

MIDWEST LAND GROUP PRESENTS

4.8 ACRES

SEDGWICK COUNTY, KS

1763 S 311TH ST W, GARDEN PLAIN, KANSAS 67050



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING ACREAGE AND BEAUTIFUL UPDATED FARM HOME

Experience the best of country living on the western edge of Sedgwick County. Nestled just west of the peaceful town of Garden Plain sits this picturesque home on just under 5 acres. This acreage will provide a mountain of memories and opportunities from the original barn, the large acreage, breathtaking home to the wonderful small town, loving embrace, Garden Plain has.

When you arrive at the property, you will notice its convenient access right off 311th with multiple options to highway 54 or a quick run into town. Pulling up to the house, you will see the stunning trees, the constant shade, and the beauty they provide this property. The shrubs and flowers all blooming provide you with a colorful and bright landscape. The trees wrap around this attractive 1,804 square foot home. Originally constructed in 1949, the ranch-style house is a 3 bedroom, 2 bath floor plan which has been updated over the years and kept its small, warm, family feel. From the cozy kitchen area to a wood-filled fireplace in the winter or a mud room lined with school bags and chore boots, this farmhouse will quickly turn from a house into a home! Just off the mud room is a wonderful outdoor patio to take in a sunset or a fantastic area to grill out with the family!

If you are looking for the benefits of country living and freedom from no HOA or neighborhood rules, the 4.8 +/- acres you will have provides you with adequate room and space, you won't find in town! The current owner had year after year of productive gardening that provided many summer days of canning garden veggies for the family. A restored roof on the original barn will be a safe and dry home for livestock or horses. The exterior fence is intact, stout, and is set up for anyone looking to add 4H livestock or that shows livestock! There is plenty of room on the property to bring the old chicken coop back to life! There is enough room out behind the barn for anyone looking to ride 4-wheelers or dirt bikes to play.

Garden Plain is widely known for its small-town values, close-knit, strong community, and excellence in education. The Renwick School District has consistently been top-rated in Kansas. Garden Plain has its own elementary, middle school, and high school and is only minutes from this home! Cozy and affordable acreages with nice homes are very rare and hard to find. Come out and experience the small-town feel this property has! Call listing agent Tyler Heil at (913) 207-4541 to answer any questions or schedule a showing.



PROPERTY FEATURES

PRICE: **\$329,000** | COUNTY: **SEDGWICK** | STATE: **KANSAS** | ACRES: **4.8**

- Ranch-style home
- 3 bedroom, 2 bath
- 1,804 square foot home
- Wood-burning fireplace
- Office
- 1-car garage
- Original barn and fencing
- Garden-ready property
- 1 mile Garden Plain
- 16 miles Wichita Airport
- 30 miles Andover, KS
- 38 miles Hutchinson, KS



RANCH-STYLE HOME

A custom built home with an open concept that boasts 3 bedrooms and 2.5 bathrooms that sprawl over 2250 sq. ft. which was built in 2016.



