

County Line Country Estate

205.41 Acres

Rooks County, KS

\$1,795,000



HAYDEN  OUTDOORS®

Activities & Amenities

ATV/Off Road
House/Cabin
Hunting - Big Game
Hunting - Upland Birds
Income Producing
Outbuilding/Barn/Shed/Shop
State Hunting Unit: Deer Unit 3

Land Details

Address: 3040 US 183 Highway,
Plainville, Kansas 67663, USA
Closest Town: Plainville
Total Acres: 205.41
Zoning: Agriculture
Water Rights: Yes
Mineral Rights: Yes
Estimated Taxes: \$7,000 - 2022
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Finished Sq. Ft.: 4,080
Bedrooms: 4
Full Bathrooms: 2
Half Bathrooms: 1
Basement: Full finished
Parking Types: Attached Garage & Driveway
Outbuildings: 1
Types of Outbuildings:
40x52 Sentinel Building



Property Summary

Rural properties like this one are rare and very hard to come by, especially in the west half of Kansas. This listing features a luxurious custom built home, a large shop and 205 +/- acres. The property is conveniently located along 183 Highway between Hays and Plainville. It is turn-key and will be ready for your enjoyment on day one!





Improvements

Built in 2009, the home has roughly 4,100 square feet of finished living space. There are a total of 4 bedrooms, 2 full bathrooms and 1 half bathroom. The main level is highlighted by the Great Room, which includes a magnificent stone fireplace (gas), tall ceilings and large bay windows. A formal dining room and library room are also on the main level. The open style kitchen comes complete with granite countertops and stainless steel appliances. The master suite is the only bedroom on the main level. It includes a double sink vanity along with a soaker tub, shower and large walk-in closet. Enjoy a wonderful sunrise and coffee in the morning from the balcony deck. It is accessible from the Great Room and the master bedroom. The home has an integrated sound system and a central vac system. There is an oversized, attached 2 car garage.

Set up perfectly for hosting and entertaining, the walk-out basement includes the following: movie theatre room, a wet bar/kitchenette, stone fireplace (wood burning) and heated concrete floors. The basement has 3 bedrooms and 1 full bathroom. Interior finishes throughout the entire home are high quality and top notch.

A long, private driveway leads up to the concrete circle driveway in front of the home. Beautiful landscaping adds another element to the already stunning home. All of the trees located along the driveway are on an irrigation system. The home has a geothermal heating and cooling system. The property has a water well along with rural water service.

The Sentinel metal outbuilding measures 40 ft by 52 ft. The main shop area is 40 ft by 40 ft. It has a full concrete floor and spray foam insulation. The shop also includes a kitchenette and 3/4 bathroom. A 40 ft by 12 ft area is enclosed separately and has a rock floor.





Recreation

The property consists of 205 +/- acres of grassland.

The land endless possibilities depending upon the buyer's needs. If you are looking to generate some income, portions of the property could be cut for hay production, as it has been in recent years. It would need fence work done first but the land could also be used to graze cattle or horses. For the avid outdoorsman or recreational buyer, the land could be left idle to provide additional cover and habitat for wildlife. Food plots could be even established in certain areas throughout the property to enhance hunting opportunities. Whitetail deer along with pheasants and quail are seen quite often by the homeowners. A sizable pond located behind the home normally has water in it but because of the drought it is currently dry.

This particular area is well-known for it's hunting and recreational opportunities. There are thousands of acres of Walk-In Hunting land located within a reasonable driving distance in Rooks, Ellis and Osborne Counties. There are also numerous lakes and reservoirs located within an hour from the property. For example, it is 30 miles to Webster Lake, 50 miles to Kirwin Reservoir, 55 miles to Cedar Bluff Reservoir and 60 miles to Wilson Lake.

Water/Mineral Rights & Natural Resources

The seller owns a portion of the mineral rights and current oil production. The seller's mineral rights are negotiable. Call or email for details.





Location

The property is located 6 miles south of Plainville and 17 miles north of Hays. As noted earlier, the property is located along 183 Highway. Hays has a Regional Airport that offers daily flights to Denver. Both Plainville and Hays have hospitals.

If you have any questions or would like to schedule a private showing give me a call today. Shown by appointment only. Financial verification will be required.

