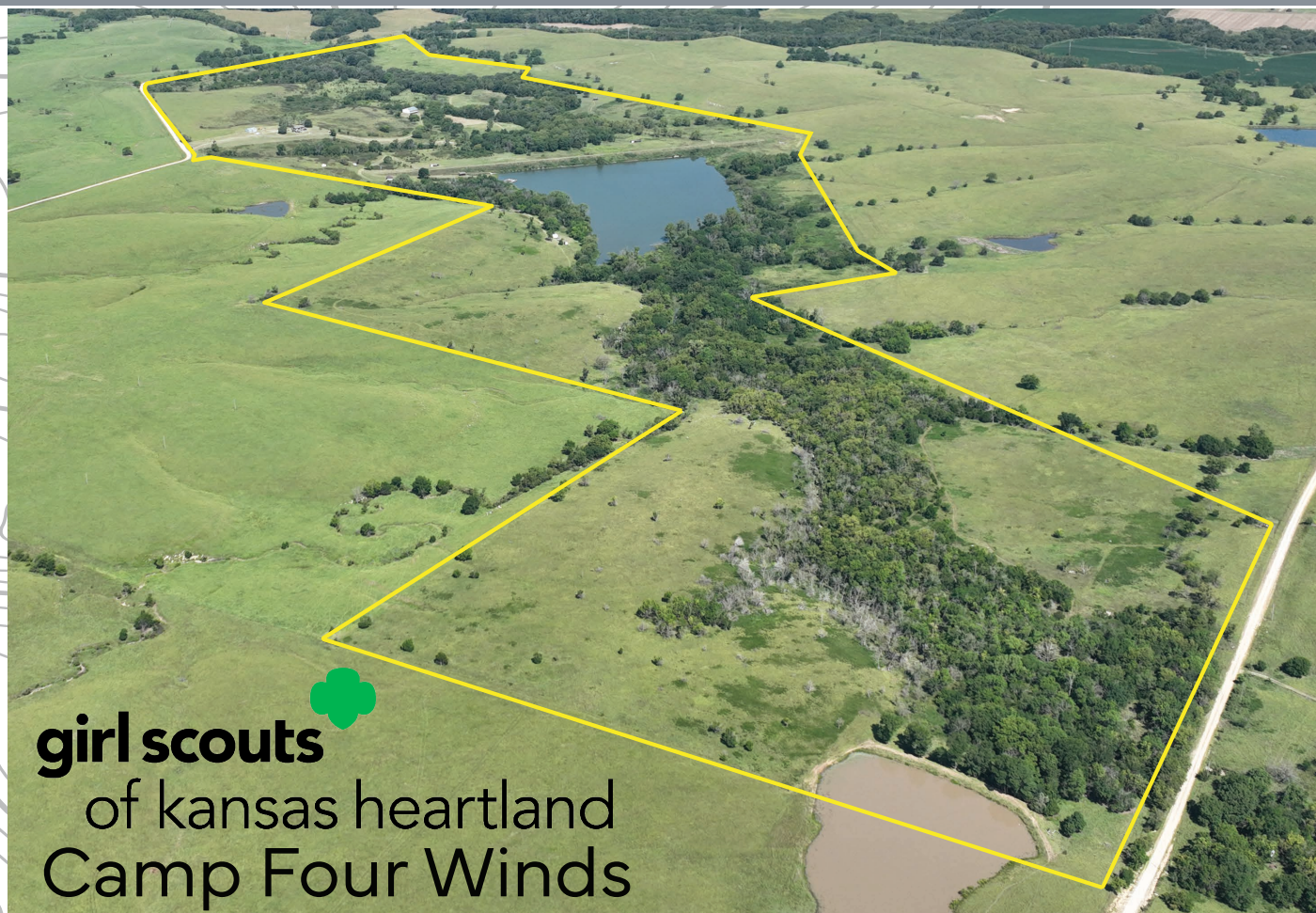


243± Acres
Butler County, KS

Thursday, July 9
at 11:00 AM CT

Live Auction Location:
Girl Scouts of Kansas Heartland
360 S Lexington Rd
Wichita, KS 67218

ONLINE BIDDING:
gavelroads.com



girl scouts
of kansas heartland
Camp Four Winds

Don't miss this rare chance to own the historic Camp Four Winds of the Girl Scouts of Kansas Heartland! Spanning 243± acres in the scenic rolling Flint Hills of eastern Butler County, this property offers highly desirable natural features and added amenities and structures. Highlights include a 14± acre watershed lake, heavy timber, a creek that runs the length of the property, and native grass. Winding trails connect the numerous entertainment and camping areas.

