

MIDWEST LAND GROUP PRESENTS



ELLIS COUNTY, KS

41.667 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HISTORIC HOME WITH COUNTRY LIVING AND INVESTMENT UPSIDE

Built in 1872, George Grant's Villa is a National Historic Site and the origin of Angus beef cattle in the U.S. The two-story home made entirely of limestone is a sight to see. It has been completely refurbished and includes the original tin ceilings, wood trim, doors, and gorgeous stair rail and bannister. The views from the wrap-around porch are amazing. The home is equipped with all new double hung, double pane windows, central heat and air, fiber optic internet, and all your modern appliances, giving you all the amenities you'd expect in a new home, paired with the historical charm that makes this place so special. On the main floor, you have a spacious kitchen, living room, parlor, full bathroom/laundry room, and office. A gorgeous staircase leads you to the second floor, where you'll find 4 nicely sized bedrooms, including a large master. A big bathroom is located just off the master bedroom. There is a partial basement with shelving, which makes for great storage.

The property consists of 41.667 surveyed acres and includes a 40'x90' steel equipment shed, a large 47'x96' barn and hay storage facility, an oversized, insulated two-car garage, 2 large grain bins with internal auger systems, a chicken coop, a large 90-foot cattle loafing shed, a dairy barn, and many other multi-use outbuildings. A brand new steel corral system is located outside of the barn, and there's new barbed wire fencing throughout the property. This farm is incredibly well taken care of,

and you can see how meticulous the current owners have been. No detail has been overlooked. The back 15 +/- acres are currently pasture that is hayed and would make a perfect place to hold a few horses or a couple of Angus steers. An additional 19 acres of hay meadows on the front of the farm could be put into pasture or swathed and baled like it currently is, giving you supplemental feed for your livestock herd.

While the property is a National Historic Site, there are no restrictions on what can be done. There's plenty of room to add additional storage sheds, horse arenas and boarding facilities, additional living facilities and bunk houses, or other livestock buildings, as you see fit.

It's the perfect hobby farm to raise your family, as it can accommodate all of your horses, chickens, pigs, sheep, steers, and all of your other 4H animals, while also allowing plenty of space for a huge garden.

It also has a lot of investment upside, whether you're looking to start a children's camp, expand your business with plenty of room for equipment, or start a horse boarding, riding, or equine therapy facility. You could also run your own bed and breakfast. The existing buildings and additional room would accommodate any of these adventures and many more.

The farm is conveniently located just a short drive from Hays, Kansas, where you can find many stores and restaurants, a large hospital, Fort Hays State University, and just about anything else you'll need.

George Grant's Villa is truly one-of-a-kind and needs to be seen to be truly appreciated. This is an incredibly rare opportunity to own a piece of American history. Give Mitch Newcomer a call at (816) 799-1384 for more information or to set up a tour.



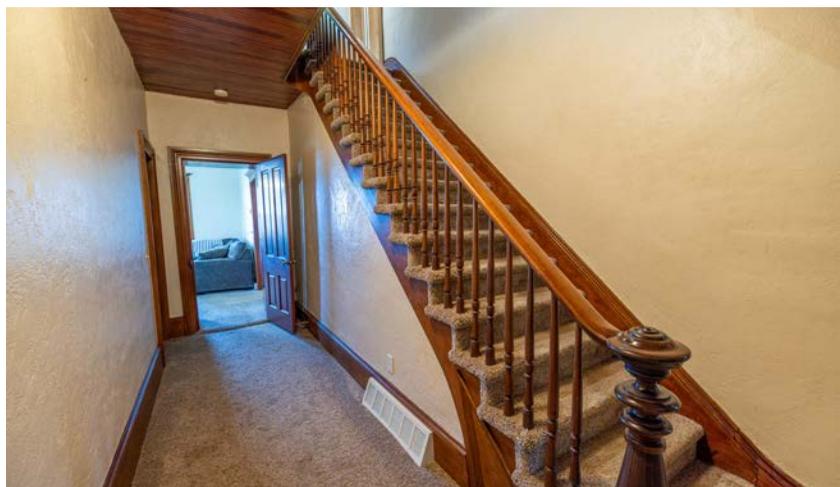
PROPERTY FEATURES

COUNTY: **ELLIS** | STATE: **KANSAS** | ACRES: **41.667**

- National historic site
- No restrictions
- 15 +/- acres of pasture
- 19 +/- acres of hay meadows
- 2,563 square foot historic limestone house
- 40'x90' steel equipment shed
- 47'x96' barn and hay storage facility
- Many other multi-use buildings
- Plenty of room for more buildings
- Electricity to every building
- High-speed fiber optic internet
- Incredible views
- Great access
- 20 minutes to Hays
- 3.5 hours to Kansas City
- 2.5 hours to Wichita

HISTORIC LIMESTONE HOUSE

The two-story home made entirely of limestone is a sight to see. It has been completely refurbished and includes the original tin ceilings, wood trim, doors, and gorgeous stair rail and bannister.



