

MIDWEST LAND GROUP PRESENTS



**398 ACRES**  
**COWLEY COUNTY, KS**

**24001 321st Road, Cedar Vale, Kansas 67024**





MIDWEST LAND GROUP IS HONORED TO PRESENT

# THE ULTIMATE LEGACY RETREAT IN THE FLINT HILLS OF KANSAS

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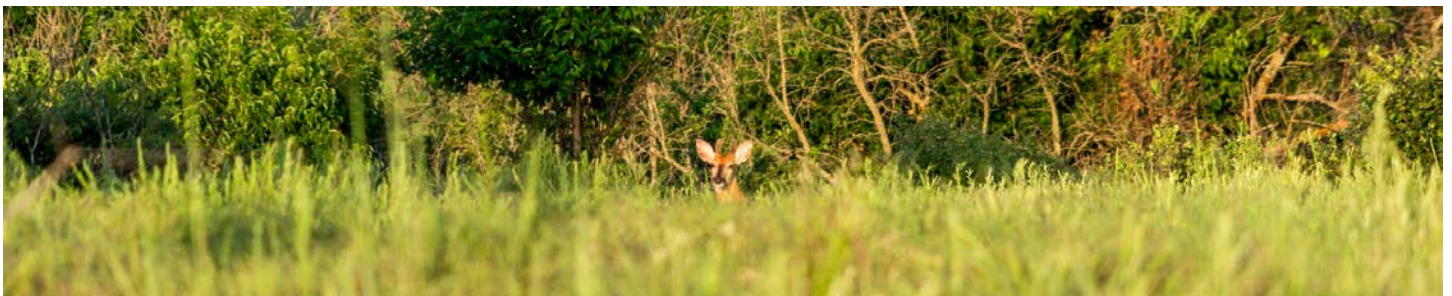
Nestled within 398 acres +/- of rolling hills, timber-lined draws, native grasses, and serene seclusion lies this extraordinary custom lodge — a sanctuary of both luxury and adventure.

Welcome to a once-in-a-generation opportunity to own a turn-key hunting lodge estate in the heart of the Kansas Flint Hills. This 4-bed, 3-bath custom-built lodge offers 2,807 square feet of refined rustic living on 398 +/- secluded acres. Overlooking a private 12 +/- acre stocked lake with a fishing dock and trophy bass, the lodge boasts vaulted ceilings, a stone fireplace, a gourmet kitchen, and breathtaking lake views. Outback, you will find a 40'x30' shop with a lean-to, bath/shower combo, and plenty of space to support your gear and lifestyle. The lodge can sleep up to 16 people and has also been used as a short-term rental in the off-season, bringing in additional revenue.

This turn-key hunting ranch in the Flint Hills of southern Kansas is the ultimate sportsman's retreat. Split between two separate tracts within ½ mile of each other gives plenty of opportunities to chase and harvest trophy Kansas bucks, just look at the harvest pictures for proof.

This place is surrounded by large legacy ranches, which enhance the privacy and appeal while also keeping surrounding hunting pressure down to a minimum. The sellers have managed this property for trophy whitetails over the years, and it comes turn-key with multiple food plots set up, four 1,000-pound feeders, 4 Krivoman deer blinds, multiple stands, and a proven big buck history. After a morning of chasing those Kansas giants or spring thunder chickens, come back and relax at the lodge and wet a line to have an opportunity of catching giant, large-mouth bass off the private dock, with proof of 8-10 pounders being caught and released over the years.

The sellers have managed this property well over the years, and it's time to pass it along to new owners who will steward the property to perfection and carry on the legacy of a truly spectacular place. This rare and ready turn-key Kansas hunting property with luxury comforts built in can fit many needs, whether it's a group of hunters wanting a Kansas Hunting gem, a family wanting a weekend retreat, or someone wanting to put down their roots and make a permanent residence. Call listing agent Paul Smith for more information (918) 397-2737. Shown by appointment only.



