

MIDWEST LAND GROUP PRESENTS

43 ACRES
GEARY COUNTY, KS

12344 KENNEL DRVE, JUNCTION CITY, KANSAS, 66441



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY KENNEL & GROOMING BUSINESS WITH RESIDENCE: VETERINARY & EXPANSION POTENTIAL AT FORT RILEY GATEWAY

RC Kennels is a rare opportunity to acquire a long-established, profitable dog and cat daycare, boarding, and grooming facility paired with a fully updated residence on 43 +/- acres in Geary County, Kansas, located just outside the main gate of Fort Riley in Junction City. In operation for over 43 years, the business has demonstrated consistent performance with strong gross revenues and stable EBITDA, supported by a loyal and recurring customer base that includes a large military population. RC Kennels also benefits from an exceptional online reputation, boasting outstanding Google reviews and a 100% recommendation rating on Facebook, further reinforcing the strength of the brand and community trust.

The property is thoughtfully improved for both business and residential use. The ranch-style home features 4 bedrooms, 2 full baths, a finished basement, and an attached 2-car garage, with extensive updates including new vinyl flooring, cabinets, countertops, newer HVAC and water heater, and a brand-new roof installed in 2025. Additional lifestyle amenities include a hot tub, gazebo, walk-in pantry, and spacious living areas.

Complementing the residence is a separate, fully finished shop and event space, fully insulated and equipped with finished flooring, electrical, WiFi, lounge areas, and a mini-split heating and cooling system - offering flexible use for gatherings, storage, or business-related functions.

The kennel facility is fully operational and purpose-built, featuring a welcoming office and lobby, 66 indoor runs, 45 outdoor runs, 3 indoor/outdoor runs, 7 outdoor fully fenced play areas, and 8 indoor cat suites. The operation is supported by two grooming rooms, two wash bays, food storage and laundry areas, extensive concrete flooring, integrated drainage and wash-out systems, and five HVAC systems, allowing for efficient, scalable operations. Two additional 12'x20' metal storage buildings with concrete floors and electrical further enhance functionality. This property is ideally suited for an owner-operator seeking to live on-site, expand grooming or boarding services, or potentially convert the facility into a veterinary clinic, creating a comprehensive, full-service animal care campus in one of the strongest pet-service markets in the region.

PROPERTY FEATURES

COUNTY: **GEARY** | STATE: **KANSAS** | ACRES: **43**

- Turn-key dog and cat daycare, boarding, and grooming facility operating successfully for over 43 years
- Average annual gross revenues near \$500,000 with stable EBITDA and proven operating history
- Prime location at the main gate of Fort Riley in Junction City, Kansas, serving a large and consistent military customer base
- 43 +/- acre site offering privacy, future expansion, and long-term land value
- Fully operational kennel facility with 66 indoor runs, 45 outdoor runs, 3 indoor/outdoor runs, and 8 indoor cat suites
- Two fully equipped grooming rooms with dedicated wash bays, laundry, and food storage areas
- Concrete flooring throughout with integrated drainage and wash-out systems for efficient operations
- Five HVAC systems supporting year-round climate-controlled kennel operations
- Updated 4 bedroom, 2 bath ranch-style residence with finished basement and attached 2 car garage
- Recent home improvements include new vinyl flooring, cabinets, countertops, newer HVAC and water heater, and a new roof installed in 2025
- Separate finished shop/event space featuring insulation, finished flooring, electrical, WiFi, lounge areas, and mini-split heating and cooling
- Two additional 12'x20' metal storage buildings with concrete floors and wired electrical
- Outstanding online reputation, including excellent Google reviews and 100% Facebook recommendation rating
- Live-on-site opportunity ideal for owner-operators seeking reduced overhead and hands-on management
- Strong expansion potential, including increased grooming services or conversion to a full-service veterinary clinic



TURN-KEY KENNEL & GROOMING BUSINESS



66 INDOOR RUNS



45 OUTDOOR RUNS



4 BEDROOM, 2 BATH RANCH-STYLE HOME

The ranch-style home features 4 bedrooms, 2 full baths, a finished basement, and an attached 2-car garage, with extensive updates including new vinyl flooring, cabinets, countertops, newer HVAC and water heater, and a brand-new roof installed in 2025.



