

MIDWEST LAND GROUP PRESENTS

88 ACRES IN

GEARY COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

POST CARD PROPERTY WITH TURN-KEY DREAM HOME

Located one mile south of the I-70 and K-18 intersection, 15 minutes to Manhattan, 10 minutes to Junction City, and 5 minutes to Fort Riley creates the perfect location. This scenic 88 +/- acre property offers the perfect mix of country living, recreation, and agricultural opportunity while still being within easy access to multiple communities.

The land features 25 +/- acres of well-maintained woods (mature oak, walnut, and hickory) with the remainder in native grasses and wildflowers that could be easily converted to hay ground or grazing. Good fencing on most of the property would create an easy transition for adding livestock. Superb habitat management and working hand in hand with Wildlife Habitat Improvement, Habitat First, Monarch Butterfly Habitat, and the American Tree Farm program has created a postcard property. The aerated pond has plenty of fish to include some 5-pound catfish. The wildlife habitat is exceptional, with lots of whitetail deer, turkey, and quail seen daily on the property.

The centerpiece is a spacious 4,300 square foot home offering four bedrooms, three bathrooms, and an office. Built by the same builder of many homes in and around Colbert Hills Golf Course, the home was built to quality. With ample space throughout the home, there is more than enough space for a large family and entertaining. An open kitchen features a central island, a hidden 16'x5' pantry, a breakfast nook surrounded by windows, and is adjacent to a brand new screened-in deck with

unbelievable views. The kitchen flows into a large living room, a cozy fireplace, and a back wall of windows that offers a view you will never grow tired of. A main-floor master suite includes a walk-in closet, an ensuite bath, a vaulted ceiling, and access to a private back patio; an ideal spot to enjoy quiet mornings or sunrises. Upstairs, there's one more bedroom and an additional full bathroom.

The mostly finished basement has two spacious bedrooms, an office, a large family room, and an entertainment room. Additional square footage under the three-car garage adds even more usable space as a huge tornado shelter, in-home gym, and a secure walk-in storage area. A basement garage room with a garage door that opens to the outside is a fantastic area to have your smoker and grill protected from the elements while easily moving them outside.

Outside, you'll find a 30'x40' shop with concrete floors, electricity, and a remote-controlled garage door. Multiple outdoor walking/sitting areas, including a patioed fire-pit area, playground with tree house, and two zip-lines, make it easy to enjoy the peaceful surroundings.

Whether you're looking for a full-time residence, a wildlife getaway, or a mixed-use farm, this property is the total package. It's not every day that an absolutely stunning, well-cared-for, award-winning, completely turn-key property hits the market. Call Josh Hubbard at (785) 307-0460 to schedule your private showing today!

PROPERTY FEATURES

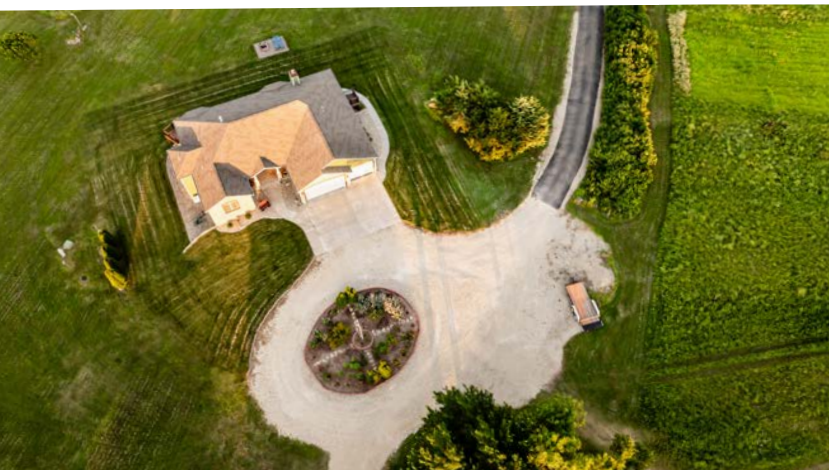
PRICE: **\$1,180,000** | COUNTY: **GEARY** | STATE: **KANSAS** | ACRES: **88**