NATIONAL HISTORIC SITE



GREAT ACCESS



MULTIPLE OUTBUILDINGS

The property consists includes a 40'x90' steel equipment shed, a large 47'x96' barn and hay storage facility, an oversized, insulated two-car garage, 2 large grain bins with internal auger systems, a chicken coop, a large 90-foot cattle loafing shed, a dairy barn, and many other multi-use outbuildings.



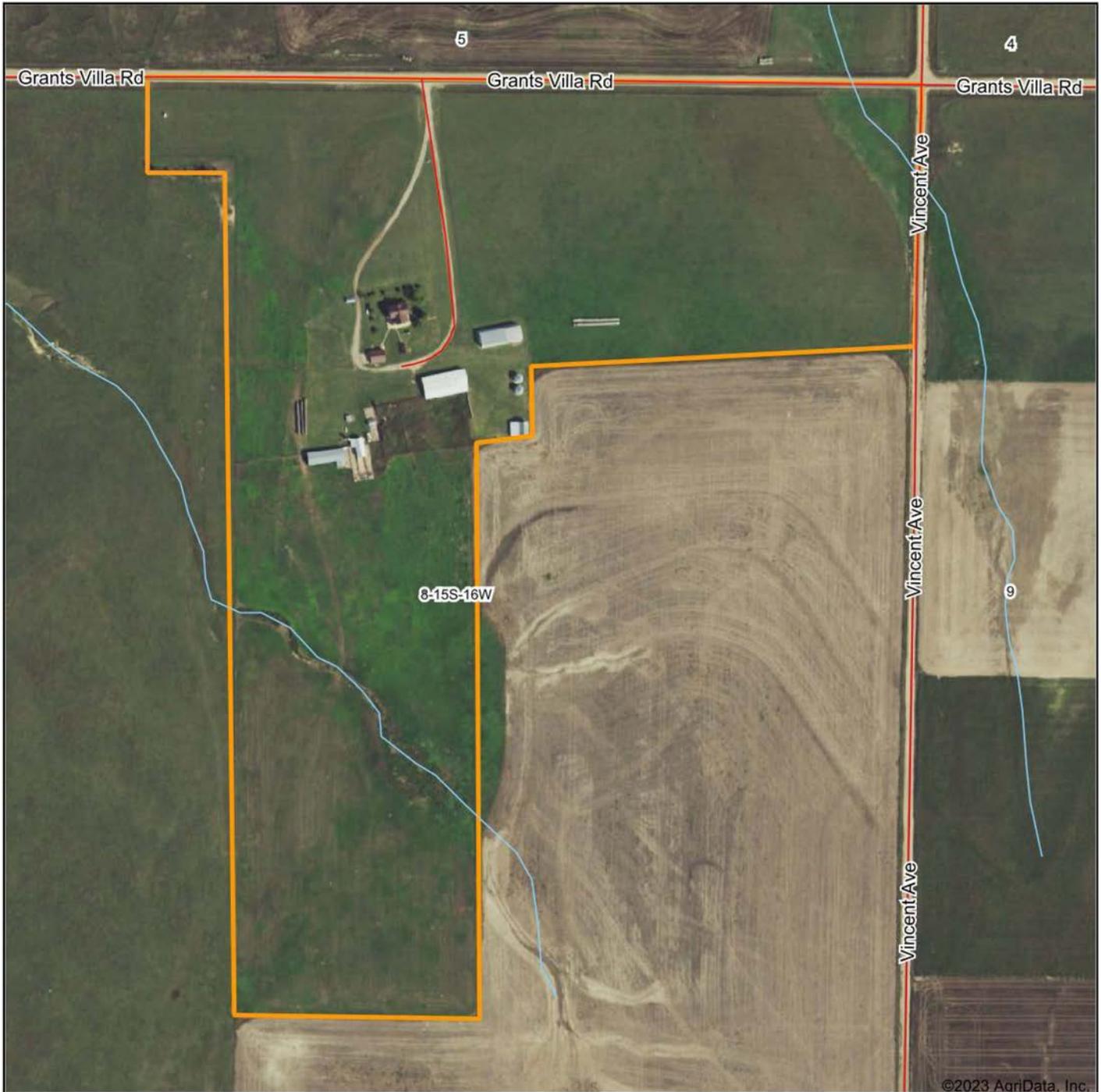
BRAND NEW CORRAL SYSTEM



PASTURE AND HAY MEADOWS



AERIAL MAP



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Boundary Center: 38° 45' 59.84, -99° 7' 6.43



