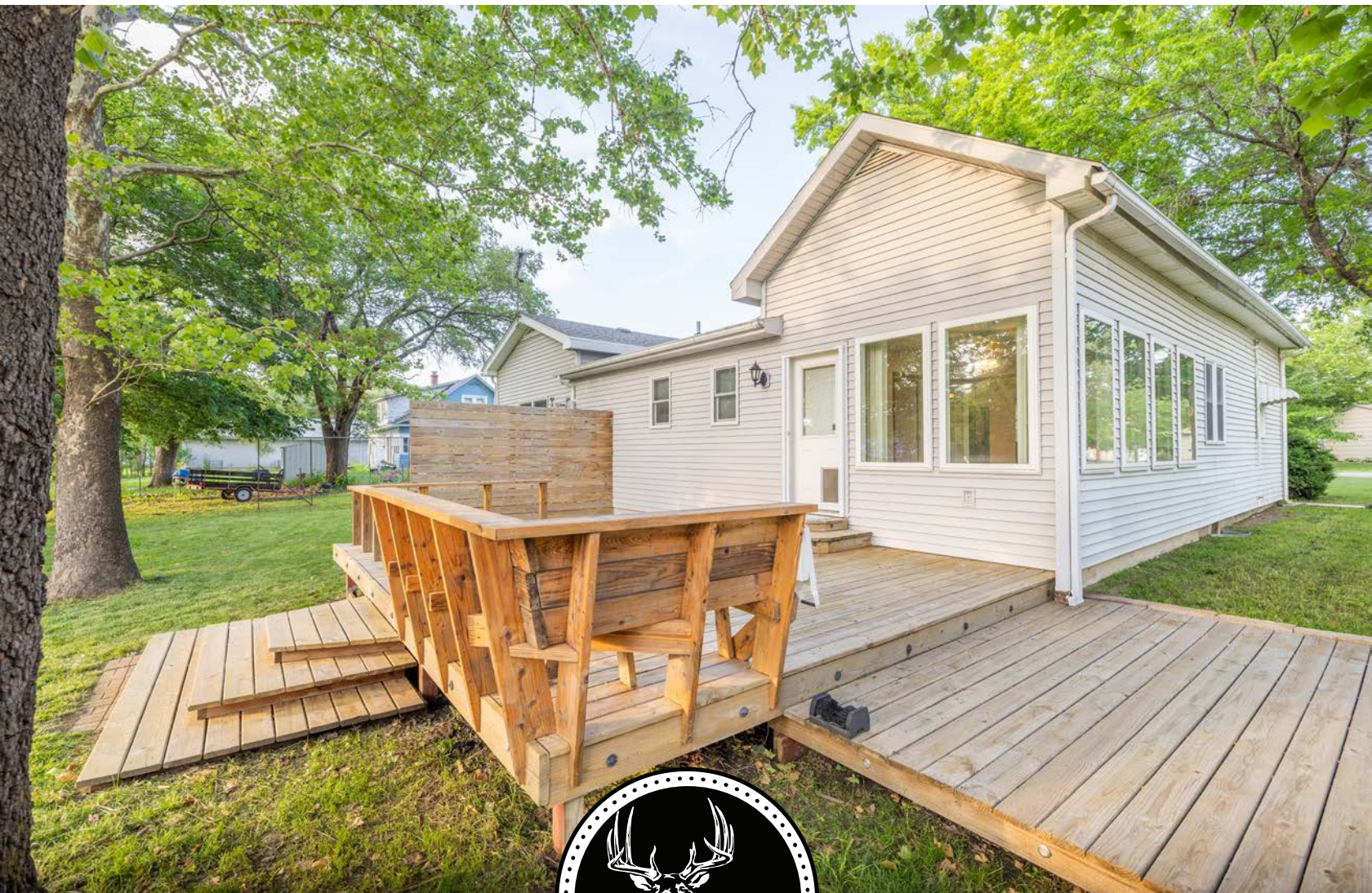


MIDWEST LAND GROUP PRESENTS

1 ACRE IN

LYON COUNTY KANSAS

111 MERCHANT STREET, HARTFORD, KS 66854



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SUSTAINABLE LIVING MEETS SMALL-TOWN CHARM

Nestled on a generous corner lot in the peaceful town of Hartford, this spacious 2 bedroom, 2 bath home offers the perfect blend of comfort, sustainability, and thoughtful design. With 1,880 square feet of well-maintained living space, it's ideal as a first home - or a forever one.

