



Sweetwater Farmhouse and Stables

12.30 Acres

Finney County, KS

\$1,400,000

HAYDEN  OUTDOORS[®]

Activities & Amenities

ATV/Off Road
Dairy
Development Potential
Equestrian/Horse Property
House/Cabin
Mineral Rights
Outbuilding/Barn/Shed/Shop
Water Access
Water Rights

Land Details

Address: 2950 W Eagle View, Garden
City, Kansas 67846, USA
Closest Town: Garden City
Total Acres: 12.30
Water Rights: Yes, Domestic Water Well
Mineral Rights: Yes
Source of lot size: Assessor/Tax Data
HOA Dues: \$175

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 5468
Bedrooms: 5
Full Bathrooms: 5
Basement: Full finished
Parking Types: Detached Garage,
Attached Garage & Driveway
Outbuildings: 1
Fence Type: Pipe
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace & Forced Air



Property Summary

Explore a beautiful 12-acre estate offering an exquisite country lifestyle! This unique property features a spacious 5,468 sq. ft. ranch-style home, French Country design, and a generous walk-out basement. Includes a 3,500 sq. ft. barn with 12 stalls. Available as a full estate or divided into 3 parcels, with 2 productive wells for secure water access. This ranch exceptionally brings together residential living with recreation and opportunity!





Land

The property is available as a 12-acre estate or can be split into 3 separate parcels, with room to build homes, shops, storage, or many more options. It features a mix of irrigated pastureland, native sagebrush, and beautifully landscaped gardens, all within a meticulously maintained yard shaded by mature trees. Expand the equestrian center or separate some of the land for more homes or passions, it is ready for its next chapter!

Improvements

Improvements on the property include a spacious ranch-style home that spans 5,468 sq. ft., offering 5 bedrooms, 4 bathrooms, and French Country charm. Its thoughtful layout includes glossy brick flooring, an open floor plan, and numerous large windows that frame stunning views of the surrounding acreage. The updated kitchen shines with granite countertops, custom cabinetry, a large island, and a cozy sitting area that flows into a formal dining space with panoramic views. The master suite is a haven, complete with a fireplace, walk-in closet, and private bath. Step outside to an impressive 82-foot veranda, ideal for morning coffee or evening sunsets. The lower level offers a generous walk-out basement with 4 bedrooms, 2 bathrooms, and a family room that opens into a charming rose garden. The home and gardens have their own dedicated well, ensuring reliable water access.

There is also a remarkable 3,500 sq. ft. barn (constructed with block cedar and brick) that includes 12 stalls, 5 paddocks, sturdy metal fencing, a wash bay, an office, and a bathroom—perfect for horses or other livestock. The barn's versatile design makes it equally suited for business operations, storage, or other hobbies.

White steel pipe fencing surrounds the property and barn. There is also a round pen for exercising. This fencing ensures secure and reliable enclosures throughout the property, suitable for managing livestock and defining property lines.





Region & Climate

The climate in Garden City includes four distinct seasons:

- **Spring** in Garden City brings mild to warm temperatures, with average highs gradually rising from the mid-50s °F in March to the upper 70s °F by May. Spring is the wettest season, with rainfall and thunderstorms. Despite the occasional storm, it's generally sunny and breezy, making spring a vibrant time for blooming plants.
- **Summers** are hot and dry, with average high temperatures in the low to mid-90s °F. Peak summer days can reach over 100 °F, but evenings usually cool down. Garden City's abundant sunshine and heat make this season ideal for outdoor activities in the mornings and evenings.
- **Fall** brings a return to mild weather, with temperatures cooling from the mid-80s °F in September to the low 50s °F by November. It's typically dry and sunny. Fall is known for clear skies and cooler nights.
- **Winters** are cool, with daytime highs in the 40s °F and lows often below freezing, especially at night. Snowfall is light and occasional, with most winter days being clear and sunny. Cold fronts can bring colder snaps, but overall, winters in Garden City are milder than in many other areas, with limited snow accumulation and ample sunshine.

Overall, the Garden City region offers a balanced climate that supports a variety of activities throughout the year.





History

This special property has a rich history dating back to world champion quarter horses and has a wide-range of fantastic potential for a variety of families or full-service experiences!

Location

- **Proximity to Garden City:** The property is located just minutes from Garden City in Finney County, Kansas, offering convenient access to a variety of amenities such as shopping, dining, and recreational activities such as the golf course, zoo, a water park, and Lake Scott State Park located an hour north.
- **Surrounding Area:** The area is characterized by a mix of agricultural land, residential properties, and natural landscapes, offering a peaceful and scenic environment.

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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 regard 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.

