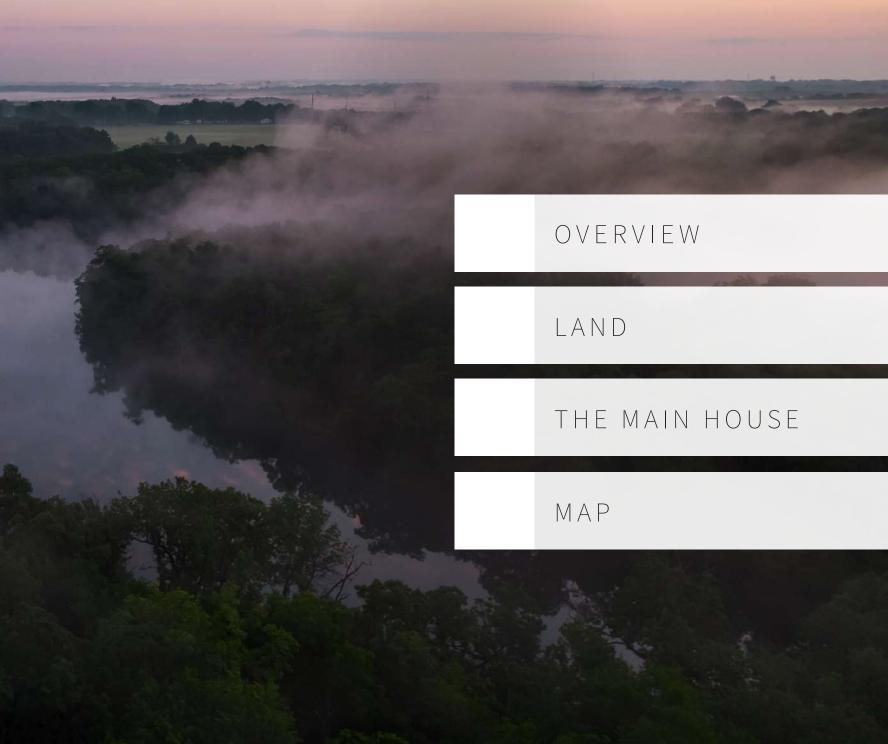
ROSEWOODFARM

306 ACRES | JACKSON COUNTY, MISSOURI







OVERVIEW





QUICK FACTS

306 Acres

Farm

Horse

Recreational

Residential

Waterfront

WELCOMETO

ROSEWOOD FARM

Rosewood Farm is what dreams are truly made of! Spanning 306 +/-pristine acres highlighted by a 17-acre spring-fed lake and a gorgeous 4 bed 5 bath, 5,500 square foot stone home. This legacy property offers multiple hayfields, pastures, and large blocks of timber. All this is located inside the city limits of Kansas City and just minutes from all conveniences of downtown!

LAND

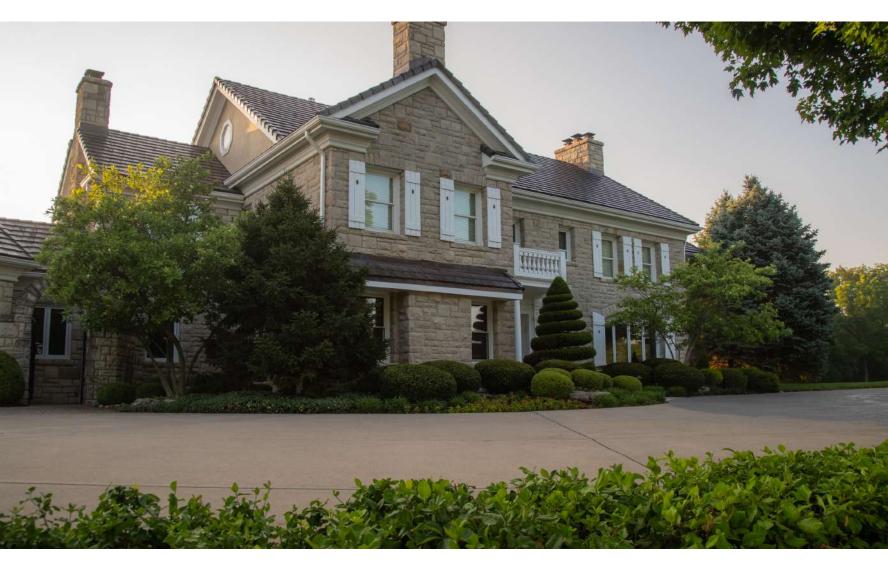


Opportunities are abundant at Rosewood Farm! You can enjoy hunting, fishing, four-wheeling, horseback riding, or water sports, all within the city limits of Kansas City. This private sanctuary with pastures, wooded areas, and wildlife, with a gorgeous estate home built in the 1930s overlooking the spring-fed 17-acre lake. This custom home was meticulously renovated with new plumbing, heating & air conditioning, electrical, kitchen, and baths, all while keeping the incredible craftsmanship! Multiple new additions have also been made, including a gorgeous breakfast nook with large windows overlooking the lake.