# PROPERTY FEATURES

PRICE: **\$2,950,000** | COUNTY: **COWLEY** | STATE: **KANSAS** | ACRES: **398**

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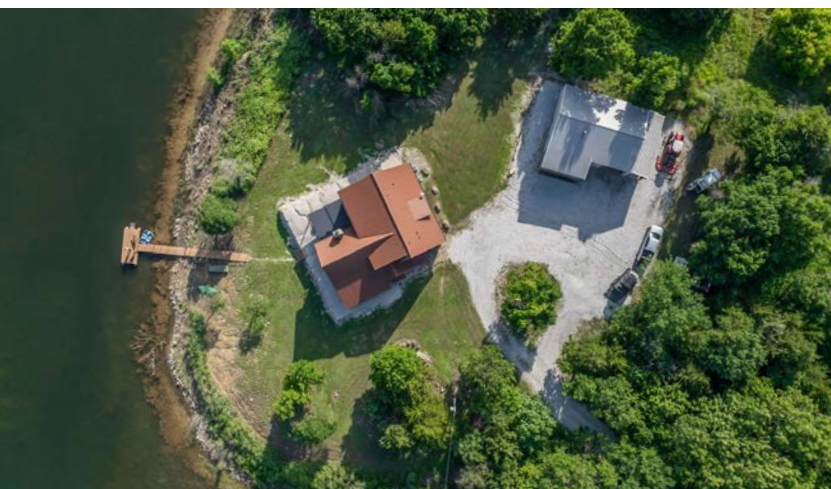
- 2,807 square foot 4-bed, 3-bath lodge sleeps up to 16
- Large kitchen
- Towering vaulted ceilings
- Lodge-style fireplace
- Well-built concrete siding with fiberglass backing
- Hanso Pergola with an outdoor fire pit overlooking the lake
- 40'x30' shop with a 10' lean-to and bathroom
- 4 1,000-pound feeders
- 4 Krivoman blinds and multiple tree stands
- Extensive trail system
- Large food plots (up to 8+/- acres)
- Lots of proven deer history over the years, see pics for proof
- Turkeys, largemouth bass, crappie
- Kansas Deer Management Unit 14
- Close to 20 bucks taken between 150"-180" B&C
- Secluded on a dead-end road
- Surrounded by large cattle ranches
- Sellers have rented the lodge out on Airbnb in the offseason, collecting additional revenue, get with Paul Smith for the average revenue earned
- Mineral rights are intact and negotiable
- Personal property in the lodge is negotiable
- 2024 taxes \$6,280
- Located in western Cowley County, just northwest of Cedar Vale, Kansas
- 80 miles from Wichita, Kansas
- 2 hours from Tulsa, Oklahoma





# 2,807 SQUARE FOOT LODGE

This 4-bed, 3-bath custom-built lodge offers 2,807 square feet of refined rustic living boasting vaulted ceilings, a stone fireplace, a gourmet kitchen, and breathtaking lake views.





# ADDITIONAL INTERIOR PHOTOS





# OUTDOOR FIREPIT

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## 12 +/- ACRE STOCKED POND WITH DOCK

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# 40'X30' SHOP WITH LEAN-TO

Outback, you will find a 40'x30' shop with a lean-to, bath/shower combo, and plenty of space to support your gear and lifestyle.





# HUNTING OPPORTUNITIES

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The sellers have managed this property for trophy whitetails over the years, and it comes turn-key with multiple food plots set up, four 1,000-pound feeders, 4 Krivoman deer blinds, multiple stands, and a proven big buck history.





# TRAIL CAMERA AND HARVEST PHOTOS

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# TOPOGRAPHY MAP



Maps Provided By:

**surety**<sup>®</sup>

CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 1,084.7

Max: 1,254.3

Range: 169.6

Average: 1,183.0

Standard Deviation: 33.79 ft

0ft 674ft 1349ft



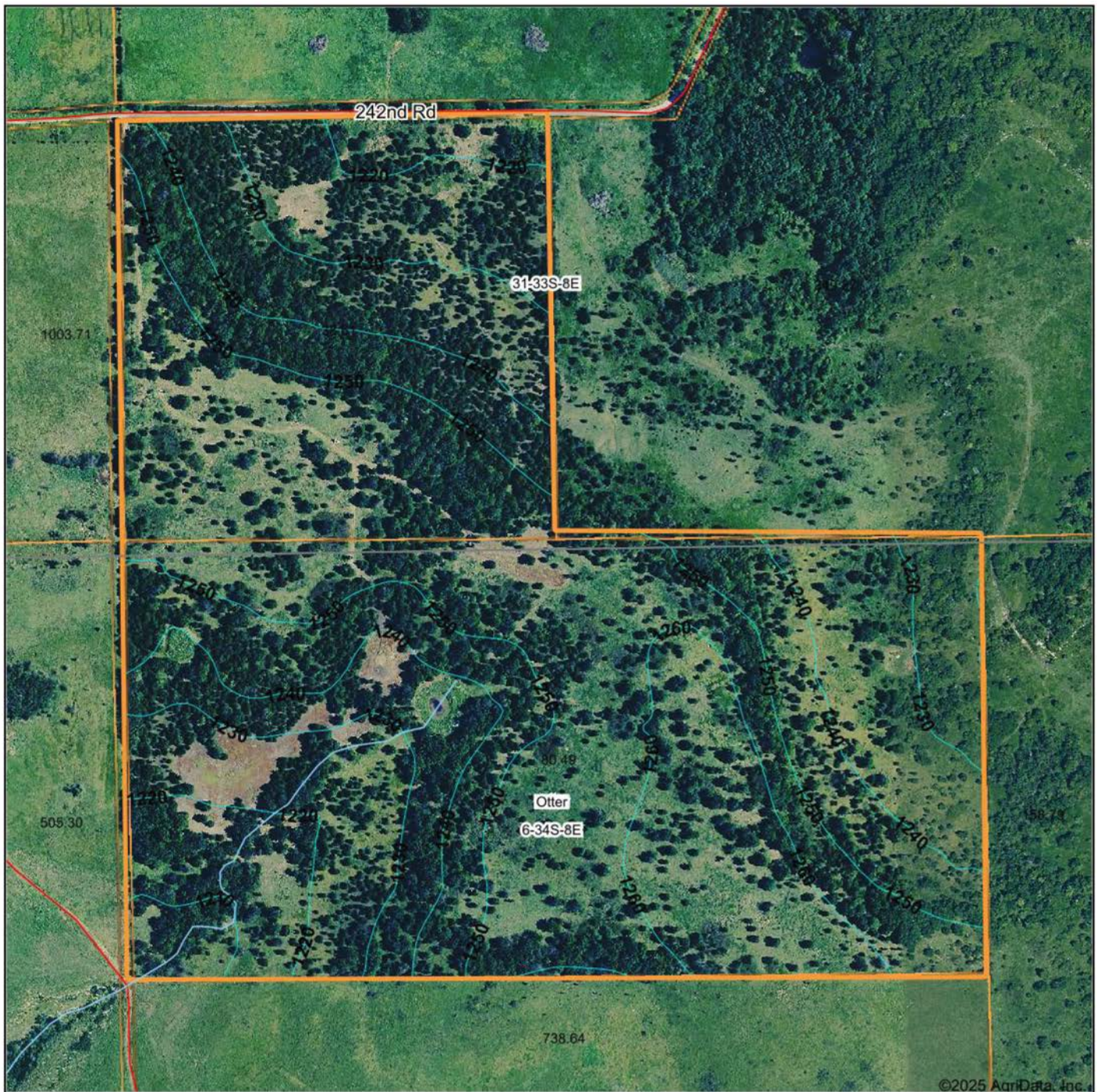
8/5/2025

**30-33S-8E**  
**Cowley County**  
**Kansas**

Boundary Center: 37° 8' 43.96, -96° 34' 37.49