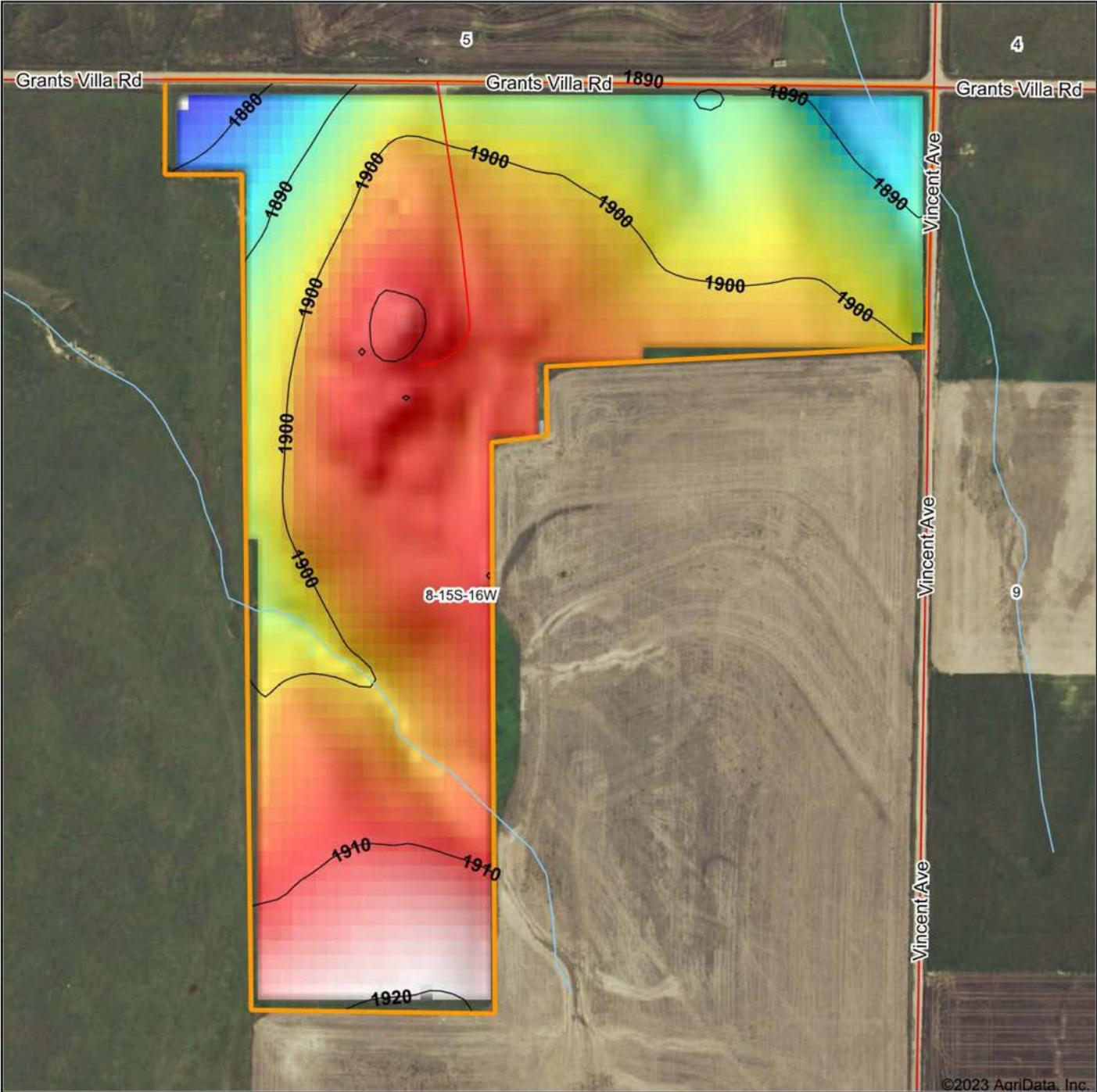
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8-15S-16W
Ellis County
Kansas



7/10/2023

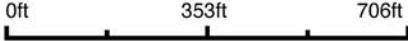
HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 1,876.2
 Max: 1,920.2
 Range: 44.0
 Average: 1,902.1
 Standard Deviation: 7.94 ft



