

Appanoose Creek Ranch

156.35 Acres

Douglas County, KS

\$2,102,000



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Activities & Amenities

ATV/Off Road
Farm/Crops/Ag
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Income Producing
Outbuilding/Barn/Shed/Shop

Land Details

Address: 000 N 300 Rd, Overbrook,
Kansas 66524, USA
Closest Town: Globe
Total Acres: 156.35
Deeded Acres: 156.35
Zoning: Ag
Tillable/Crop/Orchard Acres: 119
Pasture Acres: 14
Water Rights: Yes
Mineral Rights: Yes
Estimated Taxes: \$8,957.25 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Homes: Barndominium
Finished Sq. Ft.: 3,151
Unfinished Sq. Ft.: 1,874
Bedrooms: 4
Full Bathrooms: 2
Half Bathrooms: 1
Basement: None
Parking Types: Attached Garage
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air



Property Summary

The magnificent Appanoose Creek Ranch is a remarkable property offering income potential, recreational opportunities, and the charm of rural living—all conveniently located right off paved roads.





Land

This 156.35+/- acre property offers strong agricultural income potential with added recreational opportunities, including quail, turkey, and deer hunting. It features approximately 119 acres of tillable land (42 acres planted to wheat), 14 acres of hay, and additional acreage comprising East Appanoose Creek and timber. The gently sloping terrain is complemented by productive class 2.6 soils.

Improvements

This stunning 4 BR/3 BA, 3,151 sq ft barndominium offers open-concept living with luxurious features throughout. Custom cabinetry enhances every room, while overhead windows flood the home with natural light. Unique touches like the barnwood stair railing add rustic charm. The main floor includes a spacious master suite with a walk-in closet and an en-suite bathroom featuring a large garden tub and an expansive shower. There is also a guest bedroom and an additional flexible-use room, ideal as a home office or craft space. The laundry room is well-equipped with custom cabinets, a drying rack, and ample storage for backpacks or gear. The open-concept kitchen boasts a large walk-in pantry and flows seamlessly into the dining and living areas, making it perfect for hosting and entertaining.

Upstairs, the home continues to impress with two additional bedrooms connected by a Jack & Jill bathroom, again featuring custom cabinetry. A loft area overlooks the living and dining spaces, providing a cozy spot for relaxing or creating a play area, while a dedicated linen closet adds extra storage. The oversized garage is designed for versatility, featuring radiant tube heating, an upstairs loft, and a built-in tornado shelter. With three massive 12' x 10' doors, the garage offers plenty of room for an RV, workshop, or year-round gatherings. This barndominium is truly a unique blend of functionality and luxury.