- Featured in the Flint Hills Discovery Center
- Registered in the American Tree Farm System
- Kansas Wildlife Habitat Improvement Program Winner
- Outstanding view of Clarks Creek valley and hills
- Over 4,300 square feet
- 4 bedrooms, 3 bathrooms, office
- Whole-house Generac propane generator (500-gallon buried propane tank)
- Jotul 500 wood burning stove
- 30'x40' QSI outbuilding with concrete floor
- Quarter-mile asphalt driveway
- A functioning wind-powered windmill
- Small stocked pond with great fishing
- Two nice timbered wet-weather creek draws
- Great stands of native grasses
- Deer, turkey, and quail abound
- Over 3 miles of maintained walking trails
- 12 miles to Manhattan
- 6 miles to Junction City
- 5 miles to Fort Riley



FEATURED AT FLINT HILLS DISCOVERY CENTER

Superb habitat management and working hand in hand with Wildlife Habitat Improvement, Habitat First, Monarch Butterfly Habitat, and the American Tree Farm program has created a postcard property.



4 BEDROOM AND 3 BATHROOM

Built by the same builder of many homes in and around Colbert Hills Golf Course, the home was built to quality. With ample space throughout the home, there is more than enough space for a large family and entertaining.



UNBELIEVABLE VIEWS



30'X40' OUTBUILDING



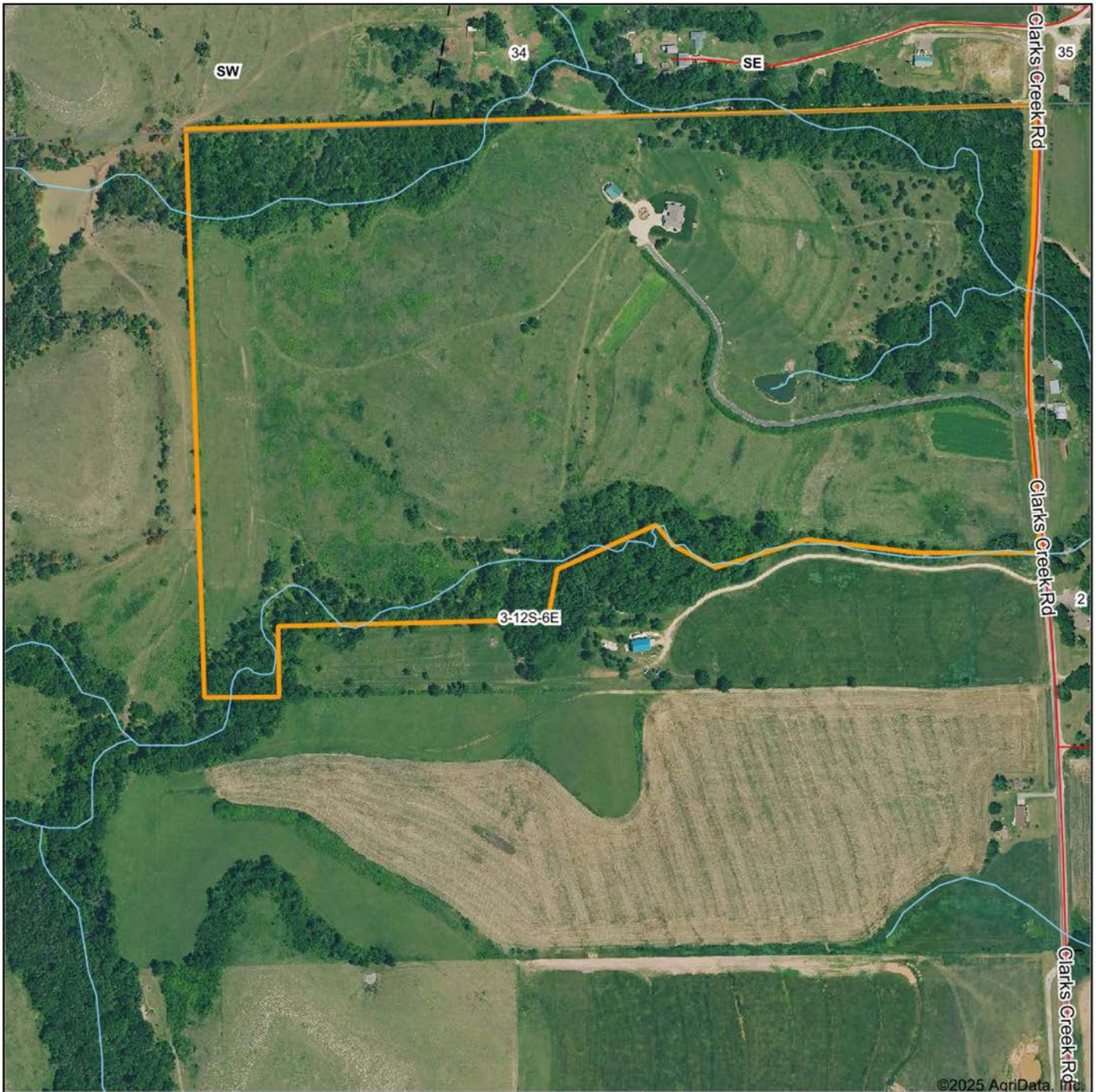
STOCKED POND



OUTDOOR AMENITIES



AERIAL MAP



Boundary Center: 39° 2' 30.22, -96° 44' 52.27

0ft 486ft 971ft



Maps Provided By:



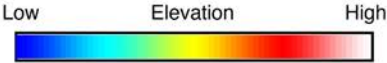
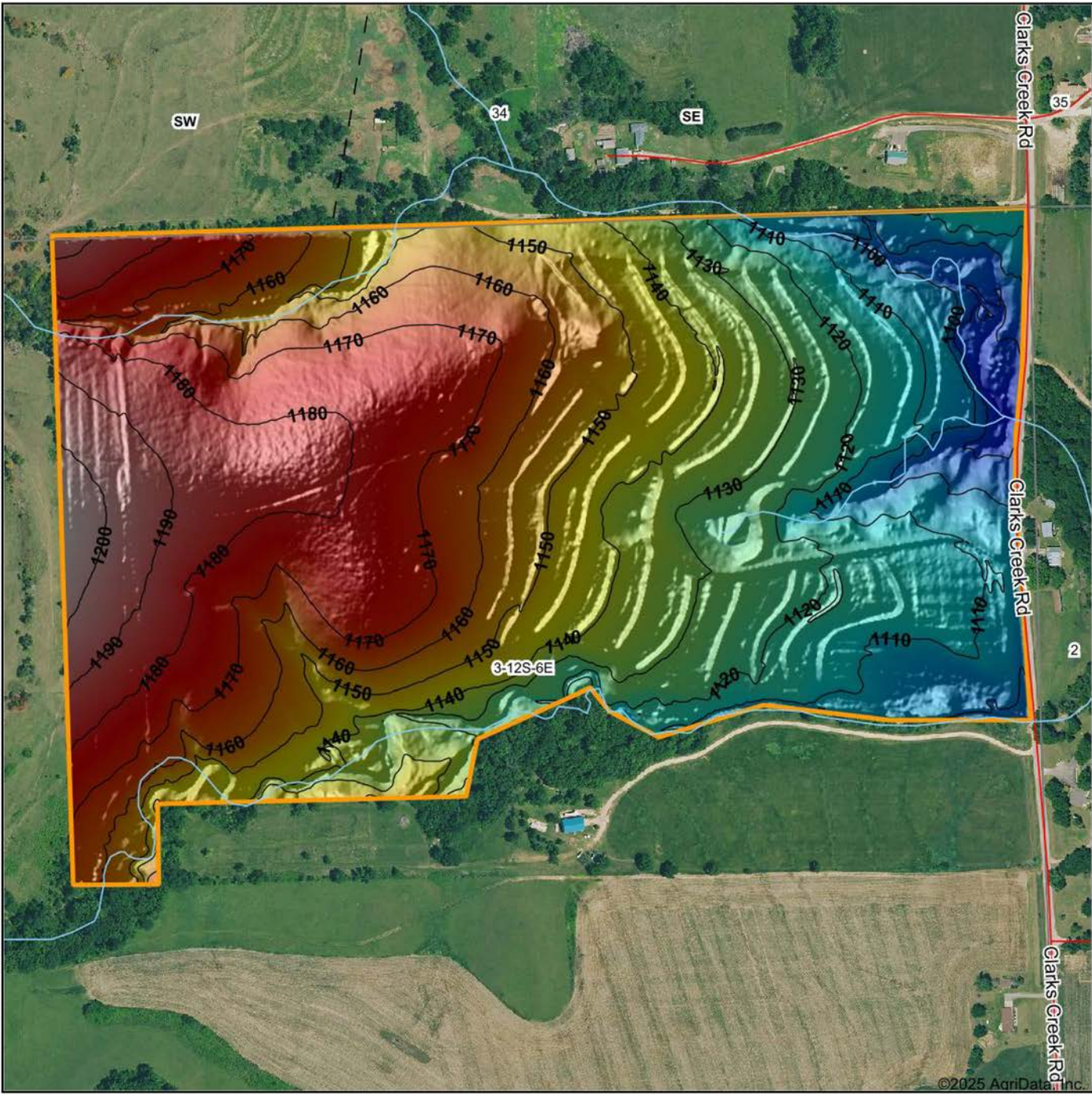
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3-12S-6E
Geary County
Kansas