**All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.*





Hayden Outdoors *Buyer Process*

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

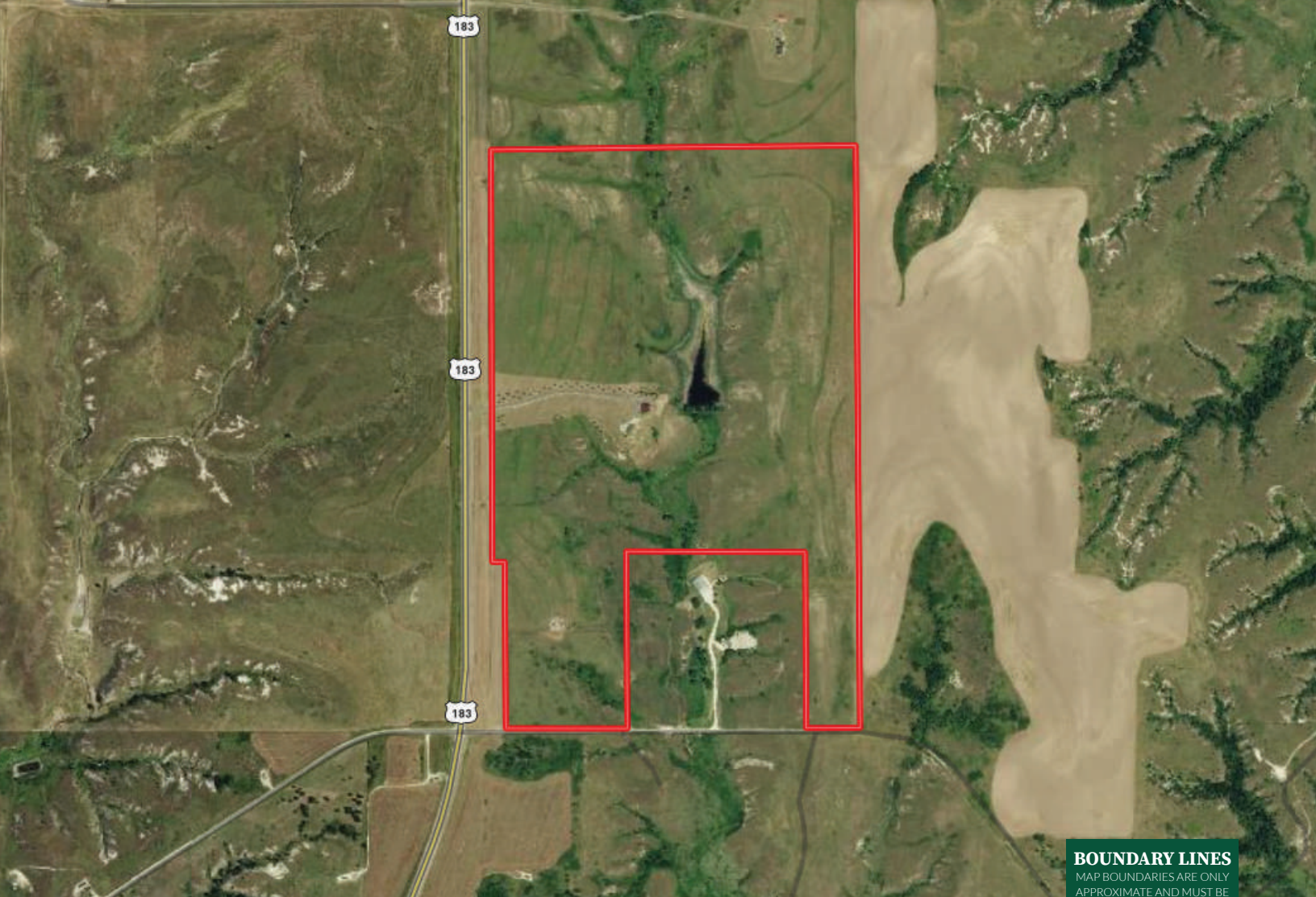


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials





 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



Cody VonLintel

📍 Sales Associate, Licensed in KS
✉️ CodyV@HaydenOutdoors.com
📞 785.735.4895


**HAYDEN
OUTDOORS.**
REAL ESTATE