# TOPOGRAPHY MAP CONTINUED



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 1,198.8

Max: 1,264.7

Range: 65.9

Average: 1,242.7

Standard Deviation: 14.67 ft

0ft 473ft 946ft



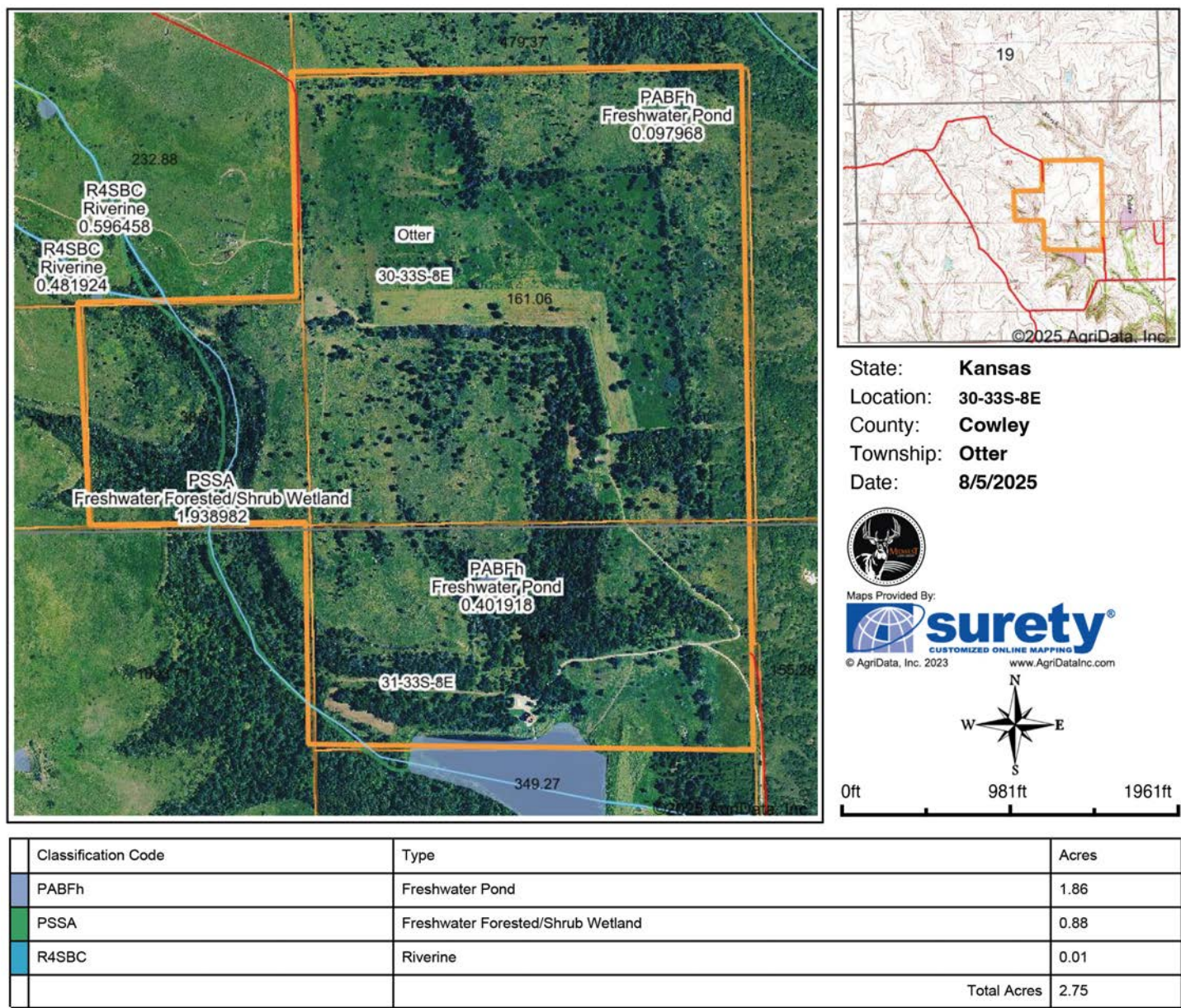
8/5/2025

**31-33S-8E**  
**Cowley County**  
**Kansas**

Boundary Center: 37° 7' 44.96, -96° 34' 29.8



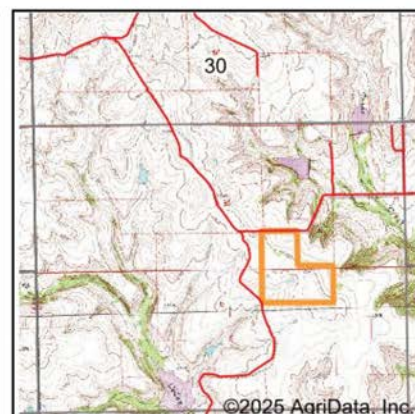
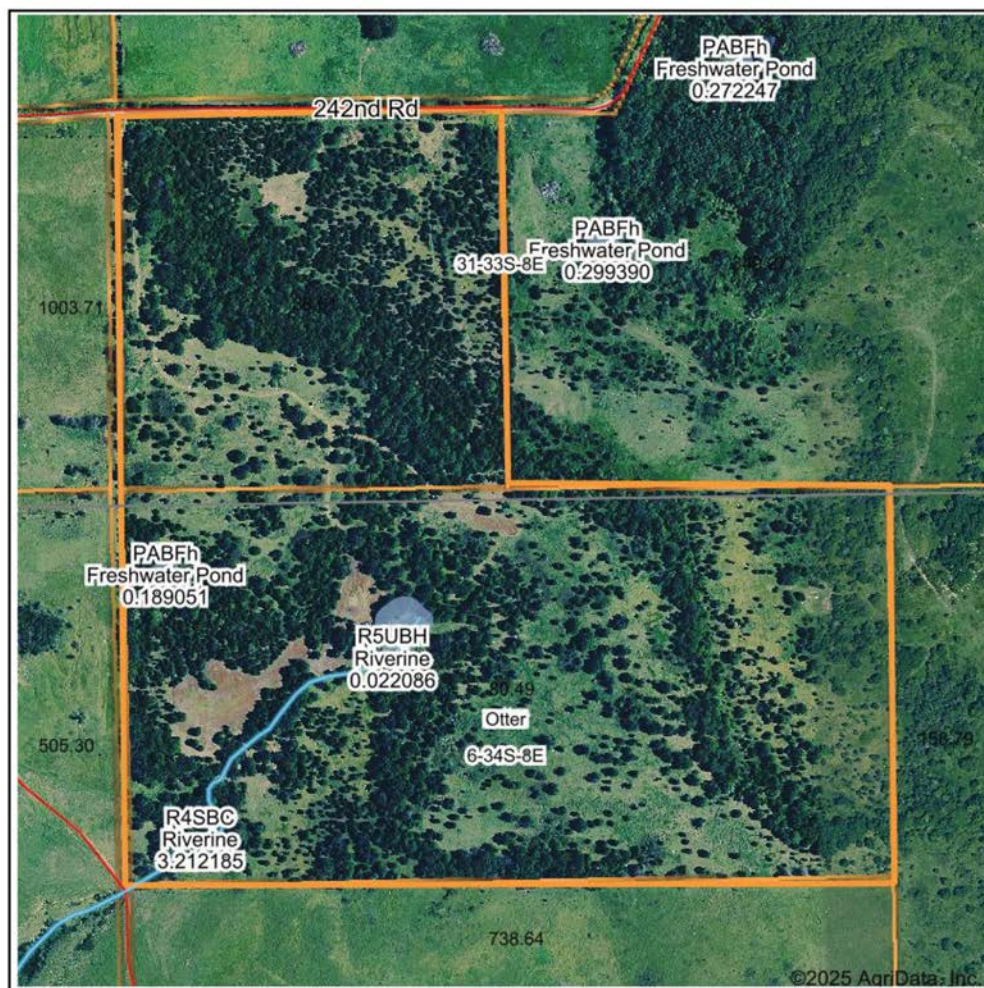
# WETLAND MAP



Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



# WETLAND MAP CONTINUED



State: **Kansas**  
 Location: **31-33S-8E**  
 County: **Cowley**  
 Township: **Otter**  
 Date: **8/5/2025**



Maps Provided By: **surety®**  
 CUSTOMIZED ONLINE MAPPING  
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0ft 688ft 1376ft