5/19/2025

HILLSHADE MAP



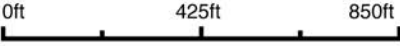
Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,080.8
Max: 1,207.8
Range: 127.0
Average: 1,147.3
Standard Deviation: 28.41 ft

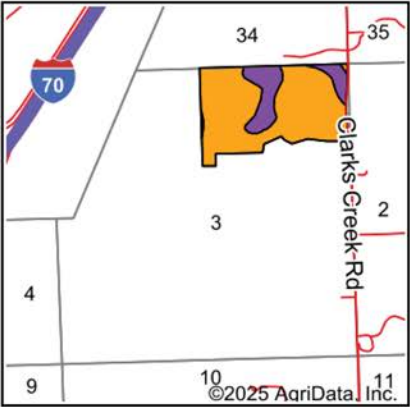
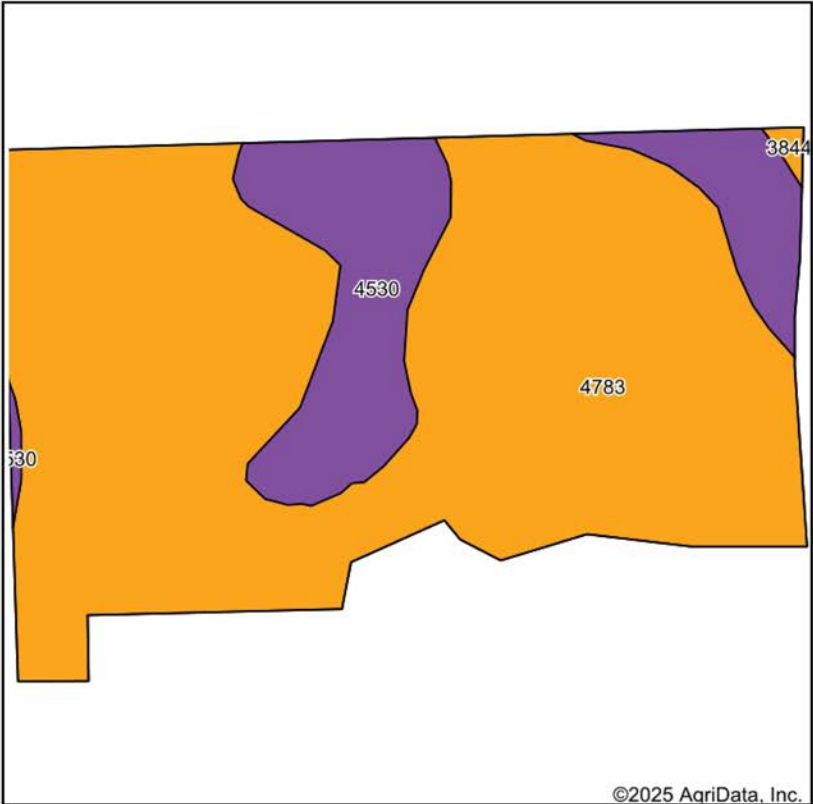