7/10/2023

8-15S-16W
Ellis County
Kansas

Boundary Center: 38° 45' 59.84, -99° 7' 6.43

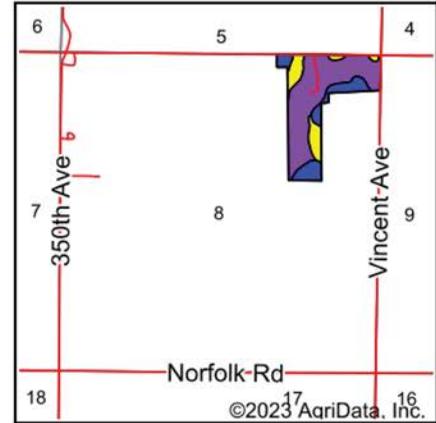
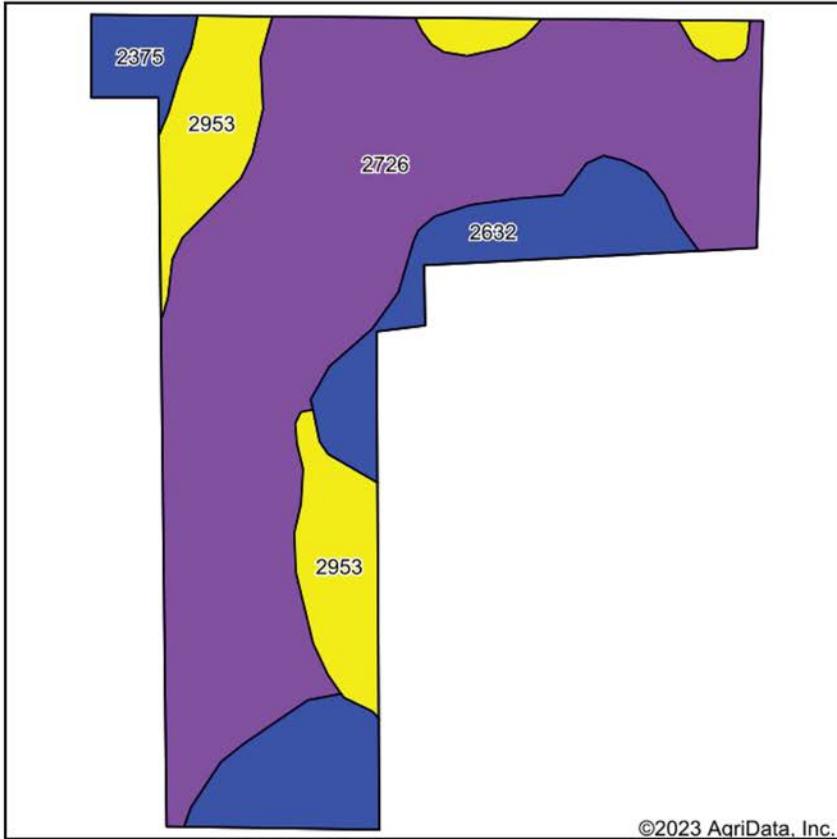


Maps Provided By:



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SOILS MAP



State: **Kansas**
 County: **Ellis**
 Location: **8-15S-16W**
 Township: **Freedom**
 Acres: **42.38**
 Date: **7/10/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: KS051, Soil Area Version: 21

