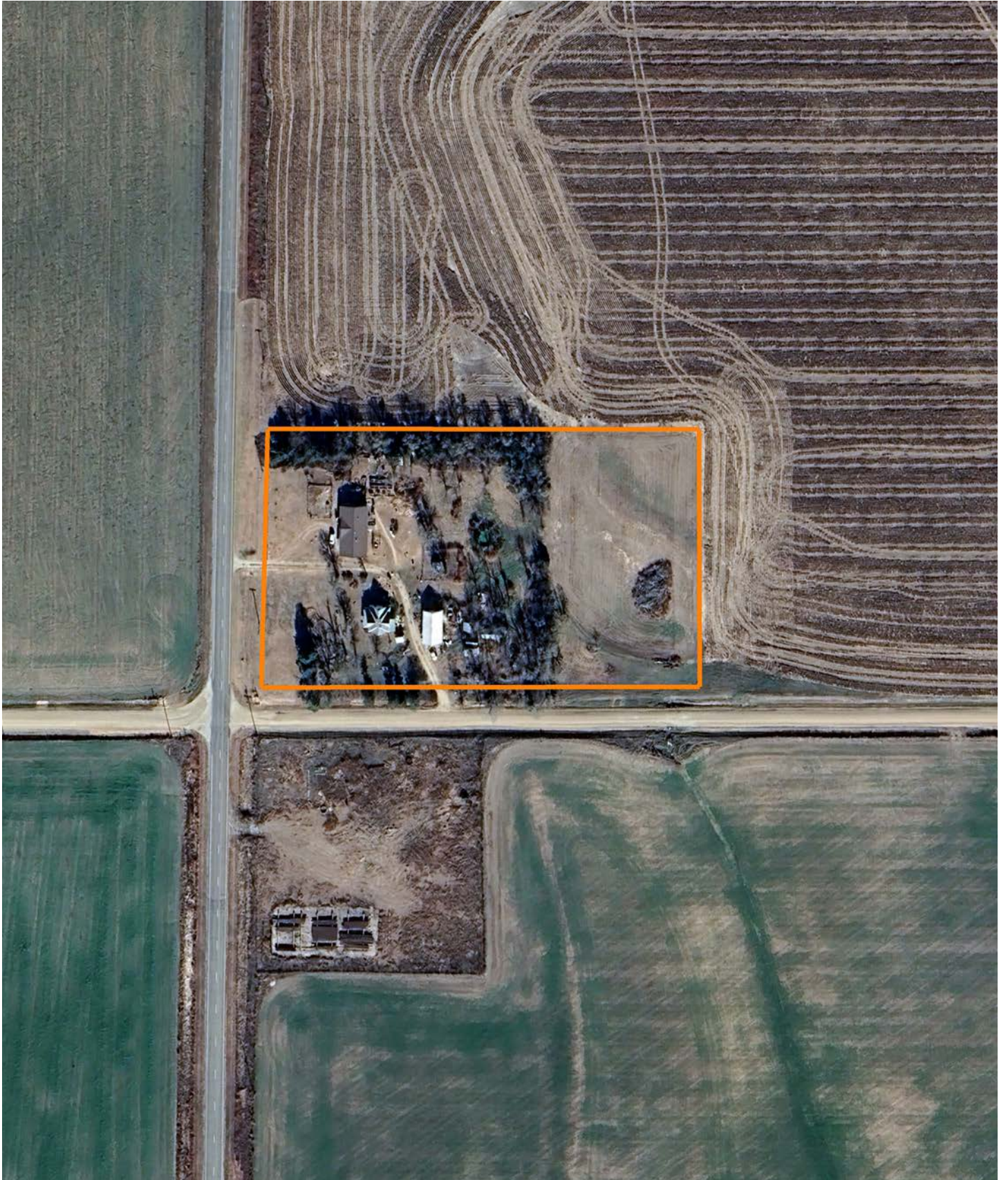
# 2-CAR GARAGE AND OUTBUILDINGS





# AERIAL MAP

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# 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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