



Pottawatomie County Kansas

Land For Sale at Auction—Lenauer Farm

T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



BIDDING ENDS THURSDAY, AUGUST 6TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

13455 Willow Road
Westmoreland, KS 66549

ACRES: 81.32±

COUNTY: Pottawatomie

AUCTION DETAILS:

Preview day Saturday, July 19th 9AM to 11AM.

Bidding ends Wednesday, August 6th at 10AM.

Welcome to your own slice of whitetail heaven in Pottawatomie County, Kansas—an area celebrated for its strong genetics and outstanding deer hunting opportunities. This 81.42± acre turnkey property is a true outdoorsman's dream, meticulously developed with comfort, security, and wildlife in mind.

At the heart of the property sits a well-built 800 sq ft cabin, offering 1 bedroom, 1 full bath, central air conditioning, and panoramic views that stretch for miles. The home comes fully furnished, complete with appliances, washer and dryer, and is secured with a SimpliSafe cellular alarm system, two Schlage keypad deadbolts, and a WeBoost signal booster that delivers four bars of cell service for the seller.

Additional structures include a single-car detached garage with overhead and walk-in doors, and a three-sided equipment shed for your gear and supplies. A 6-person storm shelter has been recently installed to give you peace of mind when Mother Nature rolls in.

This property has been thoughtfully developed for whitetail hunting with established food plots, two enclosed tower blinds (Banks and Shadow Hunter), and two 1,000 lb Outback feeders, all of which convey with the land. A natural spring located mid-property provides a reliable, year-round water source that keeps wildlife on-site.



PRESENTED BY:

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AUCTION DETAILS (cont.):

Trail camera photos don't lie—this property is home to mature, trophy-class bucks. Bring your weapon of choice because everything else is already in place for an incredible 2025 season.

- 📄 2024 Taxes: \$1,407.50
- 🏠 Fully furnished and secured cabin
- 🔧 All hunting infrastructure included
- 💧 Year-round spring water source
- ⚡ Storm shelter installed
- 📦 Land management equipment included: Land Pride 6' Rotary Tiller, Land Pride 6' Brush Hog, Land Pride 6' Box Blade, Cult Packer – Tractor Supply, 350 lb. 3-pt Fertilizer Spreader – Kan Equip, King Ag 3,000 lb. Corn Trailer.

