

Toronto Lake Cabin

53.80 Acres

Woodson County, KS

\$349,000



HAYDEN  OUTDOORS®

Activities & Amenities

ATV/Off Road
Farm/Crops/Ag
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint, Small
Game, Turkey, Upland Birds & Waterfowl
Mineral Rights
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
Water Rights
Wooded
State Hunting Unit: Kansas
White Tailed Deer Unit #12

Land Details

Address: 192 105, Toronto,
Kansas 66777, USA
Closest Town: Toronto, Kansas
Total Acres: 53.80
Zoning: Agricultural
Water Rights: Yes, Sellers portion of water
rights will transfer to Buyer at closing.
Mineral Rights: Yes, Sellers portion of mineral
rights will transfer to Buyer at closing.
Estimated Taxes: \$1,865.46 - 2023

Building Details

Homes: 1
Homes: Cabin
Style of Home(s): Log Cabin
Three-Quarter Bathrooms: 1
Basement: None
Outbuildings: 1
Types of Outbuildings: Metal Building
Other Improvements: Storage Container
Cooling Systems: Evaporative Cooler
Heating Systems: Forced Air & Wood Stove



Property Summary

This is a real log cabin getaway with modern amenities and located adjacent to Toronto Lake in Woodson County, Kansas. Resting on +/-54 acres of mixed hardwoods, cedars and native grass, this place is a recreational dream! This one has it all... you can hunt, fish, hike, spend evenings around the campfire or just relax in your very own log cabin all on this property.





Land

This property sits wrapped around a cove on the east side of Toronto Lake in Woodson County, Kansas. There are approximately 43 acres of hardwood timber, cedars and thick brush on this property. There are hills and elevation changes throughout the property with a rock lined creek in the bottoms and two patches of native grass on the higher elevations. There is a nice .4 acre fishing pond behind the cabin that gets to depths of 12+ feet deep that can also hold waterfowl.

This property sits adjacent to the US Corp of Engineers lands that make up Toronto Lake. That means you get private access to public lands and not only can you enjoy the land you own, but also portions of the adjacent parcels. Your hunting area is expanded and your hikes can go farther.

Improvements

The log cabin measures 816 square feet and features one bathroom with a shower, a kitchen, a bedroom, living room, utility/laundry room and a sleeping loft. Both the front porch and back patio are covered and can be enjoyed throughout the year. The large concrete patio on the rear of the cabin overlooks a fire pit and is surrounded by large oak trees

The cabin is currently configured to comfortably sleep 8 people and that could be expanded, if desired.

The cabin has rural water, electricity, propane and septic. There is central heat and air conditioning, along with a wood stove in the living room. The kitchen has a range/oven and dishwasher and the utility room has washer and dryer hook-ups.

The property is fenced at the road and has a large, lockable gate. The cabin windows have lockable wood plywood coverings that can be raised or lowered with a pulley system to help provide added security while you are away. There is also a motion light on the exterior.





