

MIDWEST LAND GROUP PRESENTS



.87 ACRES
PHILLIPS COUNTY, KS

411 West Main Street, Kirwin, Kansas



MIDWEST LAND GROUP IS HONORED TO PRESENT

THE KIRWIN SPORTSMAN LODGE

Located near historic Kirwin Reservoir, this established Airbnb presents an exciting opportunity to own a proven, income-producing short-term rental in the heart of north-central Kansas. This 3-bedroom, 2-bath property has built a strong reputation with guests, boasting an impressive 4.9-star rating and a history of consistent bookings.

With steady demand from hunters, fishermen, and outdoor enthusiasts throughout the year, this property has already demonstrated its ability to generate rental income rather than starting from scratch. The existing Airbnb operation gives a new owner the opportunity to step into an established rental with a proven track record, established guest appeal, and a location that naturally attracts recreational travelers.

The property is designed with the outdoorsman in mind. An additional outbuilding provides excellent space for cleaning game, storing hunting and fishing gear, or keeping equipment, adding functionality that sets this property apart from a typical short-term rental.

Just minutes from Kirwin Reservoir and surrounded by opportunities for hunting, fishing, and other outdoor recreation, this is more than a place to stay; it's a turnkey investment with an established rental history and a built-in customer base.

For an investor looking for a short-term rental with a proven track record, or an outdoorsman wanting a personal getaway that can also generate income, this Kirwin property deserves a closer look.

PROPERTY FEATURES

COUNTY: **PHILLIPS** | STATE: **KANSAS** | ACRES: **.87**



- Kirwin Reservoir
- Airbnb income
- Guest favorite
- 4.9-star rating
- 3 bedrooms & 2 bath
- Sleeps 8 people
- Consistently booked
- Outbuilding
- 11 miles to Phillipsburg

3 BEDROOM & 2 BATH



OUTBUILDING



KIRWIN RESERVOIR



ADDITIONAL PHOTOS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Born and raised in Topeka, Kansas and now based in Hays, Wyatt has a lifelong connection to the land and a strong appreciation for the region's agricultural and recreational values. Wyatt is a graduate of Hayden Catholic High School and earned his degree in Agricultural Business from Fort Hays State University. His background is deeply rooted in production agriculture, having worked summers and college breaks on his grandfather's farm, where he gained hands-on experience with crops and cattle. This practical knowledge allows him to understand how land functions not only as an investment, but as a working asset.

Prior to joining Midwest Land Group, Wyatt worked as a property adjuster, where he developed a strong eye for detail, valuation, and documentation. That experience translates directly to land sales, allowing him to evaluate properties thoroughly and advocate effectively for his clients. An avid outdoorsman, Wyatt spends much of his time hunting and fishing across Kansas. He has been personally involved in the harvest of numerous world-class whitetail deer, giving him a keen understanding of habitat management, wildlife movement, and what makes a property attractive to serious recreational buyers.

What sets Wyatt apart is his well-rounded knowledge of land management, agriculture, and wildlife, paired with a strong work ethic and client-first mindset. He is driven by the opportunity to help landowners maximize the value of their property and takes pride in guiding clients through a smooth, informed, and successful land sale.



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LAND AGENT

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