

The Ultimate Marksman's Retreat

7.64 Acres | Sedgwick County, KS | \$600,000



HAYDEN  OUTDOORS.

The Ultimate Marksman's Retreat

TOTAL ACRES:

7.64

PRICE:

\$600,000

COUNTY:

Sedgwick County

CLOSEST TOWN:

Clearwater, KS

Activities & Amenities:

TV/Off Road
Commercial Building
Development Potential
Hotel/B&B/Resort
Outbuilding/Barn/Shed/Shop
Pond/Lake
Recreational Business
State Hunting Unit: 15

Land Details

Address: 6415 W 95th St S,
Clearwater, Kansas 67026, USA
Closest Town: Clearwater
Total Acres: 7.64
Zoning: Commercial
Estimated Taxes: \$3,962.02 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Half Bathrooms: 1
Total # of Spaces: 27
Fence Type: Barbwire
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air
Appliances: Dishwasher, Refrigerator,
Hot Water Heater, Microwave,
Oven, Stainless Steel
Siding: Aluminum
Roofing: Metal

Property Summary

The Ultimate Marksman's Retreat is a unique 7.64 acre recreational property with exceptional commercial potential. The property features a 3,000 SF steel-frame lodge, commercial-grade kitchen, heated garage, private shooting range, outdoor entertainment areas, and 27 parking spaces. Ideal for private recreation, corporate retreats, events, or future business ventures, this turnkey property offers limitless possibilities.

Land

The property consists of 7.64± acres of well-maintained land in a private rural setting southwest of Wichita. A newly constructed 1-acre pond provides additional recreational opportunities. The property includes a .35-acre parking area with 27 designated parking spaces constructed with 12-inch-thick concrete, providing exceptional durability and capacity for heavy vehicle traffic, equipment, trailers, and event parking. The layout offers a unique combination of open space, recreational improvements, and privacy while maintaining convenient access to nearby communities and amenities.

Improvements

Constructed in 2001, the centerpiece of the property is a 3,000-square-foot steel-frame building designed for entertaining and gatherings. The commercial-grade kitchen features a 30-foot island, wok burner, 6-burner range, commercial dishwasher, sink, and refrigerator. The spacious gathering area accommodates multiple seating arrangements, including two 8-person dining tables, couches, chairs, and wall-mounted taxidermy showcasing wildlife from around the world. Additional features include a restroom with urinal and toilet, a storage room, and a 40' x 30' heated garage. Just outside is an approximately 800-square-foot patio with a fire pit, smoker, and ample seating, creating the perfect outdoor entertainment space.





Recreation

The Ultimate Marksman's Retreat was built with recreation and entertaining in mind. The property's premier feature is a private shooting range complete with a 100-yards of dirt backstop, a 12-foot elevated shooting tower positioned approximately 150 yards from the range, and a 800-square-foot covered shooting station located 60 yards from the backstop. Whether used for target practice, training exercises, competitive shooting events, or recreational gatherings, the range offers a unique setup rarely found on private property.

Beyond the range, the property provides numerous opportunities for outdoor enjoyment. A newly constructed 1-acre pond serves as a scenic centerpiece and offers fishing and relaxation opportunities. The 800-square-foot patio, complete with a fire pit, smoker, and ample seating, creates the perfect setting for entertaining guests, hosting cookouts, or unwinding after a day on the range. Combined with the spacious lodge, commercial kitchen, expansive gathering areas, and ample parking, the property is ideally suited for corporate retreats, sportsman's clubs, private events, family gatherings, and year-round recreational use.

Location

Area Communities

- Clearwater – approximately 5 minutes
- Haysville – approximately 10 minutes
- Wichita city limits – approximately 15 minutes
- Downtown Wichita – approximately 25 minutes
- Wellington – approximately 20 minutes south

Nearby Amenities

- Grocery shopping available in Clearwater at Mize Thriftway.
- Jump Start gas station in Clearwater
- The Cornerstone of Clearwater, local favorite for breakfast, lunch, and dinner in downtown Clearwater.
- Boudreux's Burger Barn, burger spot just southeast of the property near Peck.
- Wellington – approximately 20 minutes south

Nearby Airport

- Approximately 12 miles to Wichita Dwight D. Eisenhower National Airport.

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