

MIDWEST LAND GROUP PRESENTS



4 AVAILABLE TRACTS IN BARTON COUNTY, KS

Sunset Road, Great Bend, Kansas, 67530



MIDWEST LAND GROUP IS HONORED TO PRESENT

THE MEADOWS OF BISSELL'S POINT

The Meadows of Bissell's Point offers the perfect blend of freedom and luxury. Located on the outskirts of Great Bend, this new development provides the peace and wide-open space of country living while still enjoying the safety and prestige of the established Bissell's Point neighborhood. While the property is currently offered in four lots, the entire 23 +/- acres can be purchased together, making it ideal for an investor or anyone seeking a large country estate to bring their vision to life.

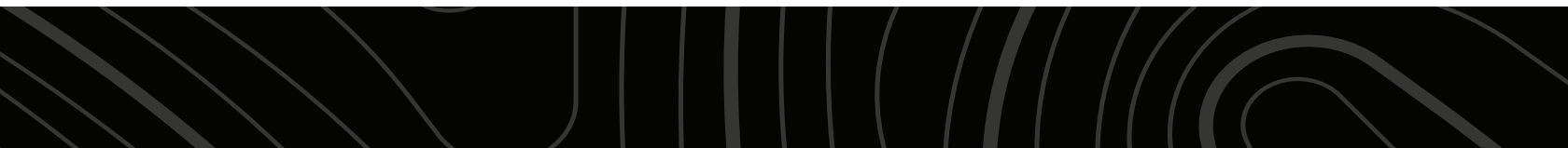
With no HOA restrictions, spacious acreage, and breathtaking Kansas sunset views, The Meadows is the ideal place to build your dream country home without compromise. The current layout presents three 5 +/- acre tracts and one 8 +/- acre tract, though the landowners will complete the final survey once the property is under contract, offering buyers flexibility in tract sizes to perfectly match their desires.

To the west, farmland along Walnut Creek lies partially in a floodplain, ensuring an unobstructed, forever view of the Kansas countryside. The sellers are also open to including additional acres to the south for those who

would like more space for horses, livestock, or expanded acreage beyond a homesite.

The open layout provides multiple ideal build sites with scenic views overlooking the surrounding countryside. Whether you are planning a full-time residence, a weekend retreat, or simply looking to invest in land with lasting value, this tract delivers on location, convenience, and natural beauty.

Here, the possibilities are endless. Imagine building a pond where you can fish on quiet evenings or gather with family on summer days. Picture a classic red barn standing proudly against the Kansas sky, ready to house your horses or serve as the hub of your hobby farm. With room for chickens, gardens, fruit trees, and wide-open pasture for livestock, The Meadows gives you the chance to create your own mini-farmstead, a lifestyle of self-sufficiency and freedom just minutes from town. Whether your dream is peaceful country living, an equestrian setup, or simply room to stretch out and breathe, The Meadows of Bissell's Point offers the rare opportunity to bring those dreams to life.



PROPERTY FEATURES

TRACTS: **1-4** | COUNTY: **BARTON** | STATE: **KANSAS** | TOTAL ACRES: **23**

- Buildable land
- Blacktop less than a 1/4 mile south
- Acreage flexibility to suit exact needs
- Sunset view
- Country living
- Borders Bissell's Point Community
- No HOA
- Forever country westside views
- Electric at roadside
- 3 miles from Great Bend
- Quick US 281 Hwy access
- Near Barton County Community College
- Great for full-time living, weekend getaway, or investment
- Endless potential
- Wildlife
- Livestock allowed
- Centralized county location
- Barton County Rural Water District #2