5/19/2025

3-12S-6E
Geary County
Kansas

Boundary Center: 39° 2' 30.22, -96° 44' 52.27

SOIL MAP



State: **Kansas**
County: **Geary**
Location: **3-12S-6E**
Township: **Jefferson**
Acres: **88.71**
Date: **5/19/2025**



Maps Provided By:



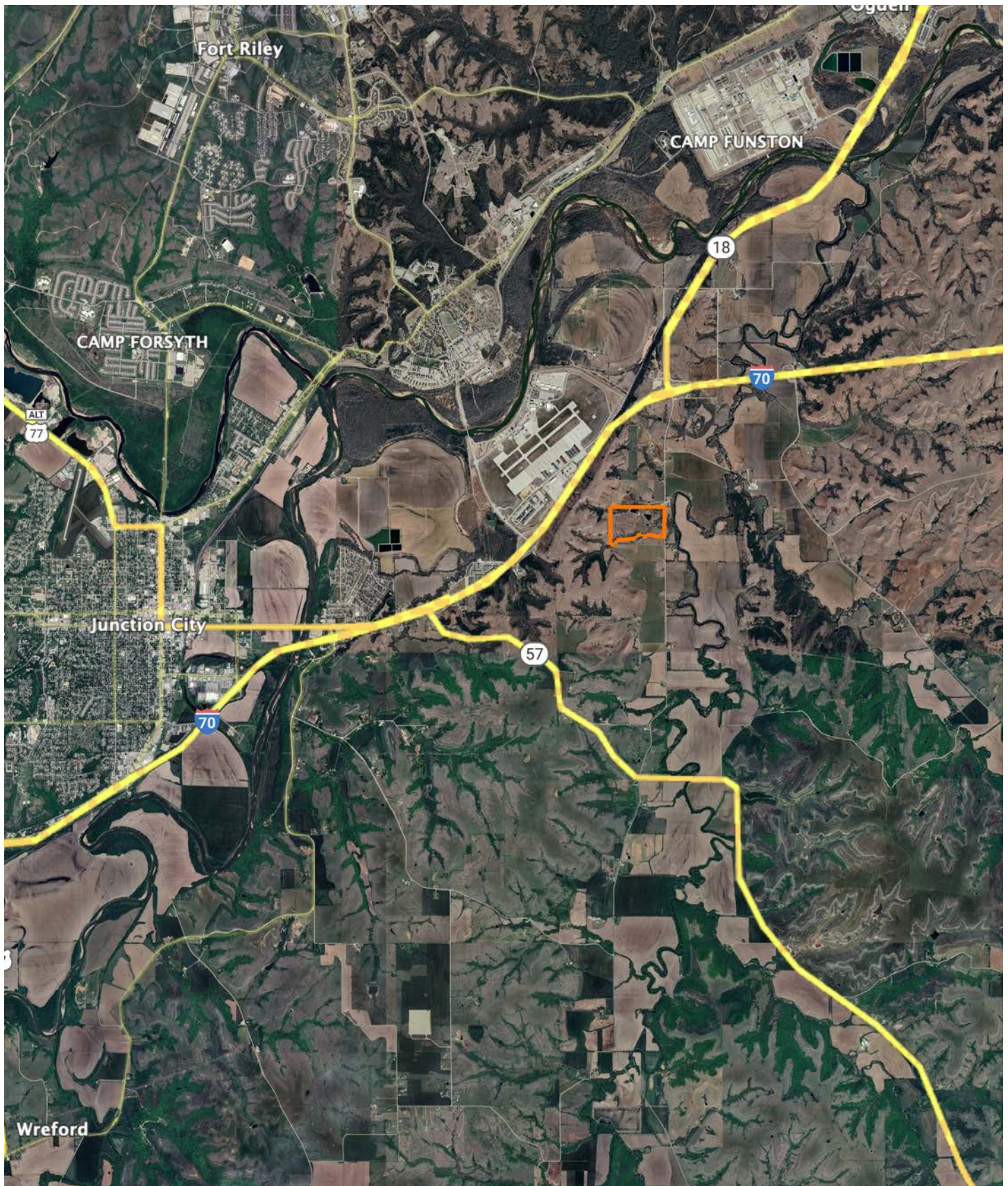
Soils data provided by USDA and NRCS.

