



P R E S E N T S

HOME SPUN HILL FARM

137 E 1400 ROAD
BALDWIN CITY, KS 66006

26.25 ACRE PARCEL

3 BED / 1 BATH 1925 FARMHOUSE

6 WELL-KEPT OUTBUILDINGS

2 STOCKED PONDS
& FENCED PASTURES

Welcome to a rare and picturesque 26-acre farmstead that blends country charm with practical functionality. Located just minutes from Baldwin City, Kansas—and only 1.5 miles off Highway 56—this well-maintained property is ideal for 4-H families, hobby farmers, or anyone seeking a peaceful rural lifestyle with all the right infrastructure already in place.

At the heart of the property is a beautifully preserved 1925 farmhouse with three bedrooms and one bathroom. The home has been thoughtfully updated with new electrical and plumbing systems, new vinyl siding, energy-efficient windows, and brand-new guttering in 2024. The front porch was also refreshed with new decking in 2023, creating a welcoming space to relax outdoors. A charming, enclosed porch provides a cozy indoor sitting area as well. The home is served by a private well and natural gas—a rare bonus in the countryside. A second functional well on the property offers added water access for future use.

Designed for both beauty and utility, the land is fully enclosed with woven wire fencing, and seven interior cross-fenced pastures support rotational grazing or animal separation. Two stocked ponds add scenic value and provide water for livestock or fishing. Six water hydrants are spaced across the property for efficient daily chores.

The property also features an impressive collection of well-kept outbuildings. A historic dairy barn includes a concrete floor, spacious hayloft, insulated tack room, updated electrical, and an attached lean-to. A 56' x 32' livestock shed offers four large pens, while a 46' x 32' machine shed provides storage for tractors and equipment. Two detached garages—one with a workshop—offer additional storage and work areas. Two chicken coops are ready for your hens, and a small grain bin adds practical storage or creative repurposing potential.

A fenced garden area offers space to grow your own vegetables, and a small orchard with cherry, apple, and peach trees promises seasonal fruit harvests. From fresh eggs and produce to quiet evenings by the pond, this property supports a slower, more grounded lifestyle.

Despite its peaceful setting, the farmstead enjoys easy access to amenities in Baldwin City, with Lawrence, Ottawa, and the Kansas City metro within comfortable driving distance.

If you're ready for a move-in-ready rural property with the space, charm, and infrastructure to support your country dream, schedule a private showing and experience this special farmstead for yourself.

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