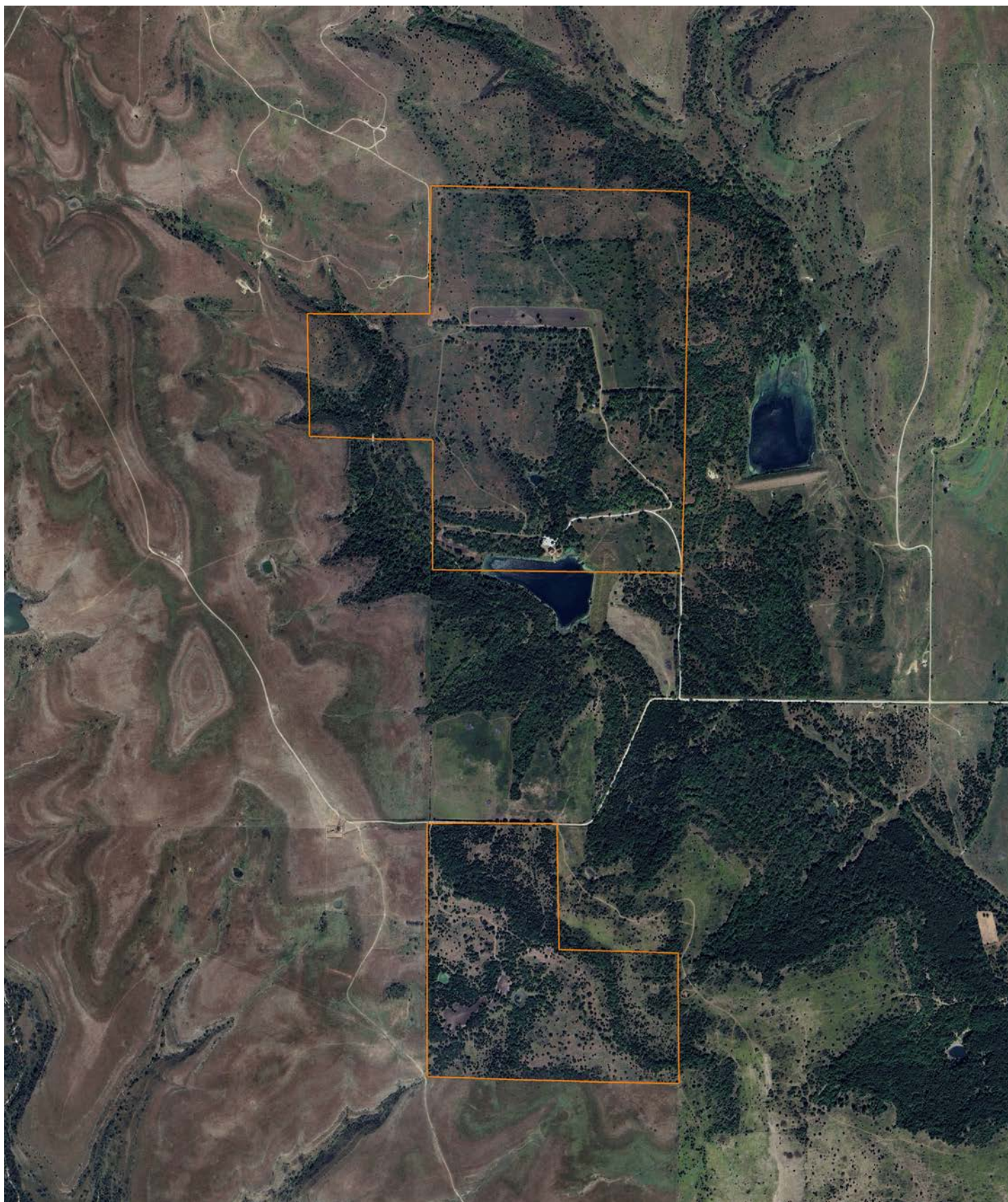
Classification Code	Type	Acres
PABFh	Freshwater Pond	0.81
R4SBC	Riverine	0.60
R5UBH	Riverine	0.02
Total Acres		1.43