ALL TRACTS COMBINED

PRICE: **\$374,000** | ACRES: **23**

TRACT 1

PRICE: **\$75,000** | ACRES: **5**

TRACT 3

PRICE: **\$75,000** | ACRES: **5**

TRACT 2

PRICE: **\$75,000** | ACRES: **5**

TRACT 4

PRICE: **\$149,000** | ACRES: **8**



LOT 1 - 5 +/- ACRES



LOT 2 - 5 +/- ACRES



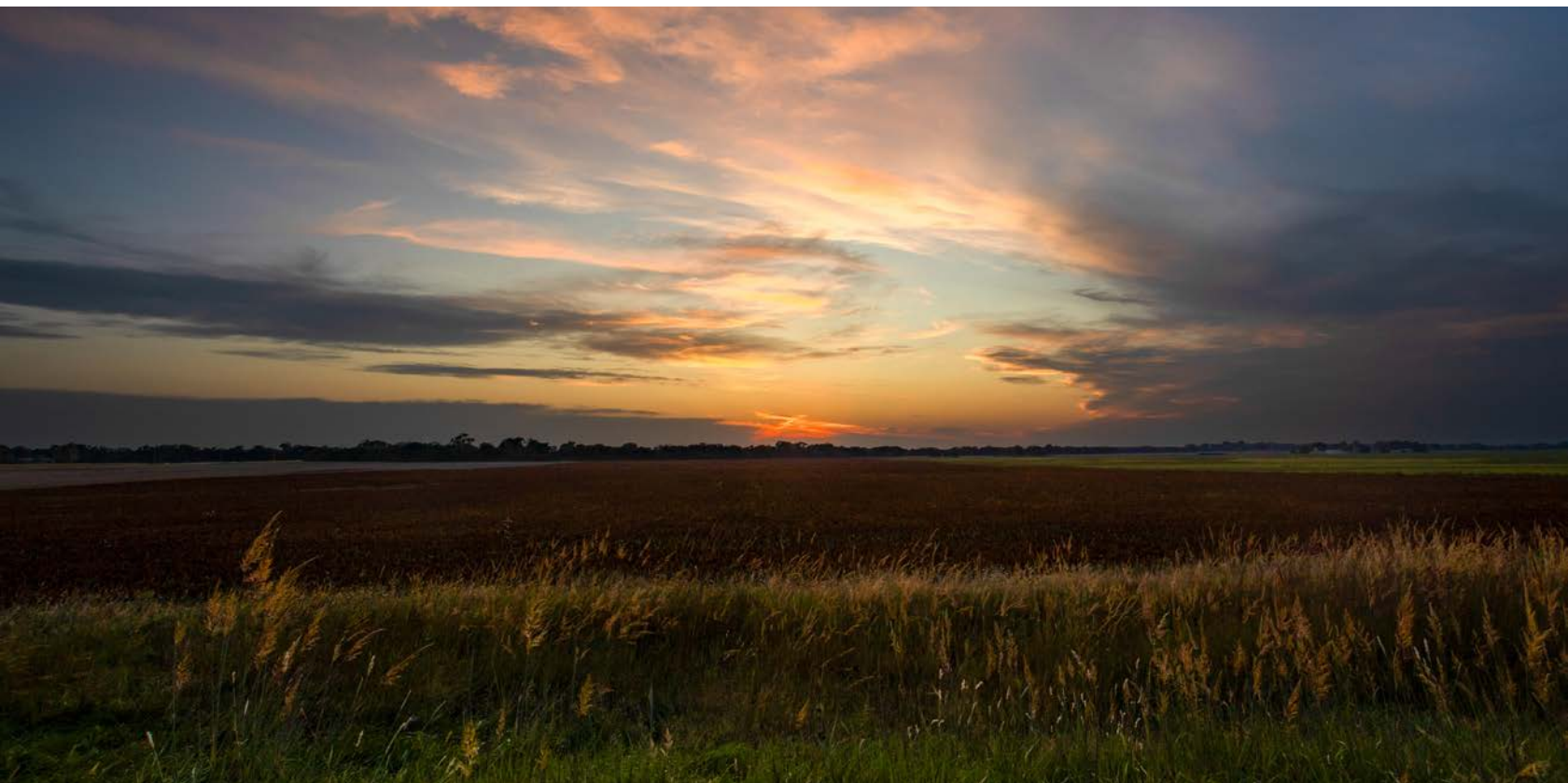
LOT 3 - 5 +/- ACRES



LOT 4 - 8 +/- ACRES



SUNSET VIEWS



BLACKTOP LESS THAN A 1/4 MILE SOUTH



BORDERS BISSELL'S POINT COMMUNITY



FOREVER COUNTRY WESTSIDE VIEWS



ENDLESS POTENTIAL



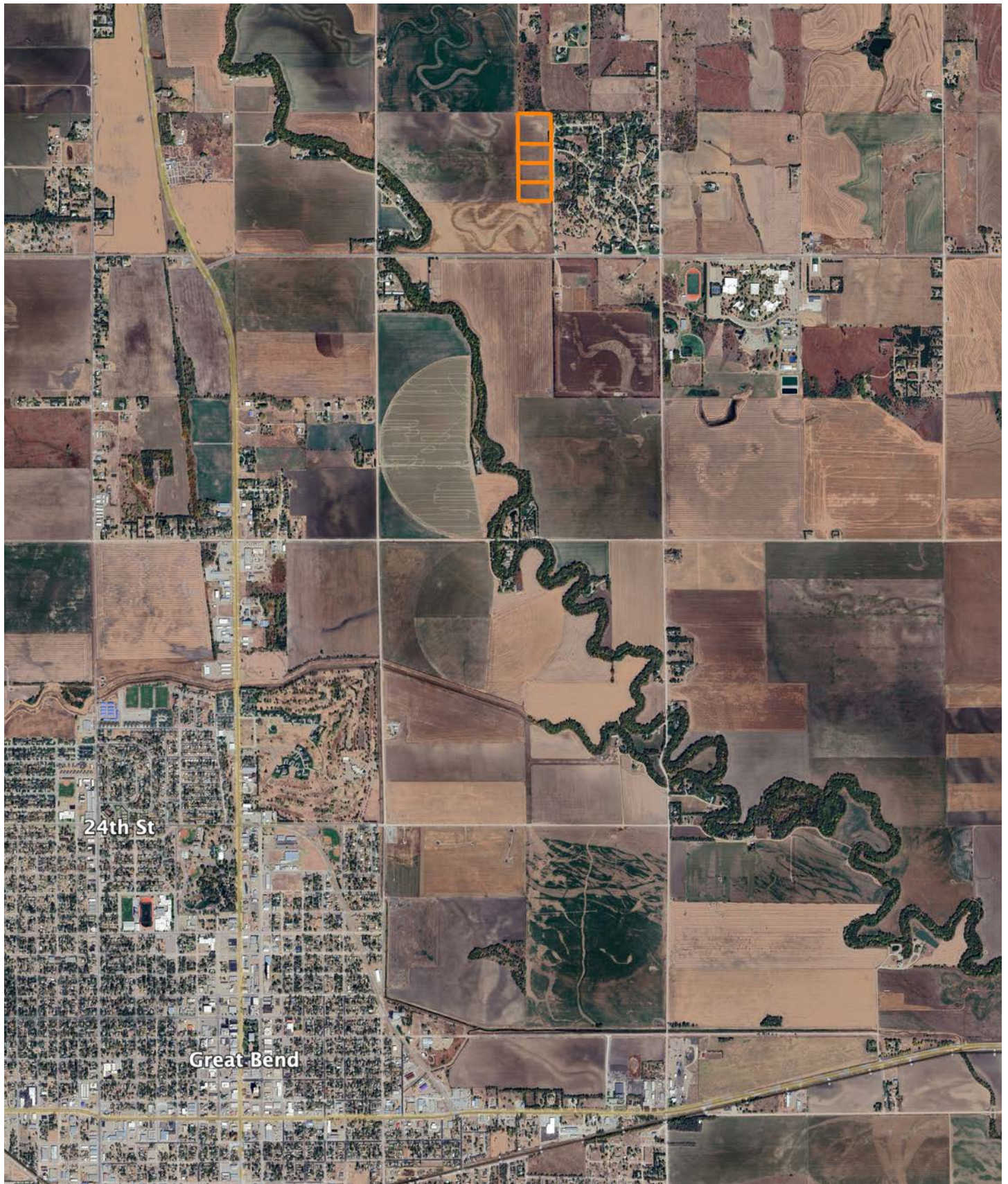
ADDITIONAL PHOTOS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Kayanna Hammeke was born and raised on a fifth-generation farm near Ellinwood, Kansas, where her deep connection to the land began early. Inspired by her grandfather's passion for farming and his love for the local land market, she grew up attending land auctions with him and her father, shaping her path to wanting to help other landowners.

Licensed since the age of 21, Kayanna has dedicated her career to land sales. She brings a well-rounded background in agricultural, utility, and commercial real estate, along with experience in oil ventures. Her knowledge of mineral rights, easements, and land investments adds valuable insight for clients. Kayanna also has a deep love for the outdoors and is an avid hunter, a hobby that gives her a real life understanding for recreational properties and local wildlife habitats.

Backed by generations of Kansas farming heritage, Kayanna offers more than expertise, she offers a personal understanding of the land and the people who work it. Whether buying or selling, she's a trusted local expert known for her honesty, dedication, and deep love for the land.



KAYANNA HAMMEKE

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