

Buhler Road Retreat

77.83Acres | Reno County, KS | \$1,620,000



HAYDEN  OUTDOORS.

Buhler Road Retreat

TOTAL ACRES:

77.83

PRICE:

\$1,620,000

COUNTY:

Reno County

CLOSEST TOWN:

Hutchinson, KS

Presented by



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Property Summary

Buhler Road Retreat provides the ultimate in luxury, room to spread your elbows and picturesque views of famed Kansas sunrises and sunsets. The 4722 square foot home sits behind an automatic security gate and is located on +/-78 serene acres, featuring a large +/-2.5 acre pond and native prairie grass. There is also a three part, multi-use outbuilding that measures a total of 6892 square feet. Come explore all the amenities on this property.



Activities & Amenities

ATV/Off Road
Farm/Crops/Ag
Hiking/Climbing
Hunting - Big Game
Hunting - Small Game
Hunting - Waterfowl
Mineral Rights
Pond/Lake
Water View
Equestrian/Horse Property
Geothermal
House/Cabin
Hunting - Predator/Varmint
Hunting - Upland Birds
Income Producing
Outbuilding/Barn/Shed/Shop
Water Rights
Waterfront

Land Details

Address: 5 North Buhler Road, Hutchinson,
Kansas 67501, USA

Closest Town: Hutchinson, Kansas

Total Acres: 77.83

Zoning: Single Family

Pasture Acres: 67

Water Rights: Yes

Mineral Rights: Yes

Income Type: Hay Production

Estimated Taxes: \$8,539.06 - 2022

Source of lot size: Unknown

Building Details

Homes: 1

Style of Home(s): Ranch

Finished Sq. Ft.: 4722

Bedrooms: 3

Full Bathrooms: 2

Quarter Bathrooms: 1

Half Bathrooms: 1

Basement: Full finished

Parking Types: Detached Garage, Attached
Garage, Driveway

Outbuildings: 2

Cooling Systems: Forced Air Cooling

Heating Systems: Forced Air

Waterfront Features: Pond On Site



Land

The nearly 78 acres are anchored by a beautiful +/-2.5 acre spring fed and well stocked pond. This pond has it's own island, sitting area and a small beach that also acts as a paddle boat launch. The pasture grasses roll out like carpet over the very gentle sandy soil dunes that are typical of this area and they shimmer in greens, reds and tans, dependent upon the season and time of year. These grasses have historically been hayed each year for some extra income.

The entire property is fenced, with a large, programmable, automatic opening steel gate at the property entrance. The balance of the property has solid, 4 strand barbed wire. The front entrance to the property is filled with mature and trimmed trees that overlook the multiple gravel pathways that lead to and from the home. The trees provide extra privacy and homes for wildlife, including wood ducks that regularly make their nests in the tall timber.

The landscaping around the home is manicured fine fescue grass and is irrigated by multiple water wells and a Wi-Fi enabled sprinkler system.





Improvements

The Home -This stunning home is absolutely filled with awesome woodwork throughout. Crown moulding spans the entire main floor, built-in furniture and cabinetry highlight nearly every room and heavy baseboards and decorative touches abound. Class and attention to detail show in every direction you look.

From the moment you walk into the home from the expansive covered front porch, you are immediately met with westerly views through large picture windows showcasing the beauty of the exterior landscape. Those windows are anchored by a gas fireplace and quartz topped cabinetry. Well maintained wood floors run through the main floor. Positioned between the sitting area and the kitchen sits the formal dining room, complete with a large built-in cabinet for storage and display.

The kitchen has recently been remodeled and it is stunning. The quarter-sawn oak cabinets, extra large granite island, imported tile, absolute top of the line appliances and an entire wall of built-in storage make this kitchen a show stopper. It's awesome. Appliances set to transfer include refrigerator with large digital screen, gas cooktop, double ovens and wine cooler.

The entrance to the master suite features an inviting stained glass accent above the door and the suite is large enough to accommodate a sitting area, complete with that same, incredible view of the pond & western landscape. The bathroom features an extra large glass shower and a therapeutic, jetted tub. The double vanities are topped with quartz countertops and the walk-in closet is large enough the get lost in.

