

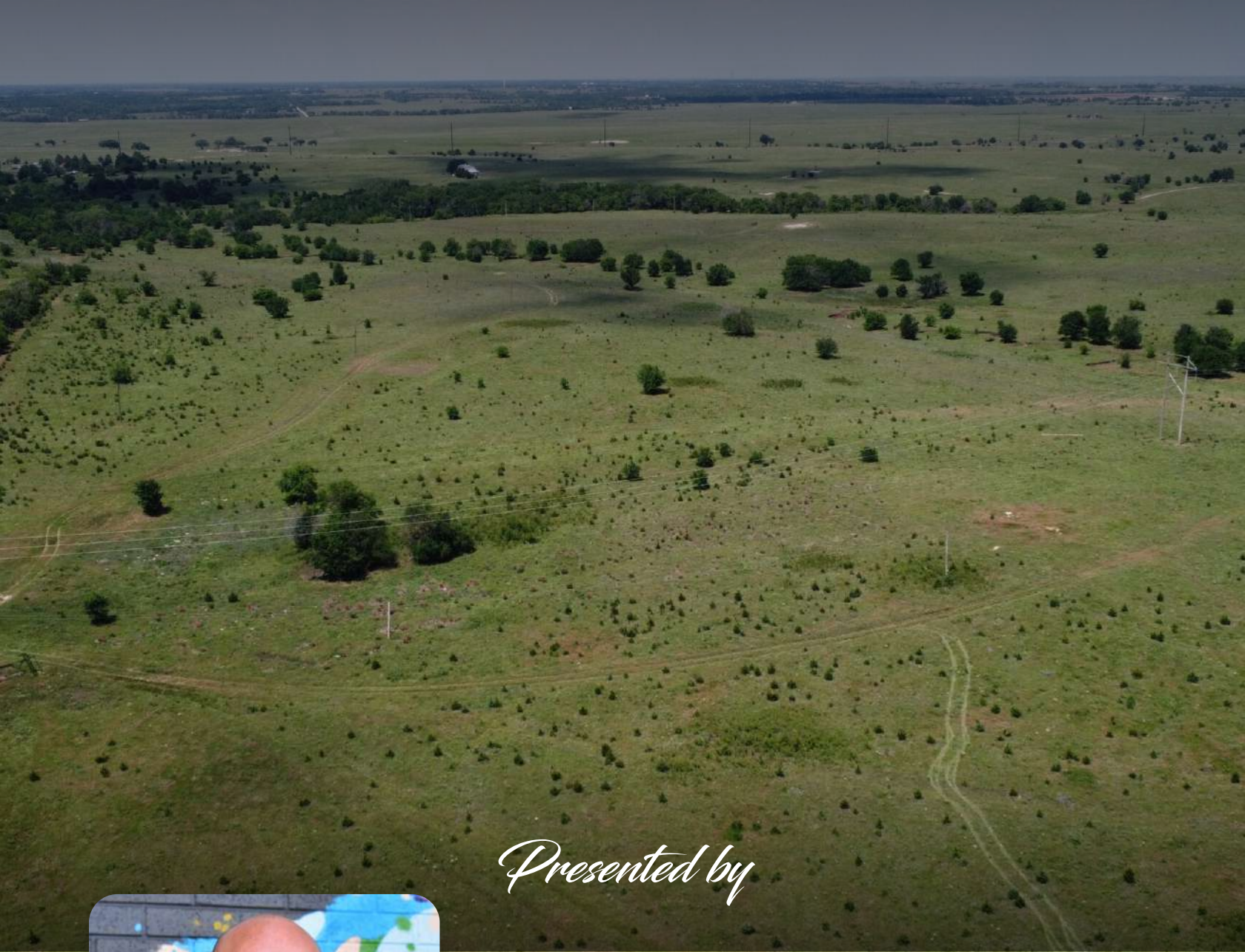


Towanda KS - 40 Acre Home Lots

Butler County, KS



HAYDEN  OUTDOORS.



Presented by



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HAYDEN OUTDOORS. REAL ESTATE





Property Summary

This area is highly sought after for its ease of access to highway 254 and its proximity to both El Dorado and Wichita, KS. Live in the county with only a short drive on the highway to all the urban amenities.

There are four similar lots spanning westward. Contact listing agent for more information.

Land

Picture your new home sitting among the gently rolling hills and scattered trees, cedars, plum thickets, sumac and native prairie grasses that are so typical of the Kansas Flint Hills.

Improvements

Rural water and electric are both available nearby.

Recreation

There is plenty of land to build your dream home and enjoy the landscape for hunting, shooting, hiking, cycling or any number of other activities.

The Agricultural 40 zoning allows for agricultural and livestock related activities, making this the perfect set up for building your own horse stable or riding arena!

Kansas whitetail deer, bobwhite quail and dove are prevalent on the property.

Water/Mineral Rights & Natural Resources

Water rights will transfer to new owners.

Mineral rights will not transfer to new owners. Sellers do not own the mineral rights.

Region & Climate

Towanda, Kansas receives an average of 33.6 inches of rainfall each year. Folks who live in the Towanda, Kansas area will experience all four seasons throughout the year.

Location

This property resides in the Circle School District 275.

This property is located approximately 35 miles from Wichita's Eisenhower National Airport. It is only minutes to all the amenities that El Dorado, KS has to offer, including restaurants, entertainment, medical and other services. El Dorado State Park and Reservoir is only minutes away as well.

Activities & Amenities

ATV/Off Road
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Upland Birds
Water Rights

Land Details

Closest Town: Towanda, Kansas
Zoning: Rural Residential
Water Rights: Yes
Water Rights to transfer to Buyer upon closing.

Lot A

Address: 000 SW Parallel Street
El Dorado , Kansas 67042
Total Acres: 40.34
Deeded Acres: 40.34
Source of lot size: Survey

Lot B

Address: 6900 SW 10th Street
Towanda, Kansas 67114
Total Acres: 40.35
Source of lot size: Unknown

Lot C

Address: NA SW 10th Street
Towanda , Kansas 67144
Total Acres: 40.10
Source of lot size: Unknown

Lot D

Address: SW 10th Street
Towanda , Kansas 67144
Total Acres: 38.50
Source of lot size: Unknown



Lot A
40.34 Acres
\$236,000





Lot B
40.34 Acres
\$238,000





Lot C

40.10 Acres

\$236,500





Lot D

38.50 Acres

\$227,150



LOT A - 40.34 ACRES

LOT C - 40.1 ACRES

LOT B - 40.35 ACRES

LOT D - 38.50 ACRES

PLEASE NOTE: ALL BOUNDARIES ARE ESTIMATES AND ARE REPRESENTATIVE ONLY.

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

200 400

Boundary



Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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testimonials





**HAYDEN
OUTDOORS®
REAL ESTATE**

THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors, LLC

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