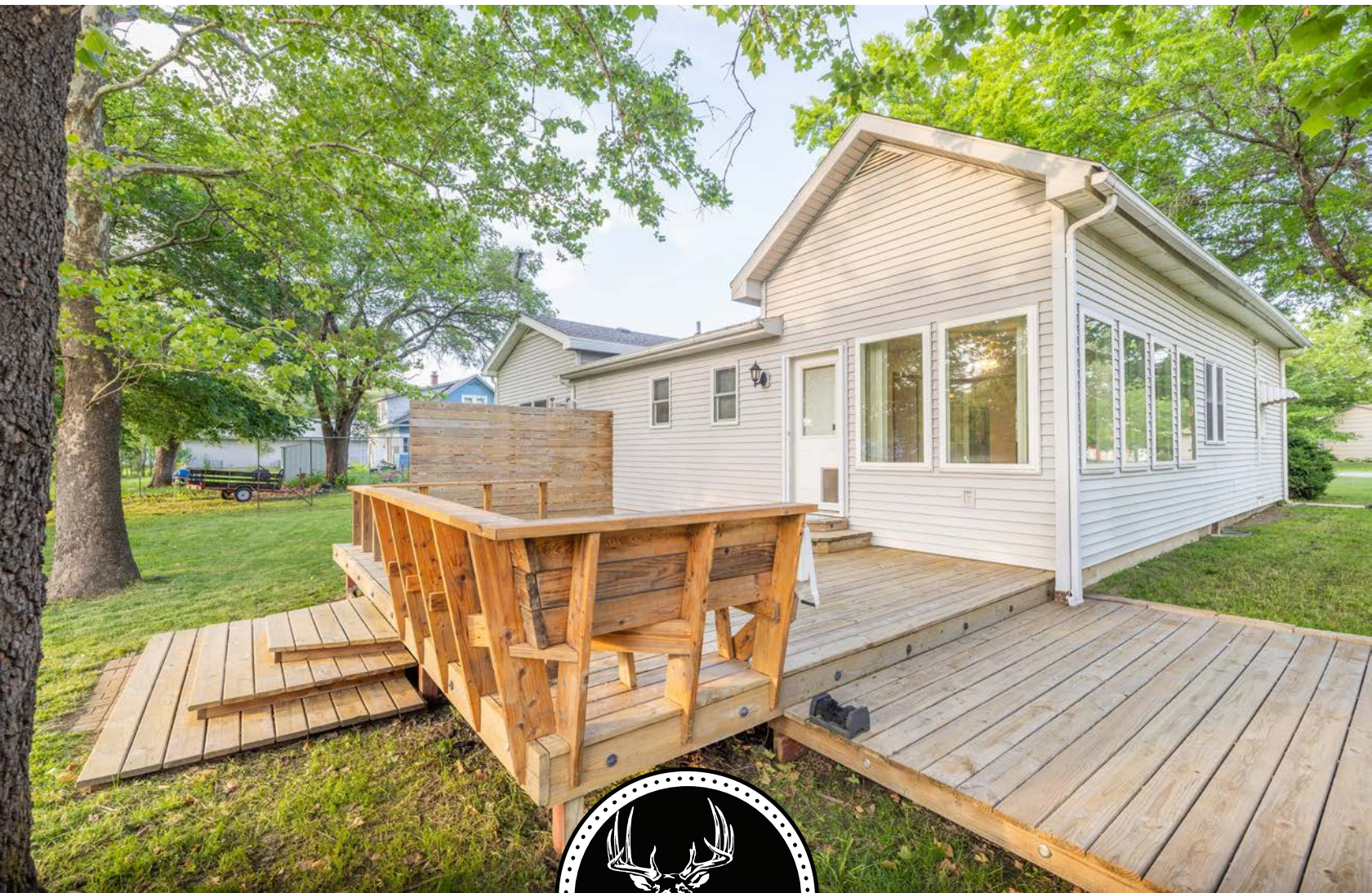


MIDWEST LAND GROUP PRESENTS

1 ACRE IN

LYON COUNTY KANSAS

111 MERCHANT STREET, HARTFORD, KS 66854



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SOLAR-POWERED LIVING WITH SMALL-TOWN CHARM

Welcome to a home where sustainability meets everyday comfort. Situated on a spacious corner lot in the quiet town of Hartford, this 2 bedroom, 2 bath residence offers 1,880 square feet of thoughtfully designed living space—built for efficiency, independence, and a slower, more intentional way of life.