The basement has two oversized bedrooms that share a Jack and Jill bathroom and each have extra large closets. The basement also has a separate television lounge that has double door access to the wet bar, billiards or poker room and walk out patio. The patio has its own wood fired, brick pizza oven/stove. This basement sets up great for entertaining guests while watching the big game or a cozy night at home.





Additional Home Features Include:

- Automatic, whole home back up generator
- Geothermal heat pump
- Multiple water wells
- Whole home vacuum
- Reverse osmosis system
- Integrated sound system
- New interior paint throughout
- Automatic window shades
- Oversized, attached 3 car garage
- Alarm system

Outbuilding/Shop: The outbuilding and shop area is divided into three distinct sections spanning 32×56, 55×60 and 30×60. The use of this building and its different partitions is only limited by your imagination. Using it as a workshop, family recreation space, classic car showcase garage, or even a commercial operation would all be options.

The first section measures 32×56 and is insulated and is both heated and cooled. It is currently used as a workshop, complete with a half bath, sealed concrete floor, secure office area and plenty of power for any toys and equipment you may want to plug in. The southern end of this section has a two car overhead door.

The middle section measures 55×60 and is affectionately known as the “Jump Room”. Currently set up to accommodate grandkids’ enjoyment and activities, this portion is also insulated and has heated tile floors and extra high ceilings. A separate television and billiards area on the west side features a wet bar and large windows showcasing that same awesome view of the property. There is great lighting and plenty of space to use in any number of ways. Another 16 foot wide garage door opens to an exterior concrete pad area that could be used as a small commercial parking lot, additional patio or even more space for activities like a basketball court.

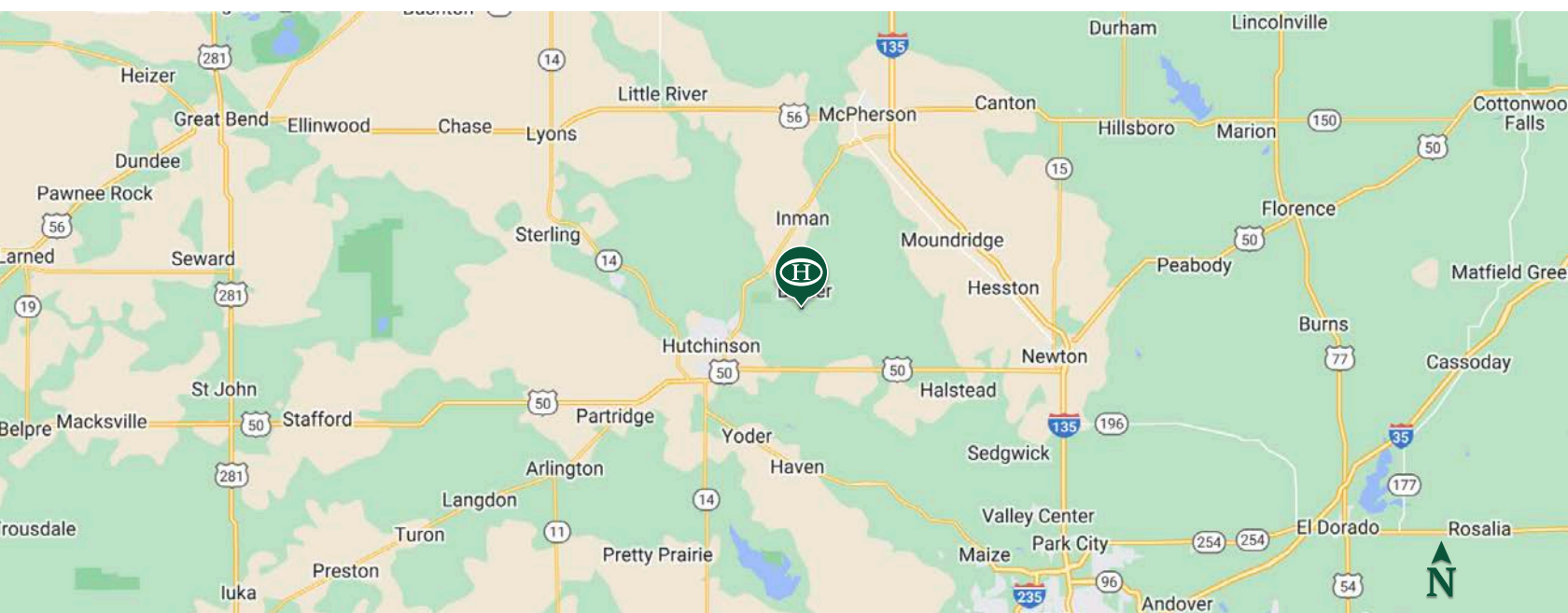
The northern most section measures 30×60 and has two, extra tall overhead doors for pull through access. There is a floor drain, more insulation and power outlets available throughout. This area could be used as a mechanic’s bay, storage with easy access from either side or anything else you can imagine.