| Area Symbol: KS061, Soil Area Version: 24 | | | | | | | | | | | | |
|---|---|-------|------------------|----------------------|-----------------------------|------------------|--------------------------------|------------------|---------------|-----------------------|-------------------|-----------------|
| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Restrictive Layer | Non-Irr Class *c | Range Production (lbs/acre/yr) | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans | *n NCCPI Cotton |
| 4783 | Tully silty clay loam, 3 to 7 percent slopes | 72.00 | 81.2% | | > 6.5ft. | IIle | 4985 | 60 | 59 | 59 | 60 | 44 |
| 4530 | Benfield-Florence complex, 5 to 30 percent slopes | 16.40 | 18.5% | | 3.2ft. (Paralithic bedrock) | VIle | 4145 | 38 | 33 | 38 | 37 | 25 |
| 3844 | Geary silt loam, 3 to 7 percent slopes | 0.31 | 0.3% | | > 6.5ft. | IIle | 4085 | 71 | 68 | 65 | 71 | 36 |
| Weighted Average | | | | | | 3.55 | 4826.6 | *n 56 | *n 54.2 | *n 55.1 | *n 55.8 | *n 40.5 |

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Born in Manhattan and now residing in Junction City, KS, Josh Hubbard's roots run deep in Kansas soil. A Kansas State University alumnus, Josh Hubbard's passion for the outdoors, land, and the rich heritage of his home state is evident in everything he does. Having been a licensed realtor in Kansas for over three years, Josh's professional journey spans residential, land, and investment properties. His deep-seated love for nature drove him to specialize in land sales. The exhilarating allure of the great outdoors always beckoned, and when he discovered Midwest Land Group, he knew he'd found his true calling.

Josh's connection to the land is personal, evolving from childhood hunting trips with his father to sharing these outdoor traditions with his own sons, Liam and Jace. His vision extends beyond just business; he's on a mission to make land ownership a cherished reality for families, grounded in the belief that owning a piece of land is one of life's greatest joys.

His professional journey, ranging from athletics to real estate, has ingrained in him values of dedication, teamwork, and service. Rooted in faith, with God at the center of his life, he sees his career as a service, a means to make the dream of land ownership a reality for many.

Reach out to Josh today and let his passion, expertise, and dedication guide you in your land ownership journey in Central Kansas. Whether it's an acre or a thousand, Josh is here to make your dream a reality.



JOSH HUBBARD,

LAND AGENT

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