What truly sets this property apart is its high-quality solar energy system, featuring a premium Fronius & Canadian Solar grid-tied photovoltaic setup. Designed for long-term reliability and efficiency, this system significantly reduces energy costs while providing the framework for expanded off-grid capability. Inverters are securely housed inside the enclosed RV barn, offering protection from the elements and easy access for future battery storage or system upgrades.

Inside, the home balances functionality with warmth. The flexible floor plan includes a dedicated office or library, a bright sunroom filled with natural light, and a spacious living area with elevated ceilings that create an open, inviting feel. The newly remodeled kitchen is both practical and welcoming, with solid wood cabinetry, a smart ergonomic layout, and ample space for gathering and daily living. The master suite offers comfort and privacy, complete with a walk-in closet, double vanity, and custom-tiled shower.

Step outside and experience a property designed for self-sufficient living. A large, productive garden area is supported by a strong private well and fertile soil—ideal for growing your own food or expanding into a full homestead setup. The deck patio creates the perfect space for outdoor living, whether it's quiet mornings, evenings under the stars, or hosting friends and family. The acre lot also boasts many mature trees.

Additional improvements include a fully insulated detached garage and an enclosed RV barn—perfect for storage, equipment, or expanding your sustainable lifestyle setup.

For those who value space and connection to nature, the backyard borders the expansive Flint Hills Wildlife Refuge, offering over 18,000 acres of public land for hunting, hiking, and exploration. Just minutes away, John Redmond Reservoir provides nearly 9,400 acres of fishing and recreation.

With a rare combination of solar power, private water access, garden space, and public utilities, this property offers the flexibility to live as independently—or as conveniently—as you choose.



PROPERTY FEATURES

COUNTY: **LYON** | STATE: **KANSAS** | ACRES: **1**

- 2 bed, 2 full bath
- Dedicated office/library
- Bright sunroom with natural light
- Open-concept living with high ceilings
- Spacious kitchen with solid wood cabinetry
- Premium Fronius & Canadian Solar PV system
- Exceptionally low electric costs
- Grid-tied with future off-grid capability
- Private water well & city water
- Established garden space with fertile soil
- Multi-level lights on patio
- Detached insulated garage
- Enclosed RV barn (ideal for storage or solar expansion)
- Near Flint Hills Wildlife Refuge
- Near John Redmond Reservoir
- 19 miles to Emporia
- 53 miles to Ottawa
- 85 miles to Olathe
- 82 miles to Topeka



1,880 SQUARE FOOT HOME

Situated on a spacious corner lot in the quiet town of Hartford, this 2 bedroom, 2 bath residence offers 1,880 square feet of thoughtfully designed living space—built for efficiency, independence, and a slower, more intentional way of life.