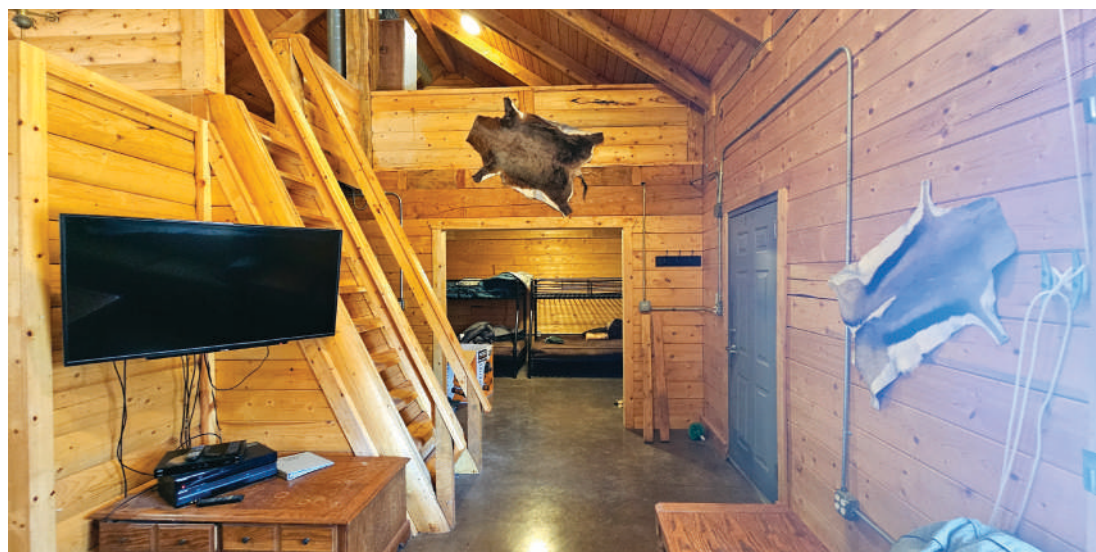
Recreation

This is the ultimate recreation property that serves up hunting and fishing opportunities on a sliver platter. This property has a ton of diversity in only 54 acres. There are mature hardwoods right outside your cabin door that extend all the way to your western property line and beyond. This landscape is classic white tailed deer and turkey habitat, both of which can be found on this property. Down the steep hill, there is a creek bottom with a small creek that flows into the adjacent reservoir that provides water for all kinds of wildlife. Bobwhite quail can be found within the native grass areas that are surrounded by a dense stand of cedar trees. This property is not lacking habitat for all types of wildlife, including small game and predators, in addition to those mentioned above.

There is a wonderful private pond that sits just down the lane from the cabin that has super clear water due to its hard, rock based bottom. It also has a very steep bank that allows it to be quite deep for its relative size. It is estimated that the pond gets to a depth of 12 to 14 feet deep. The pond holds bass and sunfish and ducks can also be found using the pond.

Agriculture

There are areas on this property that could either be fenced in to allow for livestock grazing, or it could possibly be hayed as well.





Water/Mineral Rights & Natural Resources

Seller's portion of both water rights and mineral rights shall transfer to Buyers at closing.

Location

This property shares property lines with Toronto Lake in Kansas. Toronto Lake provides the public with great fishing, boating and hunting around the lake at the Toronto Wildlife Area. The lake is known to be a great fishing spot for white crappie, white bass, channel catfish, and flathead catfish.

The adjacent 4,600-acre Toronto Wildlife Area is a diverse collection of habitats, including forests, grasslands, farmlands, and marshes. Species common to the area included white-tailed deer, wild turkey, quail, squirrel, rabbit, dove, and raccoon. A rich variety of songbirds appeals to wildlife observers and photographers.

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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 regard 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."

