

Sportsmans Paradise

Are you looking for property which can be used as a Hunting Lodge, a Bed and Breakfast or just a quiet place for family and friends to escape to? We have a once in a lifetime opportunity for you!!



We are pleased to offer for sale a 53 and 1/3 acre tract of land with improvements which is nestled in the center of the Cimarron National Grasslands located in the Southwest corner of Kansas in Morton County. The Grasslands consist of 108,175 acres of public land which is managed by the U.S. Forest Service and can be used for public hunting and recreation. Hunting opportunities include mule and white tail deer, pronghorn, pheasant, quail, wild turkey, prairie chicken, dove and other migratory birds, coyotes, prairie dogs and rabbits. There are forestry service maintained fishing ponds near this property which have catfish, bass and trout stocked at different times of the year. Other recreational opportunities include exploring the Santa Fe trail, camping, hiking, horseback riding and bird watching. At last count, there are as many as 362 different species of birds using the Grasslands during the year.



The property is located 14 miles NE of Elkhart, Kansas with all but the last mile on paved roads. The 53 and 1/3 acres are fenced and covered with native grass. It has a main house which would make a great lodge or private home. There is also a second home on the property which can be used as a guest house or caretakers quarters. The properties share a domestic well and have access to electricity. Both homes use propane for heating and cooking, the main house is being energy cost subsidized. There are other outbuildings and a campsite which has teepees on it and has been used by the youth organizations in the area over the years.



The main house is 1,728 sq. ft which consists of 2 loft bedrooms, a large great room, kitchen and 1 bathroom. There is also a 3 car detached garage. The water well was drilled in 1980 and water was found at 40 feet.



FOR INFORMATION OR TOURS CONTACT:
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The guest house is 1,736 sq. ft consisting of 2 bedrooms, family room, kitchen, 2 baths, utility room. This home was built in 1998.