Inside, you'll find a warm and flexible layout that includes a cozy library or office, a bright sunroom for morning coffee or evening relaxation, and a master suite featuring a double vanity, walk-in closet, and custom-tiled shower. The living room and office showcase high ceilings and an open feel, while the thoughtfully updated kitchen features solid wood cabinetry, an ergonomic layout, and plenty of space for cooking, entertaining, or everyday meals. French doors and large windows flood the area with natural light, creating a bright and airy ambiance throughout.

Step outside to your private retreat. Multi-level, lighted decks set the stage for relaxed evenings, weekend barbecues, or stargazing under the Kansas sky. Mature trees provide shade and beauty across the property, and the expansive garden space, nourished by a strong well

and rich soil, invites you to grow vegetables, flowers, or simply enjoy the peaceful connection to nature.

Additional features include a fully insulated detached garage and an enclosed RV barn - ideal for storage, hobbies, or self-sufficient living. Perhaps best of all, the backyard opens up to the Flint Hills Wildlife Refuge, with over 18,000 acres of public land for hiking, hunting, birdwatching, and outdoor adventure. Just beyond is John Redmond Reservoir, offering 9,400 acres of some of the best fishing and recreation in Kansas.

What truly sets this property apart is its commitment to sustainable living. A top-tier Fronius & Canadian Solar grid-tied photovoltaic (PV) system supports energy independence, delivering a remarkably low-maintenance, low-cost electric bill. The inverters are safely housed inside the enclosed RV barn, making it easy to add off-grid inverters and batteries if desired, all protected from the elements. With access to public utilities, plus a private water well and solar power system in place, this home is ready for flexible, future-forward living.



PROPERTY FEATURES

PRICE: **\$229,500** | COUNTY: **LYON** | STATE: **KANSAS** | ACRES: **1**

- 2 bed, 2 full bath
- Office
- Open kitchen
- Large swing-out pantry
- New back deck
- Top-of-the-line solar
- Minimal electric bill
- City water
- Private water well
- Large garden
- Large metal shed
- Detached garage



1,880 SQUARE FOOT HOME

Offering the perfect blend of comfort, sustainability, and small-town charm, this 1,880 square foot home is prepper-approved and ideal for those seeking self-sufficiency without sacrificing modern amenities.