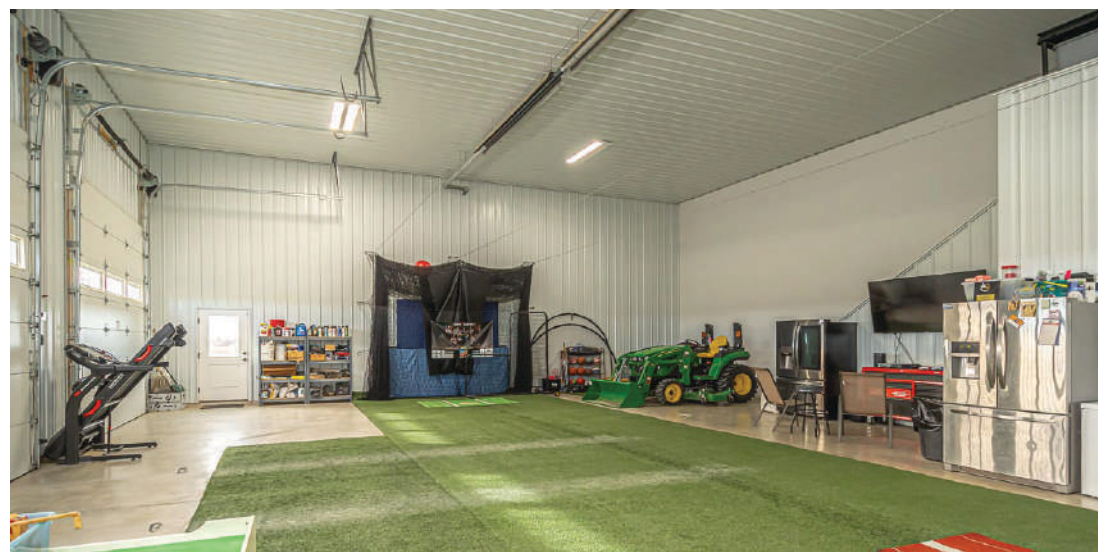
Region & Climate

Douglas County, Kansas, has a humid continental climate with four distinct seasons. Summers are hot and humid, with July highs around 88°F (31°C) and frequent thunderstorms. Winters are cold, with January temperatures averaging 40°F (4°C) during the day and 20°F (-6°C) at night, along with moderate snowfall. Spring and fall bring milder temperatures, though spring is wetter and prone to storms. The area receives about 39 inches (990 mm) of annual rainfall, mostly between April and September, and experiences occasional severe weather, including tornadoes, especially in spring.

History

The Simmons Stage Station, located within a half mile from this farm, was an important stop along the Santa Fe Trail during the mid-19th century. Established by Col. James Simmons in the 1850s, the station served as a waystop for travelers, mail carriers, and freight wagons moving between Missouri and Santa Fe, New Mexico.

Its location on the trail made it a vital hub for resupplying, resting, and exchanging horses. The station also played a significant role in supporting westward expansion and commerce, as the Santa Fe Trail was a major trade route linking the United States with the Southwest. Today, the site is a reminder of the region's role in connecting distant territories and fostering economic growth during a pivotal era in American history.





Location

This farm offers excellent convenience with its central location to key cities and amenities. It is just 20 miles from Lawrence, providing quick access to shopping, dining, and the University of Kansas. Topeka, the state capital, is only 30 miles away, and Olathe, part of the Kansas City metro area, is 38 miles. For travel needs, Kansas City International Airport (KCI) is a manageable 71 miles, making the property well-suited for both local and regional connections.

This stunning ranch is waiting for you to start your family legacy. Give the listing agent a tour for your qualified tour!

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Buyer Process

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- RICK STEINER, SELLER/BUYER

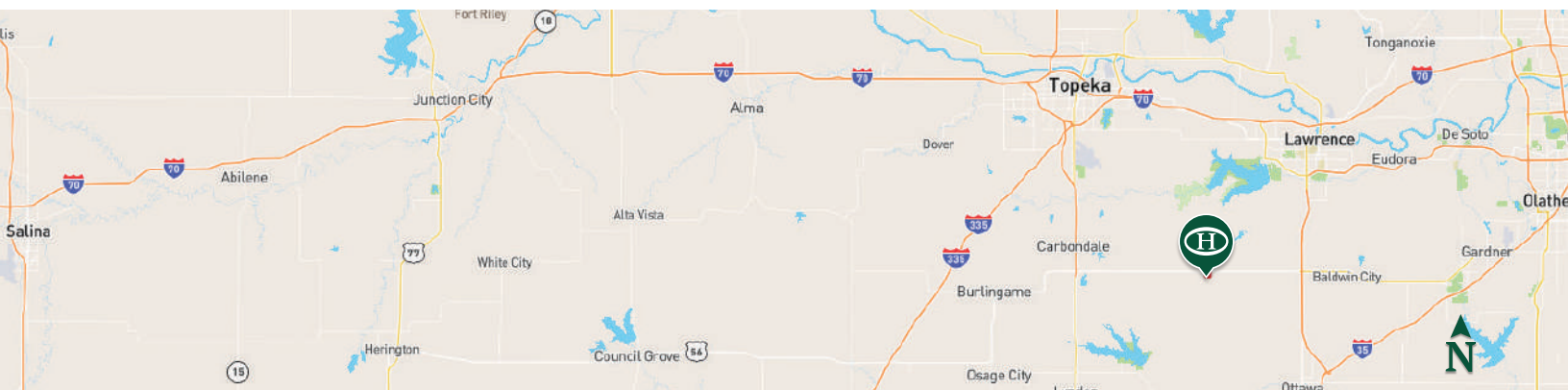
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 Boundary



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FARM, RANCH & RECREATIONAL REAL ESTATE



Penny Sheldon

📍 Salesperson, Licensed in KS
 ✉ Penny@HaydenOutdoors.com
 📞 785.821.2011



Shad Sheldon

📍 Salesperson, Licensed in KS
 ✉ Shad@HaydenOutdoors.com
 📞 785.821.2666