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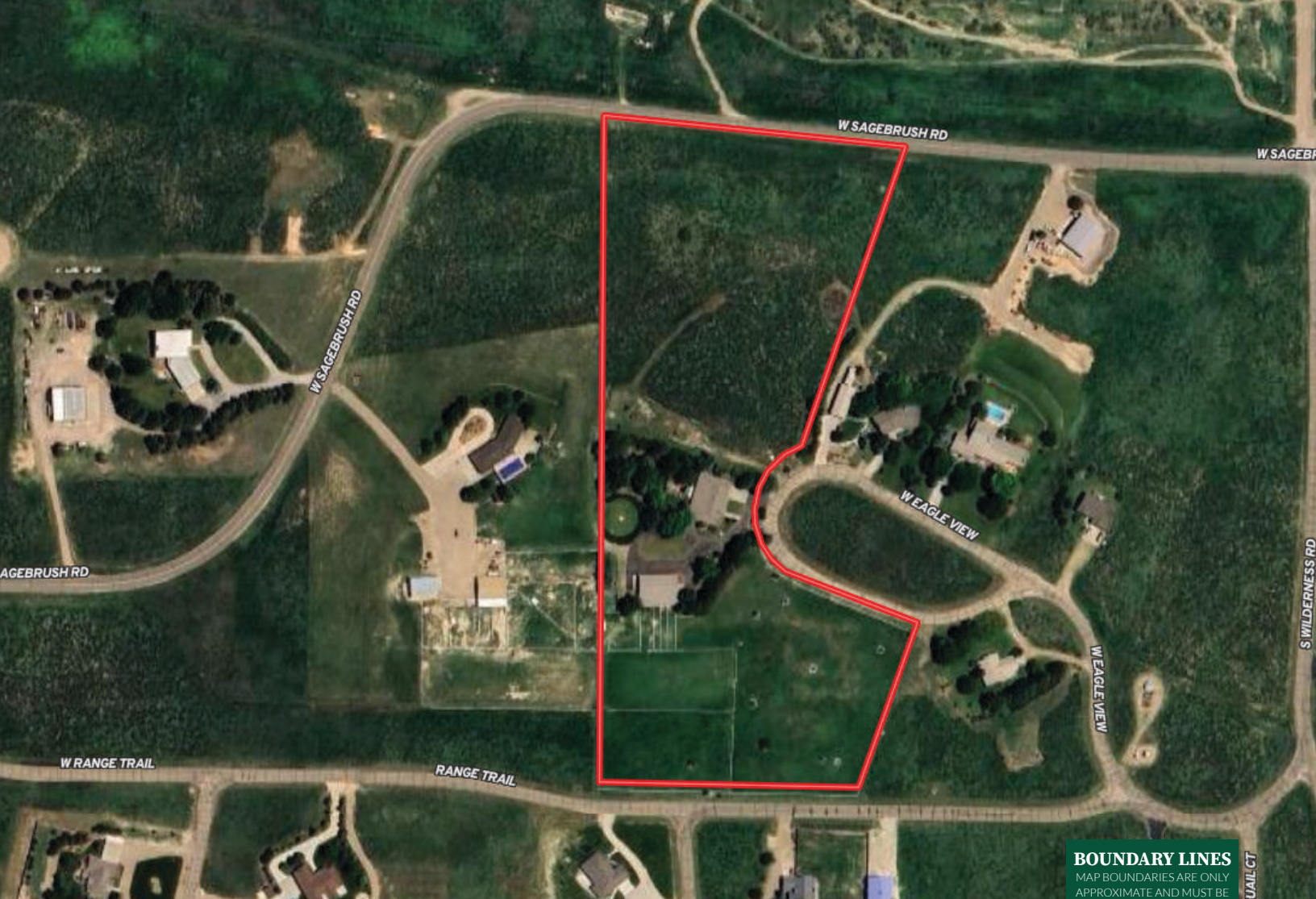


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

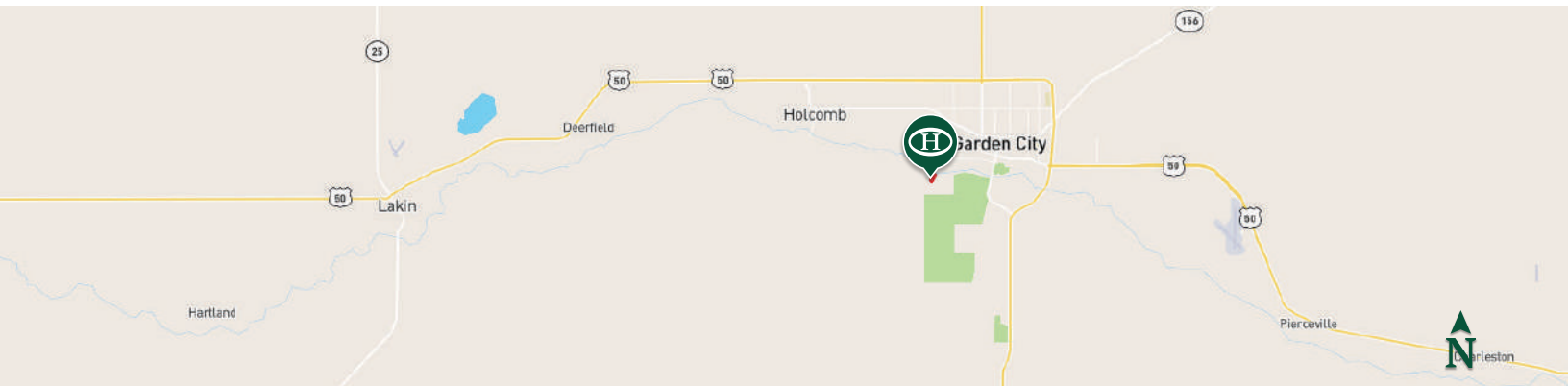
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 Boundary

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






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FARM, RANCH & RECREATIONAL REAL ESTATE





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