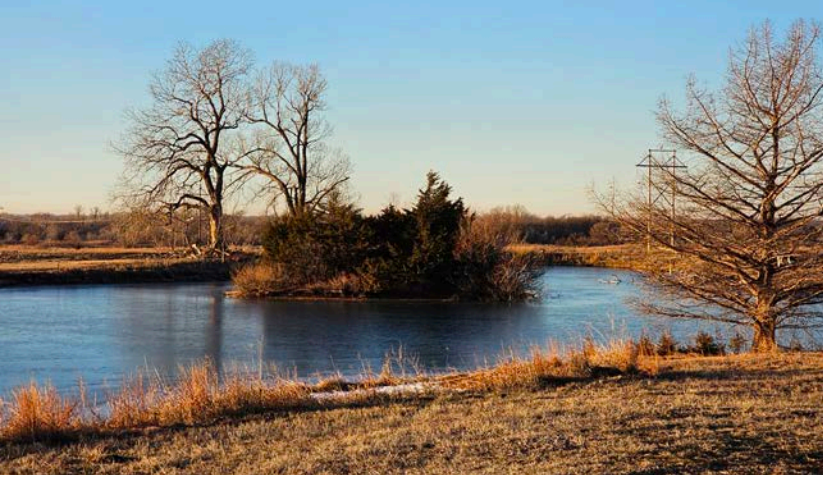
The entire shop can be serviced by the emergency generator and also has plumbed air from an industrial sized compressor.



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

 Boundary





Recreation

The property provides ample opportunities to enjoy the great outdoors, right in your own backyard. The stocked pond provides hours and hours of fishing and attracts waterfowl as they make their way through the Central Flyway. Multiple species of ducks and geese use the pond to roost and the pasture to lounge and feed during the day. In addition to sizeable populations of famed Kansas whitetail deer and Rio Grande turkey, there are predators, furbearers and dove that make their way onto the property on a regular basis as well.

There is a rifle target set up near the pond that can be utilized from the back patio of the home and there is plenty of room to shoot shotguns at clays. There is also a fenced garden area for you to grow your own vegetables. And finally, there are multiple strategically placed sitting areas positioned all around the home to watch the Kansas sunsets and sunrises.

Water/Mineral Rights & Natural Resources

Possibly one of the Marbella's most underrated qualities is how easily accessible it is year-round, while still being Water rights and mineral rights are both expected to transfer to new owner.

Region & Climate

Hutchinson, Kansas experiences all four seasons throughout the year. Summers are generally warm and winters are considered to the middle of November through February. Winters can bring some snow. Spring and fall are typically very comfortable and a great time to be outdoors. Hutchinson averages 32 inches of rain per year and an additional 13 inches of snow. The sun shines an average of 224 days per year.

Location

This property sits 4.5 miles to the east of Hutchinson, Kansas, which is home to the Kansas State Fair, Kansas Cosmosphere and the Kansas Underground Salt Museum. Famed Prairie Dunes Country Club is only 7.5 miles away. Hutchinson has a full range of amenities, including a regional airport, hospital, restaurants, junior college and all other expected businesses serving a city population of nearly 40,000. Wichita, Kansas' Dwight D. Eisenhower National Airport is located 43 miles from the property.



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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 bring buyers to purchase our properties. We offer cooperating 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

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testimonials





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REAL ESTATE**

THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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