SEPARATE FINISHED SHOP/EVENT SPACE

Complementing the residence is a separate, fully finished shop and event space, fully insulated and equipped with finished flooring, electrical, WiFi, lounge areas, and a mini-split heating and cooling system



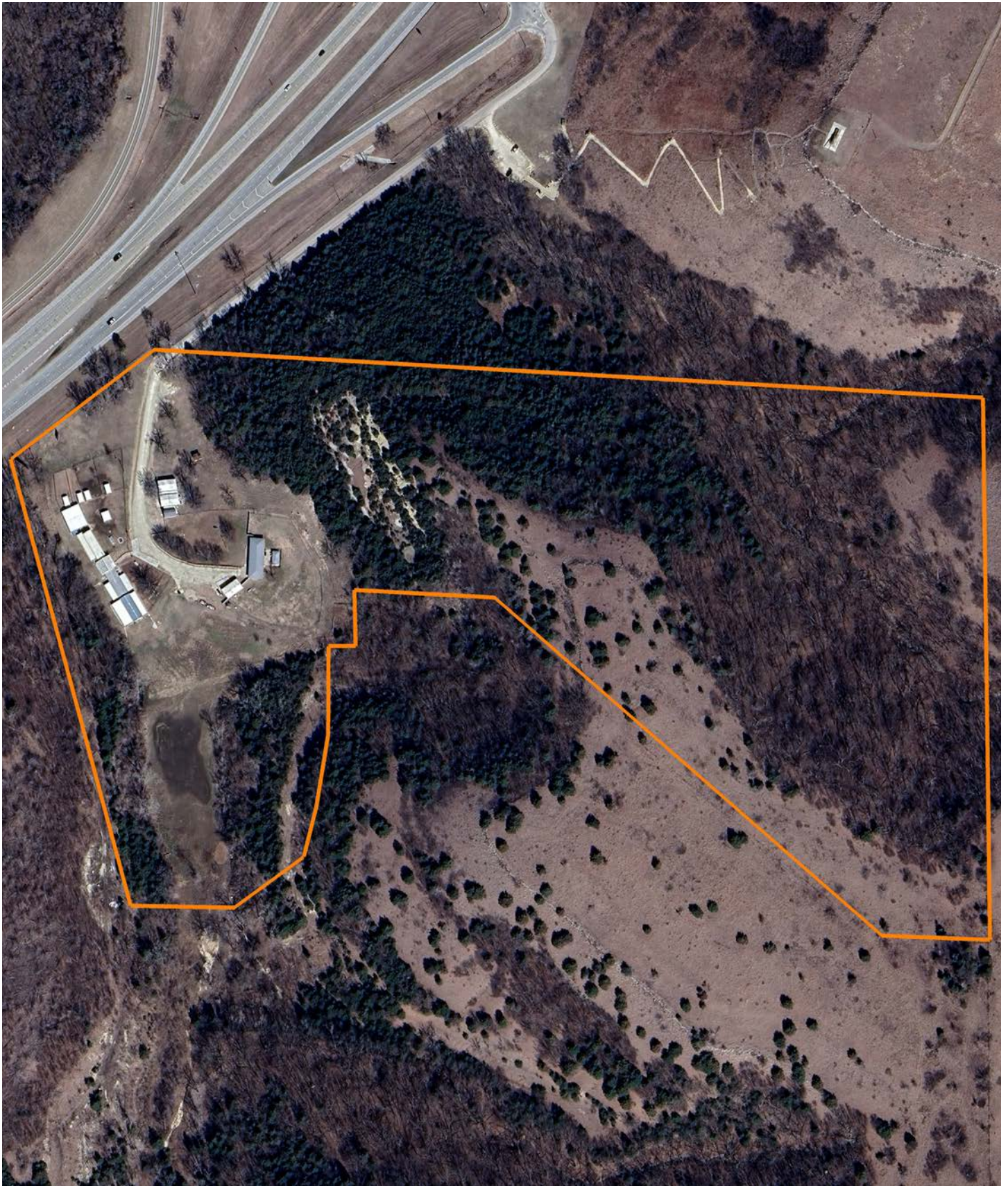
ADDITIONAL STORAGE BUILDINGS



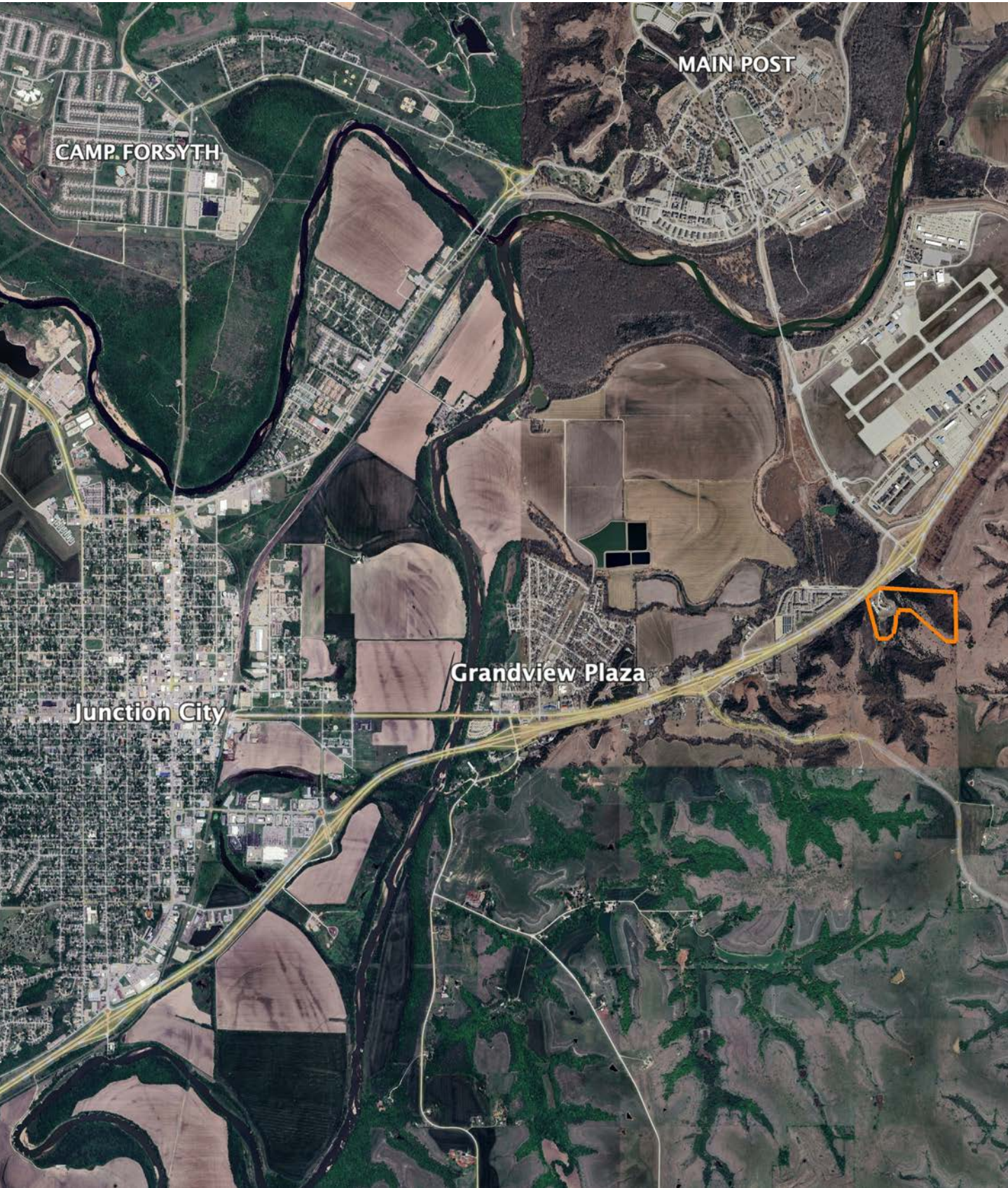
ADDITIONAL PHOTOS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Midwest Land Group Agent Joel Taylor was born and raised in Western Missouri where he grew up on his family's property that offered a place for him to hunt and fish right out of the back door! After high school, attending a local college, and working towards a conservation degree, Joel also worked part time for the Missouri Department of Conservation in both the Forestry and Wildlife divisions. As his passion and knowledge grew for the land and conservation, Joel, at the age of 23, landed a full time position with the Conservation Department's Forestry Division. There he would manage roughly around 5,000 acres of public land as well as assisting private landowners in restoration projects across the western counties of Missouri. In his career with the department, Joel managed grasslands, prairies, glades, wetlands, savannas, woodlands, and forests.

After ten years with the department, Joel made a career move and joined the Pro Staff of Heartland Bowhunter Television. On Heartland Bowhunter, a Midwest-based television show, Joel would have the opportunity to travel the country, hunt a variety of game, and produce a television show with his best friends. Through Joel's involvement within the hunting industry he was introduced to Midwest Land Group Broker Bryhn Craft. Soon after their introduction, Joel and Bryhn began hunting together, sharing their dreams and aspirations in the blind, and a great friendship began. That friendship grew into an opportunity for Joel to begin working with the fastest growing real estate company in the Midwest. Let Joel's deep passion and expertise in hunting, the outdoors, and Midwestern land help you achieve maximum value for your property or find the perfect space you've been dreaming of.



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