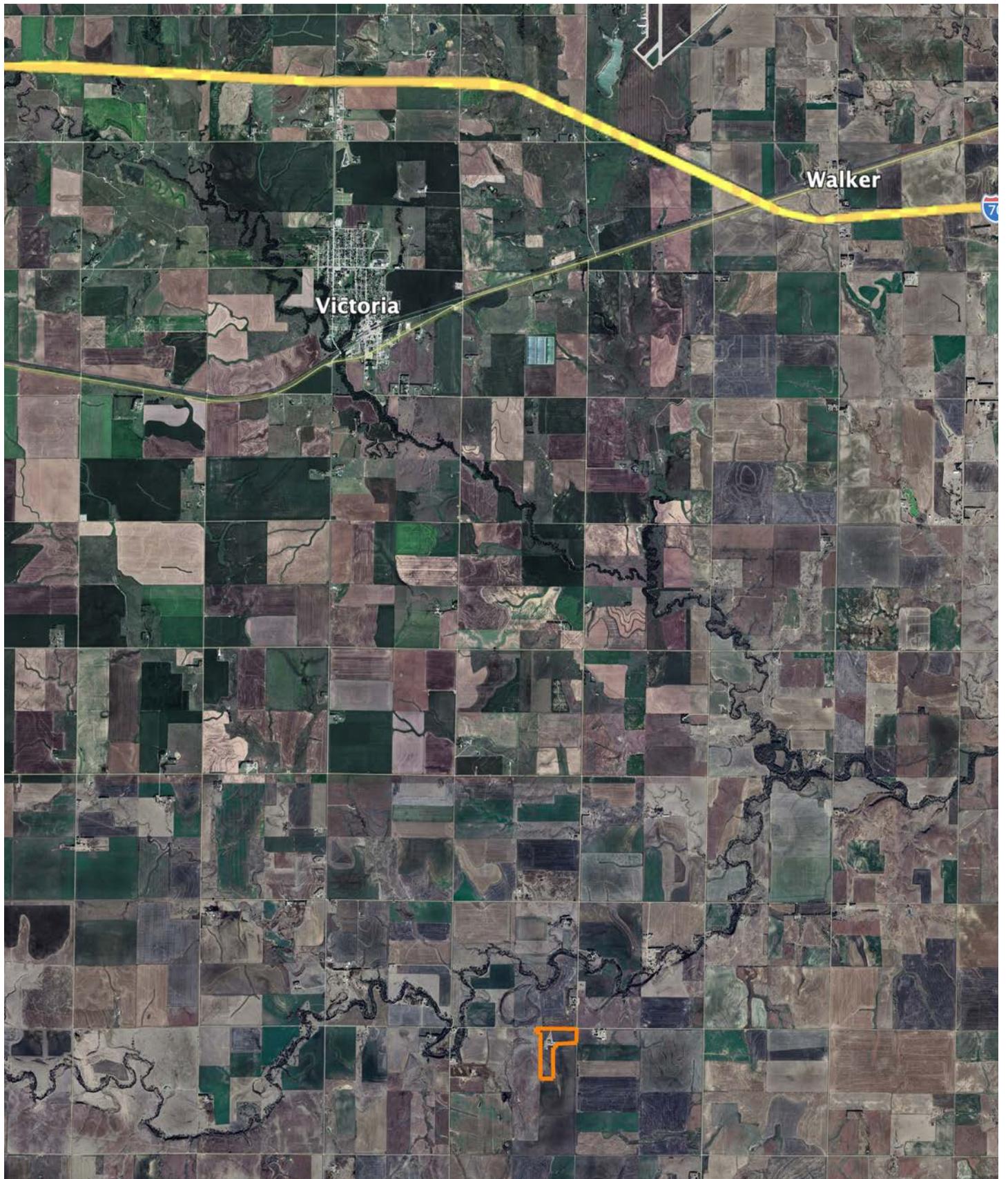
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
2726	Nibson-Wakeen silt loams, 3 to 20 percent slopes	27.72	65.4%		1.6ft. (Paralithic bedrock)	Vle	2270	38	28	25	38	
2632	Harney-Wakeen silt loams, 1 to 3 percent slopes	7.06	16.7%		2.6ft. (Paralithic bedrock)	Ile	2820	60	44	36	60	
2953	Wakeen silt loam, 3 to 7 percent slopes	6.35	15.0%		2.6ft. (Paralithic bedrock)	Ive	2675	48	32	27	48	
2375	Roxbury silt loam, rarely flooded	1.25	2.9%		> 6.5ft.	Ile	3513	76	51	41	76	
Weighted Average							4.92	2459	*n 44.3	*n 31.9	*n 27.6	*n 44.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Mitch Newcomer is extremely passionate about the outdoors. Born and raised on a family farm in WaKeeney, Kansas, Mitch grew up working on the farm with his father and grandfather, and continued to do so throughout his young adult life. During his youth, Mitch did a lot of hunting of his own while also guiding pheasant hunts in western Kansas and conducting habitat improvements during the offseason. He went to Trego Community High School in WaKeeney, where he was a multi-sport scholar athlete. From there, he attended Dodge City Community College and William Jewell College in Liberty, Missouri, where he lettered four years in football. He finished up by getting a second degree from Fort Hays State University in Hays, Kansas. Mitch enjoys hunting, land management, watching sports, and hanging out with his friends and family. He currently lives in WaKeeney, Kansas with his wife, Kim, and daughters Kamryn and Eva.

An avid bowhunter, Mitch has harvested several whitetails over 150", as well as several turkeys across the country, leaving him just one species away from achieving a grand slam. He worked at Cerner Corporation in finance and operations management for several years before coming to Midwest Land Group to pursue his passions for the outdoors, working outside, and being able to work with likeminded people. A landowner himself, he knows what it's like to own and manage property. So, whether you're looking to sell or buy, Mitch is ready to help you reach your goal.



MITCH NEWCOMER,
LAND AGENT
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