2 BED, 2 FULL BATH



LARGE GARDEN

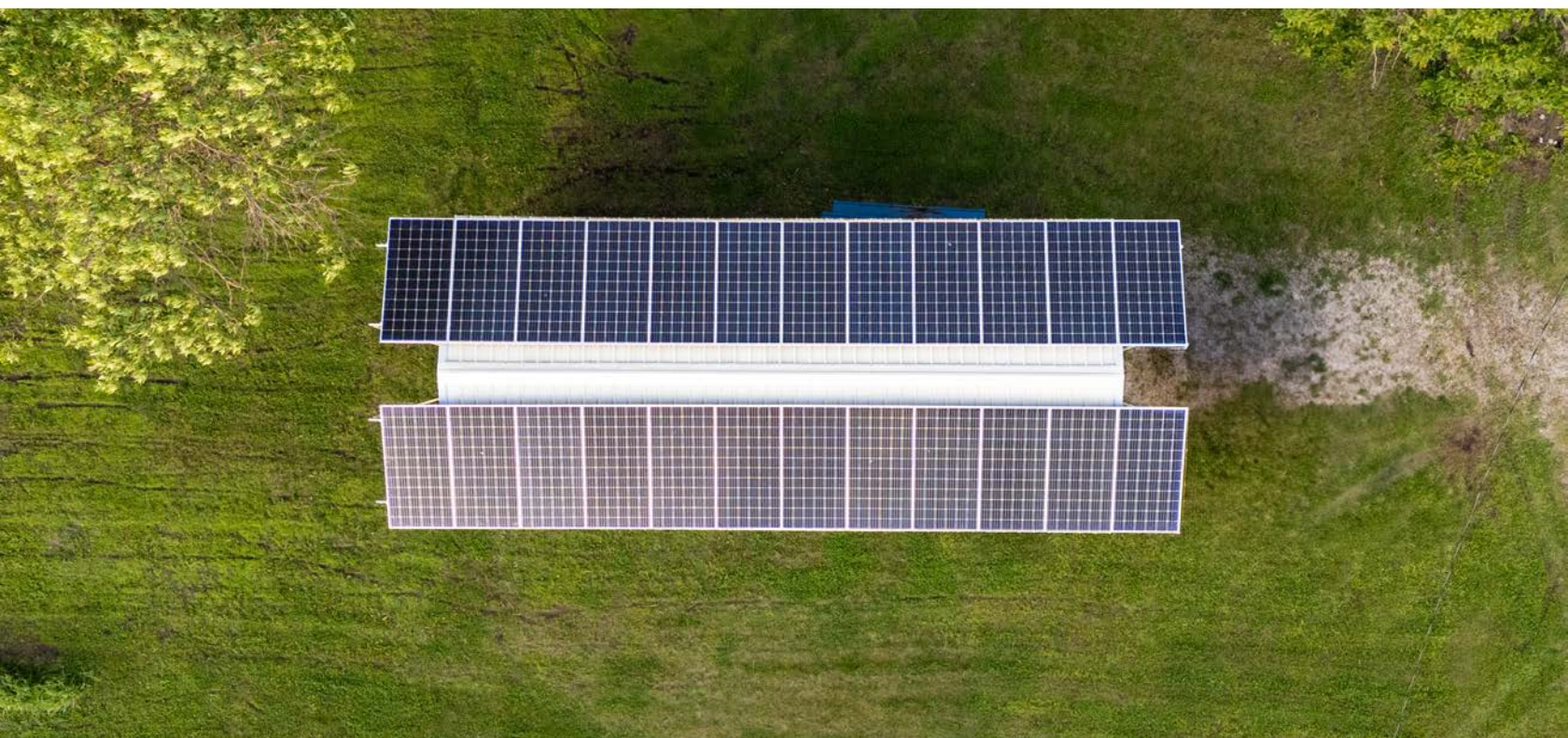


NEW BACK DECK



TOP-OF-THE-LINE SOLAR

What truly sets this property apart is its top-of-the-line Fronius & Canadian Solar off-grid system, allowing for energy independence with both city water and a private water well.