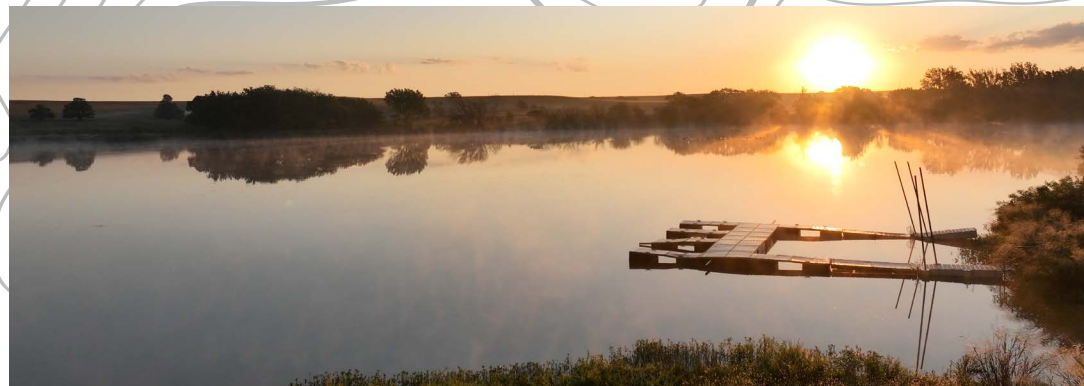
Stay and play: There are also a number of improvements on the property. Facilities include the Ranger House, shop, Activity Center, numerous camping locations, archery range, lakeside storage building, open-faced horse shed, and more. The main structures feature rural water (RWD#6 - 2 meters near the property entrance) and electricity serviced by Butler Electric Cooperative.

You could be at the property in the beautiful Flint Hills via paved and gravel roads, 15 minutes from Leon and a short 45 minute drive from east Wichita. Whether you're seeking a premier hunting and fishing retreat, a recreational getaway, or a unique investment opportunity, this property is one-of-a-kind.

Address: 9236 SE Quivera Rd, Leon, KS 67074

Legal Description: 2 parcels selling together. 61.5 acres in 14-27-07E & 181.7 acres in 23-27-07E. The full legal description is in the bidder packet on genefrancis.com and gavelroads.com.

OPEN HOUSE Sunday, June 28, 2:00-4:00 PM
Showings by appointment



Property Highlights

- Watershed lake offering 14± acres of fishing and water sports
- Rolling Flint Hills with heavy timber, native grass, and hiking trails
- Excellent white tail deer, turkey, and upland game hunting habitat
- Multiple buildings serviced by rural water and electricity
- Numerous campsite locations

Driving Directions: From Wichita travel east on Kellogg (Hwy 54/400) staying on 400 through Leon. About eight miles passed Leon, turn north on SE Stony Creek Rd. Travel north 0.8 miles and turn east on SE 102nd St. Go 0.25 miles and turn north on SE Quivera Rd. Camp Four Winds is 1 mile north on the east side.

Taxes: Taxes prorated to the date of closing

Zoning: Agriculture

Possession: Upon closing

Mineral Rights: Seller interest will pass to the buyer

Terms: \$50,000 earnest money is required and shall be paid the day of the auction with the balance due on or before August 10, 2026. The property is selling in "as is" condition and is accepted by the Buyer without any expressed or implied warranties. It is the Buyer's responsibility to have any and all inspections completed prior to bidding. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. If necessary, financing needs to be arranged and approved before the auction. Statements made on the day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates is an agent of the Seller. There is no Buyer's premium. Broker registration must be received no later than 24 hours prior to the auction.