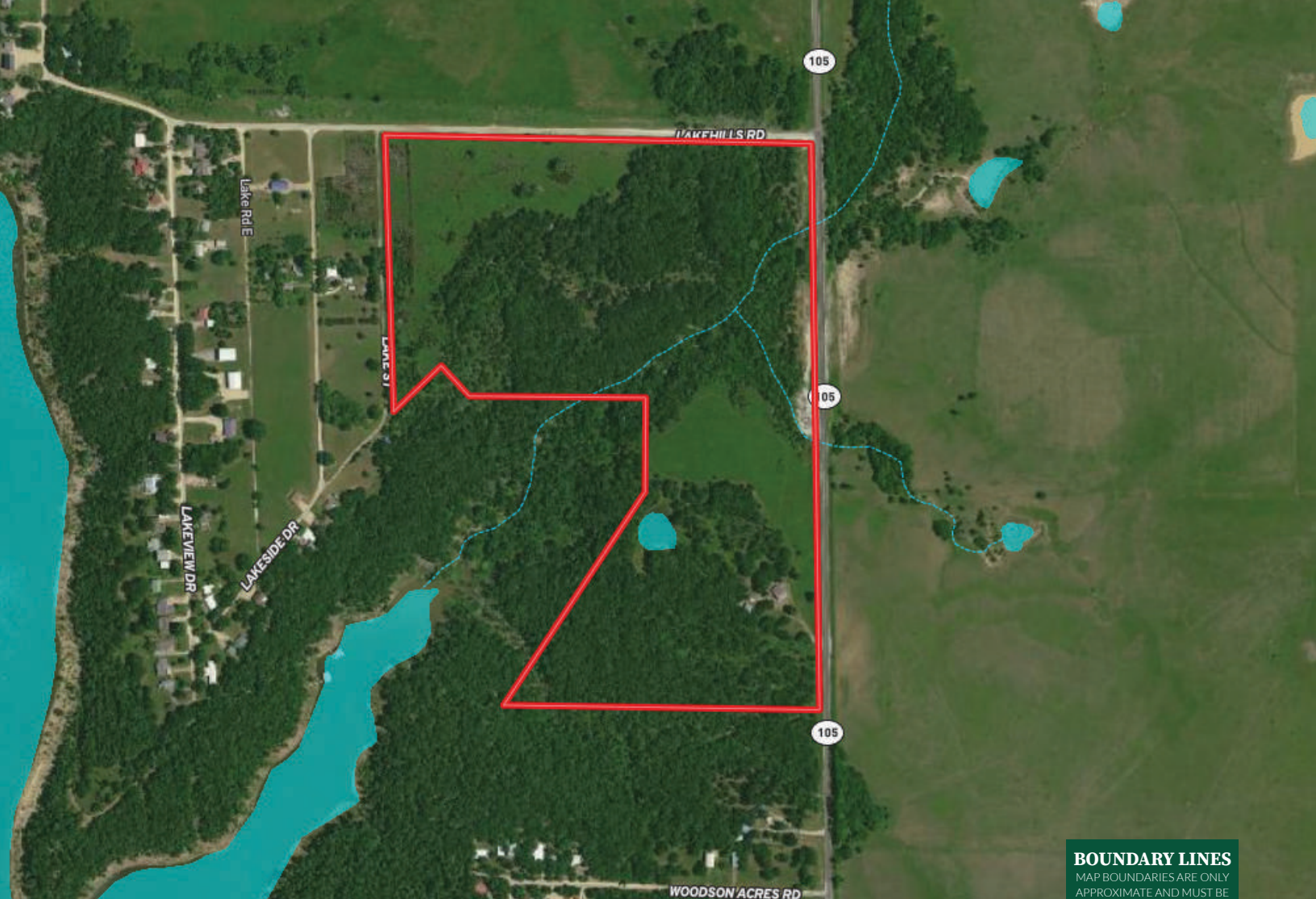


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

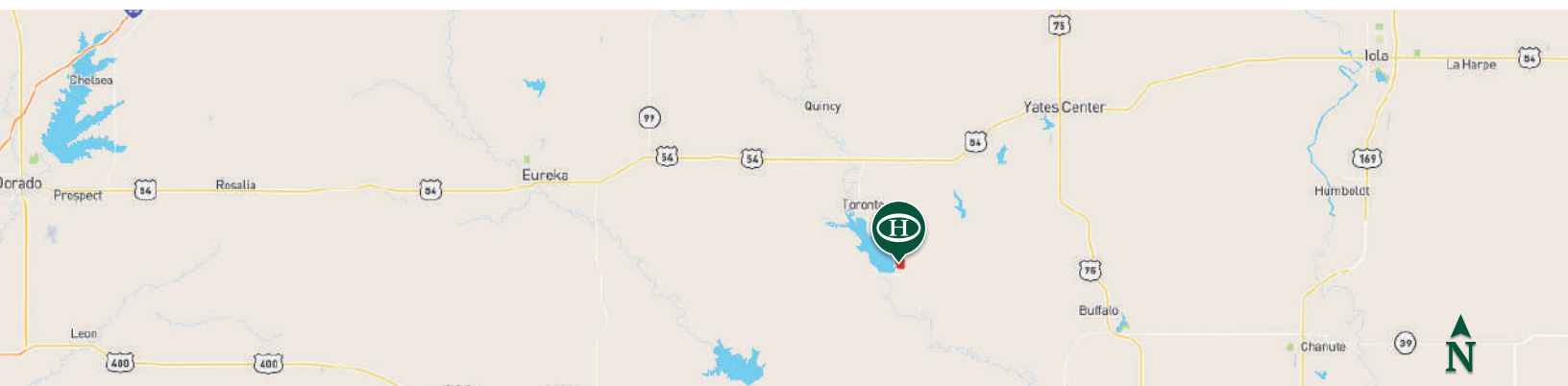
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testimonials





 Boundary

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



Jim Elliott

📍 Salesperson Licensed in CO, KS, NE, OK & TX

✉ Jim@HaydenOutdoors.com

📞 316.214.3848

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