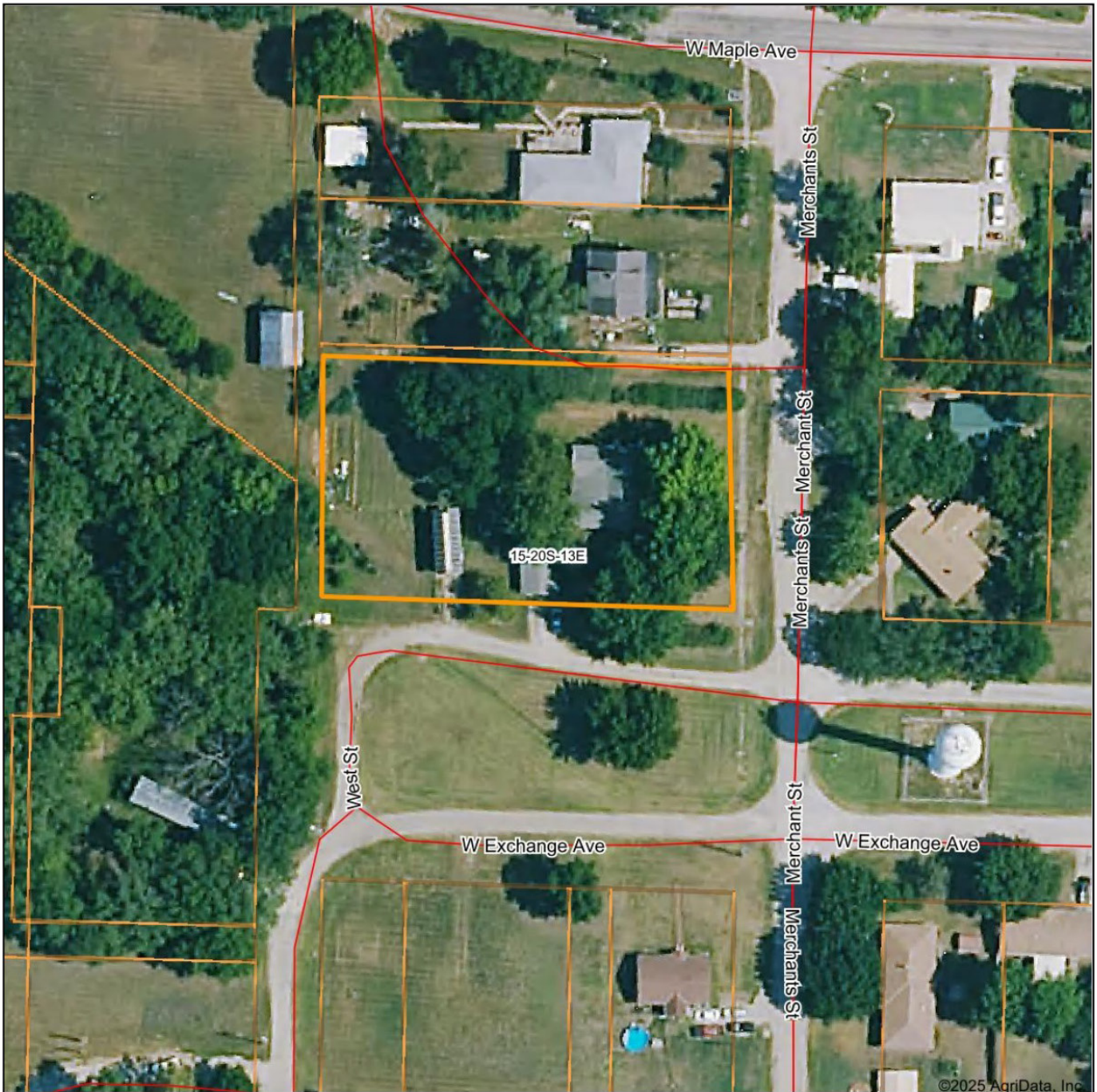
DETACHED GARAGE & METAL SHED



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 18' 35.57, -95° 57' 38.99

0ft 94ft 187ft

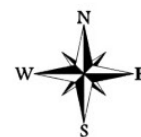


Maps Provided By:



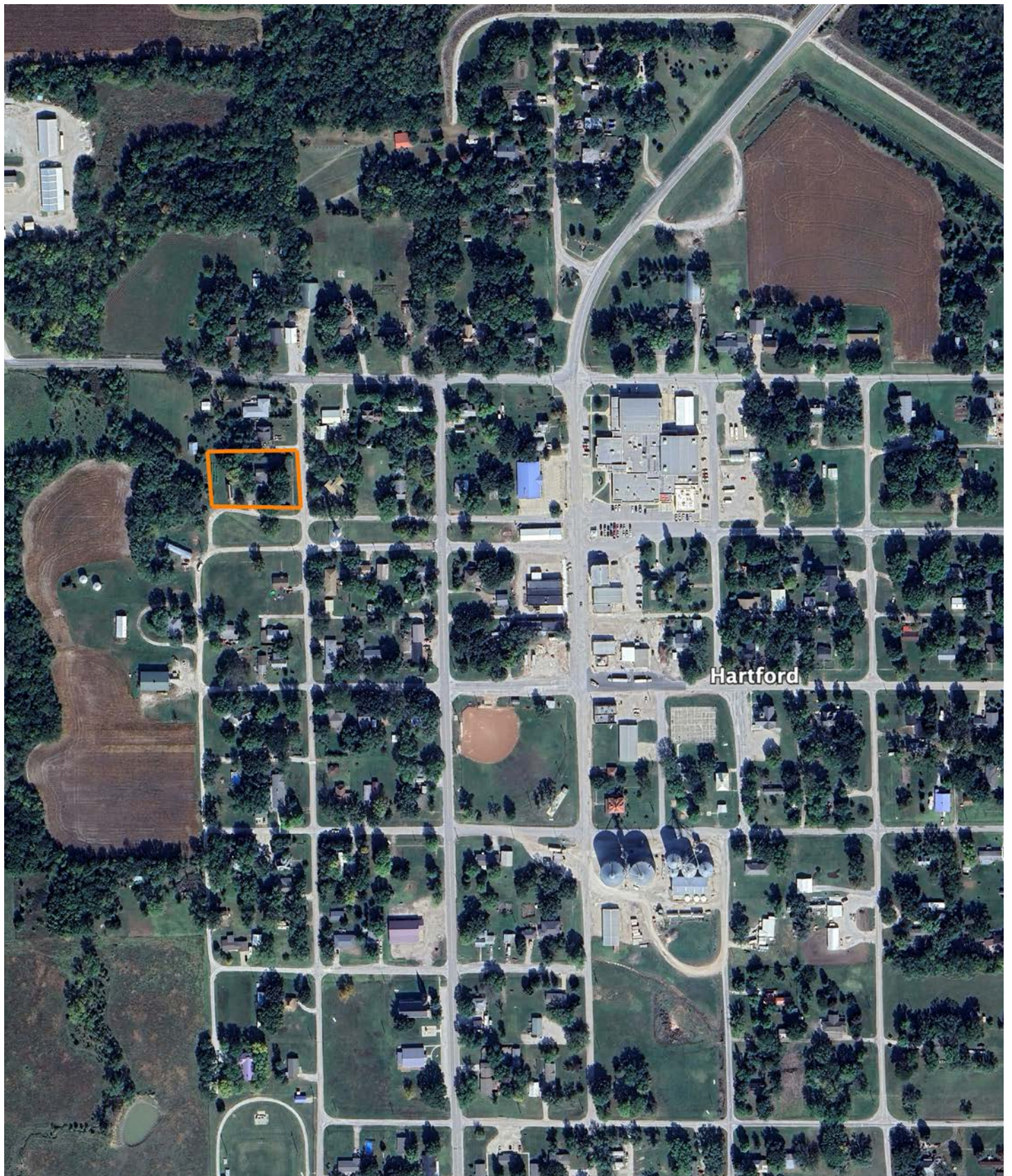
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15-20S-13E
Lyon County
Kansas



6/16/2025

OVERVIEW MAP



AGENT CONTACT

Cody Thurston has an overpowering love for the great outdoors. He absolutely loves seeing a property's potential and making that potential come to life. At Midwest Land Group, he does whatever it takes to ensure a smooth transaction for his clients, both buyers and sellers. Born in Emporia, Kansas, Cody grew up on the family farm in east central Kansas and helped with his dad's outfitting business, managing, planting, improving, and guiding on 15,000 acres.

If Cody looks familiar, it may be because he's been a cast member on Drury Outdoors' Bow Madness on The Outdoor Channel. He's also a guide for The Dave Hollond Memorial Youth Deer Hunt (formerly The Clint Bowyer Youth Deer Hunt), in which 15-20 kids are taken into the great outdoors to experience the excitement of the hunt. Cody gets great satisfaction helping the kids and passing on his deep rooted excitement for the outdoors. If you have any real estate needs and want to put Cody's knowledge and professionalism to work for you, give him a call, he would be happy to talk land or hunting with you.



CODY THURSTON,
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