2 BED, 2 FULL BATH



LARGE GARDEN

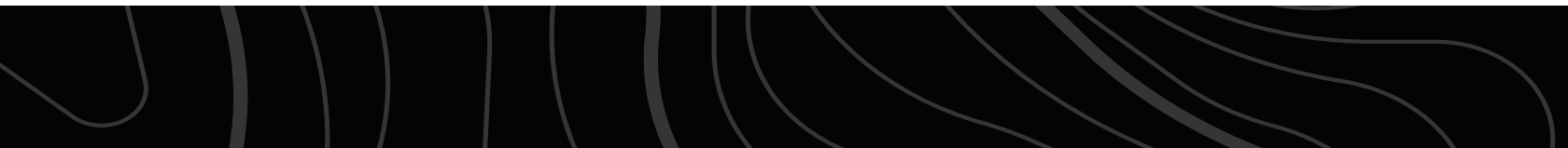


NEW BACK DECK



TOP-OF-THE-LINE SOLAR

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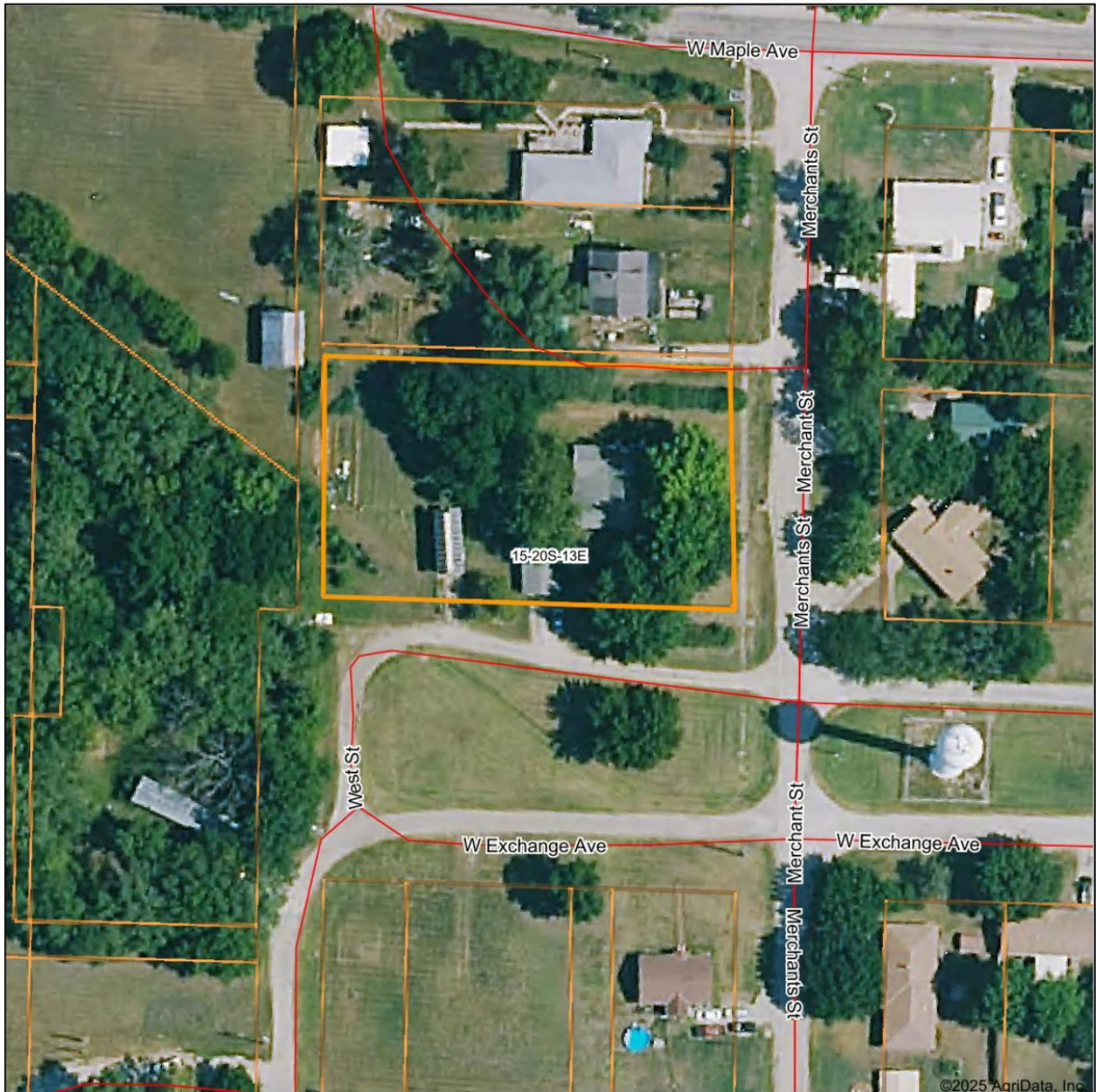
DETACHED GARAGE & METAL SHED