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



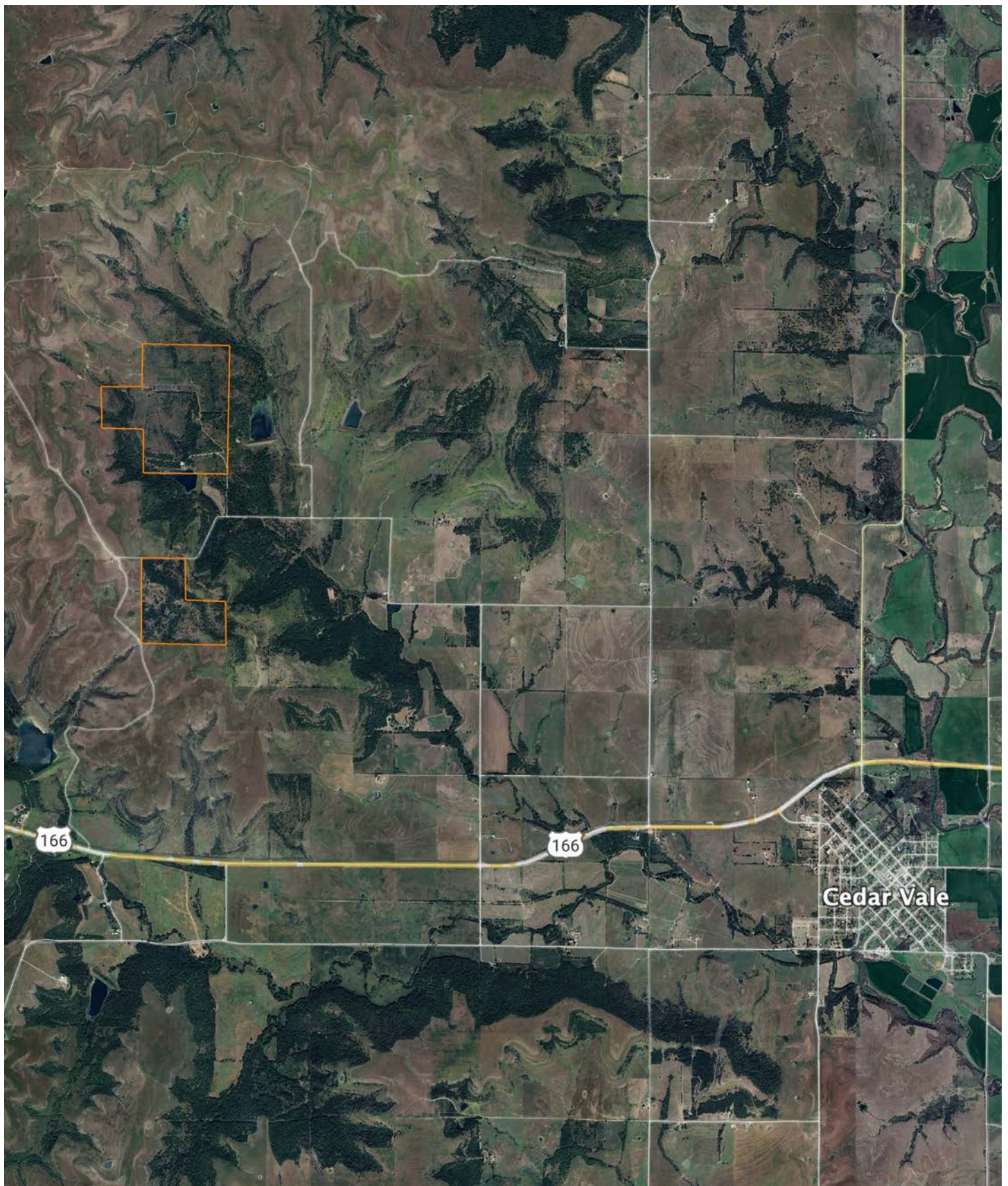
# AERIAL MAP

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# OVERVIEW MAP





# AGENT CONTACT

Buying or selling real estate can be stressful and overwhelming and Paul is the kind of agent that loves to help people with their real estate needs. One of the reasons Paul came into this market is because he loves meeting new people and building lifelong relationships. Paul was born and raised in Oklahoma and a graduate of Oklahoma State University. He and his wife moved their family to live in Kansas for several yrs giving him an opportunity to know both markets and areas well.

With a lifelong obsession for the outdoors, hunting, and improving the land, Paul found his calling at Midwest Land Group, where he's able to fulfill his dream of working outdoors. He enjoys sharing a passion and talking with people about all facets of land – whether hunting, habitat improvement or investing – all while being able to create value for both his buyer and seller clients. When you work with Paul, rest assured he'll do everything he can to provide great customer service to reach the end goal of his clients.

Paul and his family reside in Oklahoma now and when he's not working, you can find Paul enjoying life and the outdoors year-round with his family. Paul is very active in his community helping coach youth sports and serving at his local Church. Paul lives with his wife Whitney and, together, they have three children, Ryker, Tymber, and PC. Give Paul a call today and let him help serve you in your real estate needs!



**PAUL SMITH,** LAND AGENT  
**918.397.2737**  
PSmith@MidwestLandGroup.com



## MidwestLandGroup.com

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