THE MAIN HOUSE













FEATURES

Homes: 1

Style of Homes: 2 Story, Stone and Frame

Finished Sq. Ft.: 6395

Bedrooms: 4

Full Bathrooms: 3

Half Bathrooms: 4

Basement: Full finished

Parking Types:

• Detached Garage

• Attached Garage

Total # of Spaces: 7

Outbuildings: 3

Types of Outbuildings:

• Guest House

• 4-Stall Stable

Shop

Fence Type: Pipe and Cable

Waterfront Features:

• 15 Acre Lake

• 2 Ponds

Covered Dock













You will find crown molding throughout the 4 bed and 5 bath home that also boasts a large custom kitchen, 4 fireplaces, a Billiards room that could also be used as an office, a sun room with atrium, and a walkout patio, two laundry rooms, a mud room with sink & shower, large walk-in closets in all four bedrooms, and a formal dining room. There are also two attached oversized garages (one on the main level and the other on the basement levels) for 7 cars, both heated using an in-floor system. The basement/walk-out level has high ceilings, two large storage rooms, an arts & crafts room, and a lake-dock storage room accessed by a separate exterior entry.















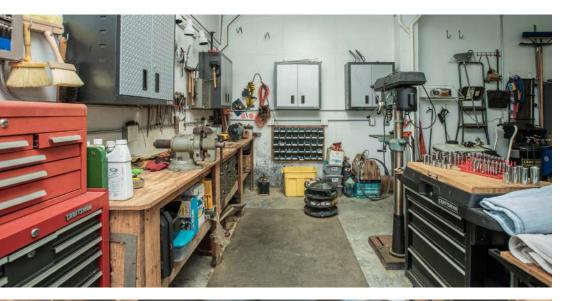














FEATURES

ATV/Off Road

Boating/Sailing/Rafting

Development Potential

Dock/Pier

Equestrian/Horse Property

Farm/Crops/Ag

Fishing

Hiking/Climbing

House/Cabin

Income Producing

Mineral Rights

Outbuilding/Barn/Shed/Shop

Pond/Lake

Water Access

Water View

Waterfront

Wooded











The exterior features a gorgeous garden surrounding the home with patio areas, a waterfall, a fire pit, and more. The fully stocked 17-acre spring-fed lake is approximately 40 feet deep at the dam with a covered dock and swim platform. There is also power to the dock and a fish cleaning station. Just adjacent to the dock is a concrete boat ramp to launch your boat when desired and a sand beach for swimming and relaxing in the sun! In addition to the large lake, there are two other ponds on the property (one large & one small).



















A custom metal barn/shop features concrete floors, 3 large overhead doors, and 220 power. This incredible building is perfect for equipment or large RVs. Attached to the barn is a 40×60 horse barn with 3 stalls and a plumbed water supply. The land features 20 working oil wells providing royalty income and large hay fields that produce around 500 round bales annually. The pasture ground is fenced and cross-fenced with two miles of welded pipe & cable fencing! There's a gorgeous gated entry, and the property has road frontage on three sides! This property is exceptionally diverse and boasts incredible development opportunities with its location in the Opportunity Zone. Call today for your private qualified showing of the remarkable Rosewood Farm!

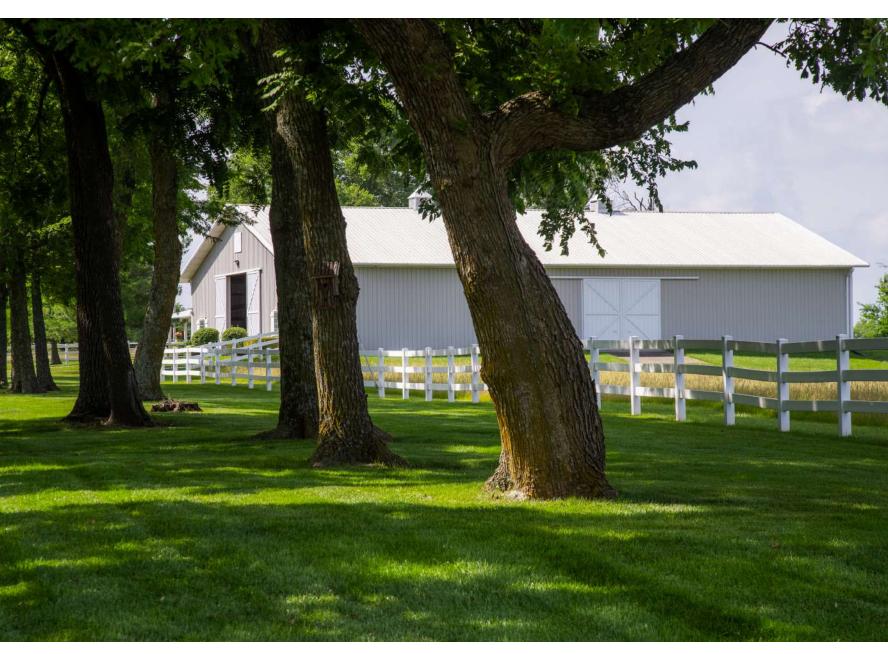














MAPPING





Exclusively Presented By:

ALLEN TREADWELL

Salesperson

Licensed in AR, KS, MO & OK 479.903.4109 | Allen@HaydenOutdoors.com

JEFF LOVAN

Salesperson

Licensed in AR, KS, MO & IA
417.252.1463 | JeffLovan@HaydenOutdoors.com

www.HaydenOutdoors.com