ADDITIONAL INTERIOR PHOTOS



1-CAR GARAGE

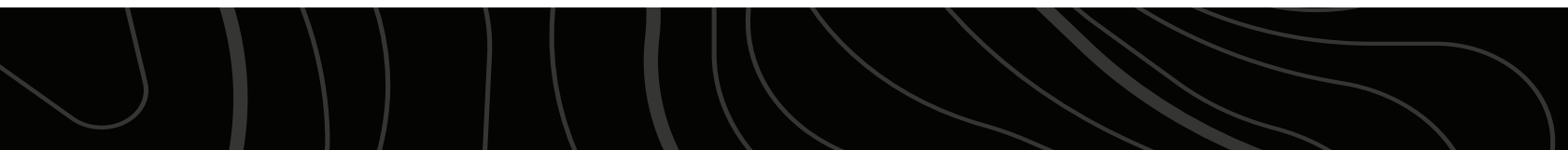


WOOD-BURNING FIREPLACE



1 MILE TO GARDEN PLAIN

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ORIGINAL BARN AND FENCING

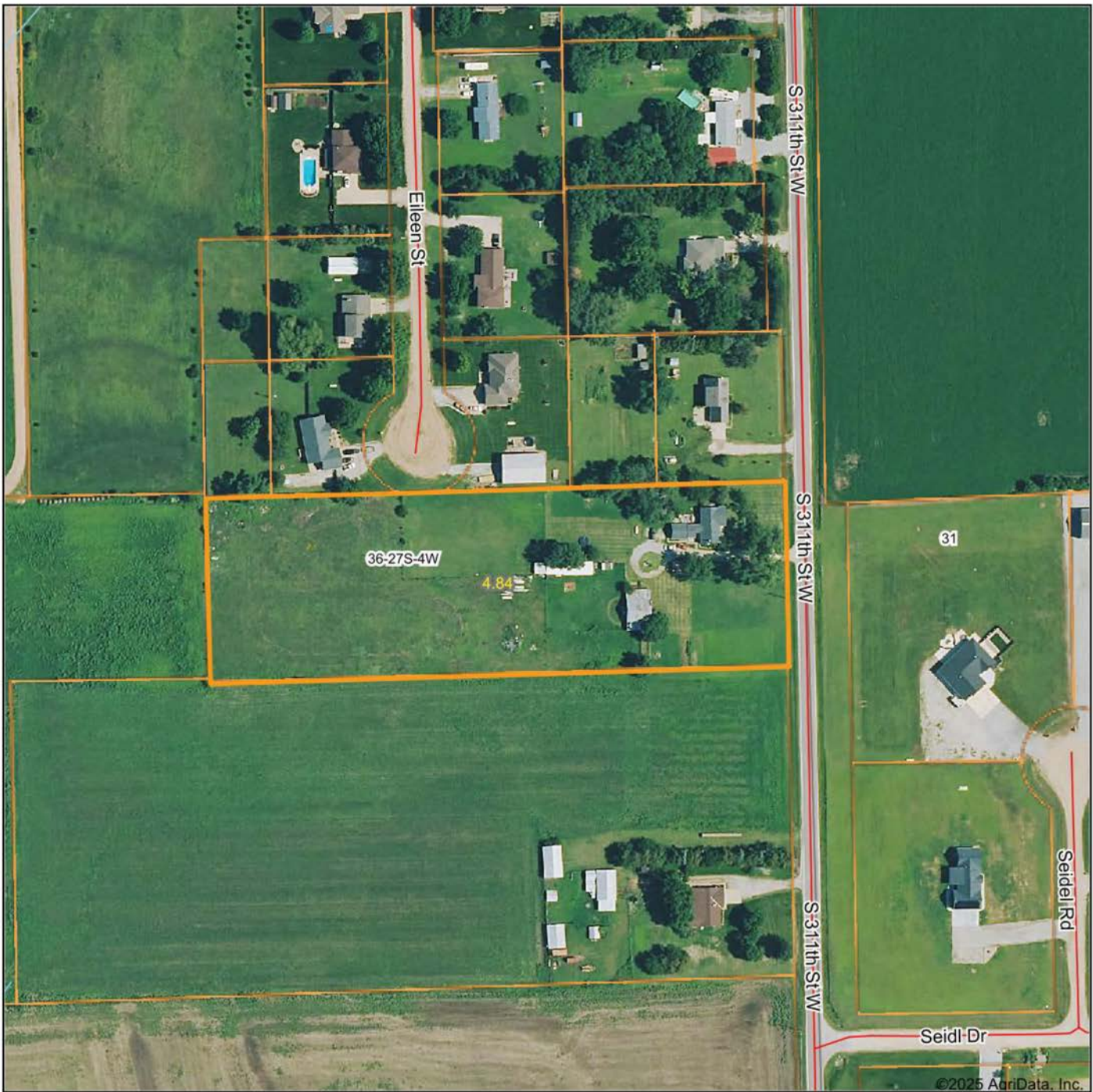
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ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 37° 39' 31.98, -97° 41' 57.84

0ft 217ft 435ft



Maps Provided By:



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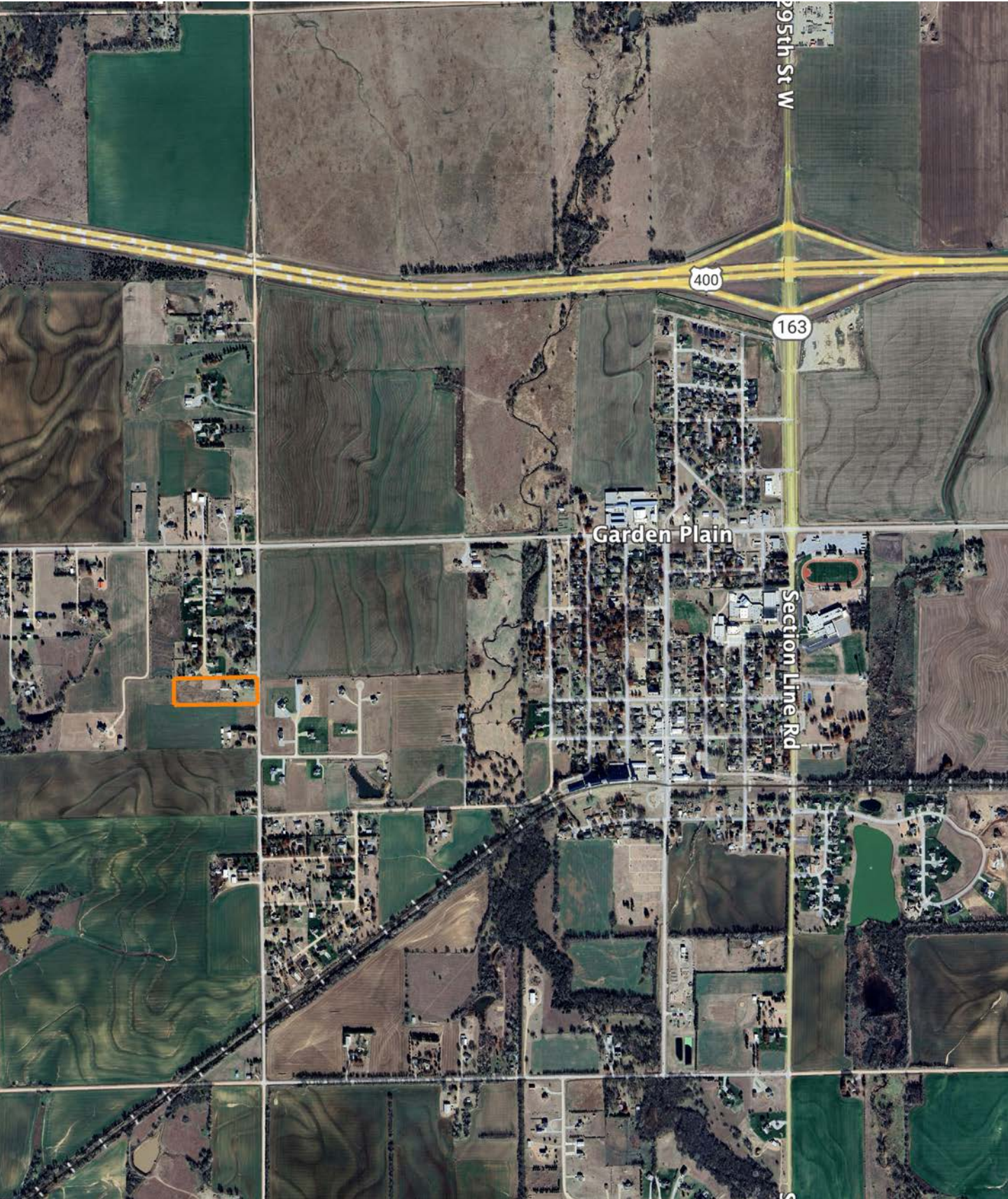
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36-27S-4W
Sedgwick County
Kansas



5/6/2025

OVERVIEW MAP



AGENT CONTACT

Tyler Heil is an avid outdoorsman with a love for all things hunting, fishing, and farming. Born in Carrollton, Missouri, Tyler graduated from Blue Valley High School in Stillwell, Kansas, and earned a degree in Agricultural Economics from Kansas State University. For over a decade, Tyler worked as a grain trader for several companies and cooperatives in the Midwest, giving him great agricultural and trading experience. Combine that with his vast knowledge of ranching, row crop farming, and income-producing properties and you've got an ideal land agent for buyers and sellers alike. At Midwest Land Group, Tyler uses his professional experience coupled with the relationships he's built to form a well-rounded approach to analyzing a property for its best practical use in order to market the maximum value for every piece of land he works on. When he's not working or out hunting, you can usually find Tyler entering crappie fishing tournaments, coaching youth sports, helping out on the farm, or spending time with his family. Tyler lives in Garden Plain, Kansas, with his wife, Heidi, and kids, Kylie and Hunter. If you're in the market to buy or sell land in Kansas, be sure to give Tyler a call.



TYLER HEIL, LAND AGENT
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