ADDITIONAL PHOTOS



AERIAL MAP



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

0ft 94ft 187ft

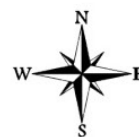


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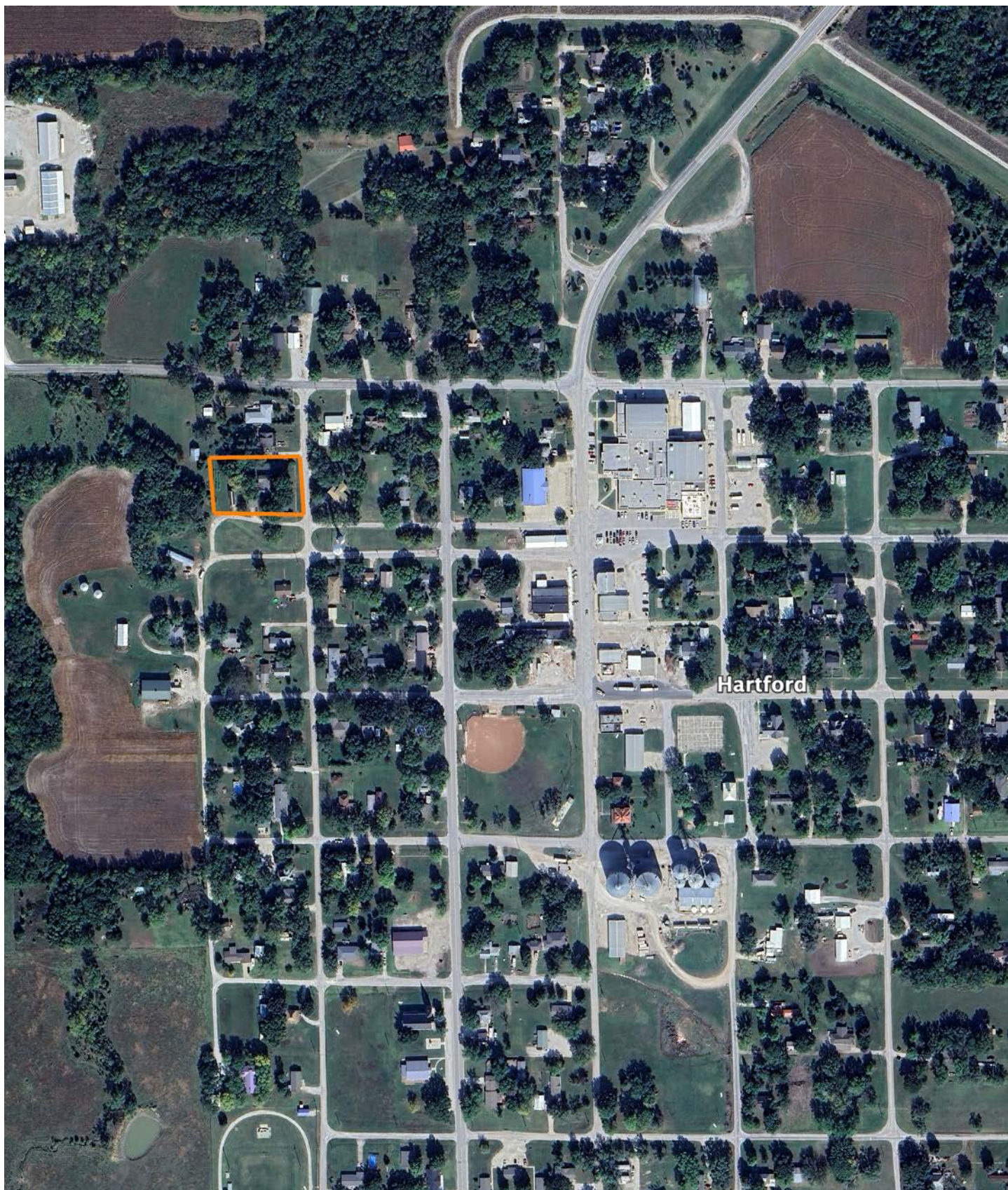
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15-20S-13E
Lyon County
Kansas



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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