

Custom Country House on the Hill

104.50 Acres

Russell County, KS

\$998,850



HAYDEN  OUTDOORS®



Activities & Amenities

Cattle/Ranch
Farm/Crops/Ag
House/Cabin
Hunting - Predator/Varmint
Hunting - Turkey
Hunting - Upland Birds
Mineral Rights
Outbuilding/Barn/Shed/Shop
Water Rights
State Hunting Unit: 7

Land Details

Address: 5075 192nd St.,
Bunker Hill, Kansas 67626, USA
Closest Town: Bunker Hill
Total Acres: 104.50
Zoning: Agricultural
Water Rights: Yes
Mineral Rights: Yes
Source of lot size: Appraiser

Building Details

Homes: 1
Style of Home(s): 2 Story
Bedrooms: 3
Full Bathrooms: 3
Half Bathrooms: 1
Basement: None
Parking Types: Attached Garage
Outbuildings: 1



Property Summary

Situated on 104.5 +/- acres next to the Wilson Lake Recreation Area, this beautiful custom home boasts breathtaking views overlooking beautiful wildlife habitat. The custom built country home offers modern comforts, abundant natural light, a beautiful deck and enclosed porch, and a fully equipped 30x50 insulated shed.





Land

With blacktop access as well as being nestled alongside the preserved natural beauty of the Wilson Recreation Area, this property offers unparalleled tranquility and seclusion. With its south and southeast borders directly adjacent to this protected land, you'll enjoy the assurance that the surrounding environment will remain untouched and pristine. Recreational opportunities abound, including excellent pheasant hunting in meticulously managed upland bird habitats and prime whitetail deer hunting right out your back door. The property also features incredible views and is just $\frac{1}{4}$ mile from the picturesque Saline River, making it an idyllic retreat for nature enthusiasts and outdoor adventurers alike.

Legal Description: 104.5 +/- Acres in the NW4 of S24, T12, R13 in Russell County, Kansas.

Improvements

Built in 2014, this stunning custom built home blends modern convenience with timeless elegance. The open floor plan maximizes natural light, highlighting the beautiful walnut wood floors and tile throughout the main level. Hickory cabinets with glaze, knotty alder trim, and granite kitchen countertops enhance the home's refined aesthetic.

- **Bedrooms/Bathrooms:** 4 bedrooms, 3 full baths. The primary bedroom features an en-suite with double sinks, a shower, and a private toilet room.
- **Additional Spaces:** Includes a laundry room with a sink, and a walkout basement with a fully enclosed concrete safe room and unfinished storage room.
- **Heating/Cooling:** Geothermal system for heating and cooling, with a gas fireplace for added comfort.





Improvements

- **Features:**
 - » 1,965 square foot on the main floor and 1,837 square foot in the basement with approximately 936 square foot being finished.
 - » 25' ceilings in the living room and 12-15' ceilings in the upstairs bedrooms.
 - » A beautiful enclosed porch with an attached vinyl board deck.
 - » Solid wood doors, reverse osmosis water system, water softener, and pex plumbing.
 - » Milbank whole-home generator and Nextech internet and TV for modern convenience.
 - » New roof installed in 2023.
 - » Stamped concrete porch, rock drive with a concrete approach, and a propane tank (owned by the seller).

The kitchen and living areas are designed for both functionality and style, with new appliances (added in 2015) and a dog wash station in the laundry. The insulated and finished double-car garage includes an 8'x20' auto garage door opener.

Shed

A 30x50 fully insulated post-frame shed, built in 2016, offers endless utility with concrete floors, full lighting, electrical wiring, and plumbing for a bathroom and sink. The shed also features an overhead winch and a 15x50 farm sunshade shelter, perfect for additional storage or outdoor projects.

This property perfectly balances luxury, practicality, and a deep connection to nature, making it a rare find for those seeking both comfort and outdoor adventure.

*Please contact listing agents for more information on this property or to schedule a private showing. (**Financial verification and a minimum of two days notice is required prior to showing**)*

2024 Approximate Real Estate Taxes: \$9,335.96

Directions:

- From I-70 take exit 193 to exit toward 193rd Street/Bunker Hill Luray Rd. At the stop sign, turn right and continue north for 9 miles (193rd Street will turn into 192nd Street) and then the property will be on your right.

Statistics:

- State Hunt Unit: 7
- Average Yearly Rainfall: 26"
- Closest Town: Bunker Hill, Kansas
- School District: Russell County USD 407





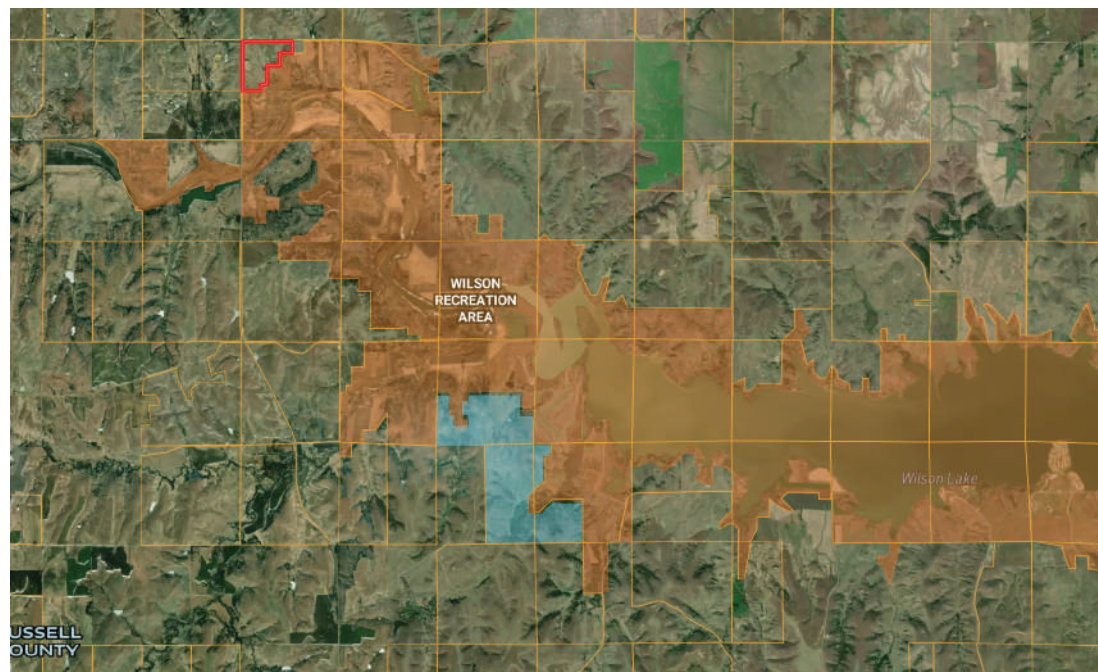
Location/Population:

- 9 miles north of Bunker Hill (Population: 110) and 12 miles north of I-70
- 14 miles north east of Russell (Population: 4,400)
- 43 miles northeast of Hays and Hays Regional Airport (Population: 21,040)
- 70 miles northwest of Salina (Population: 45,792)
- 150 miles northwest of Wichita (Population: 396,000) and Dwight D Eisenhower International Airport

Community/Attraction:

- Property borders the Wilson Recreation Area and is 4.5 miles from the western most point of Wilson Lake
- Approximately 30 miles north of Cheyenne Bottoms Wildlife Refuge
- Meridy's Restaurant and Lounge in Russell

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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 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."

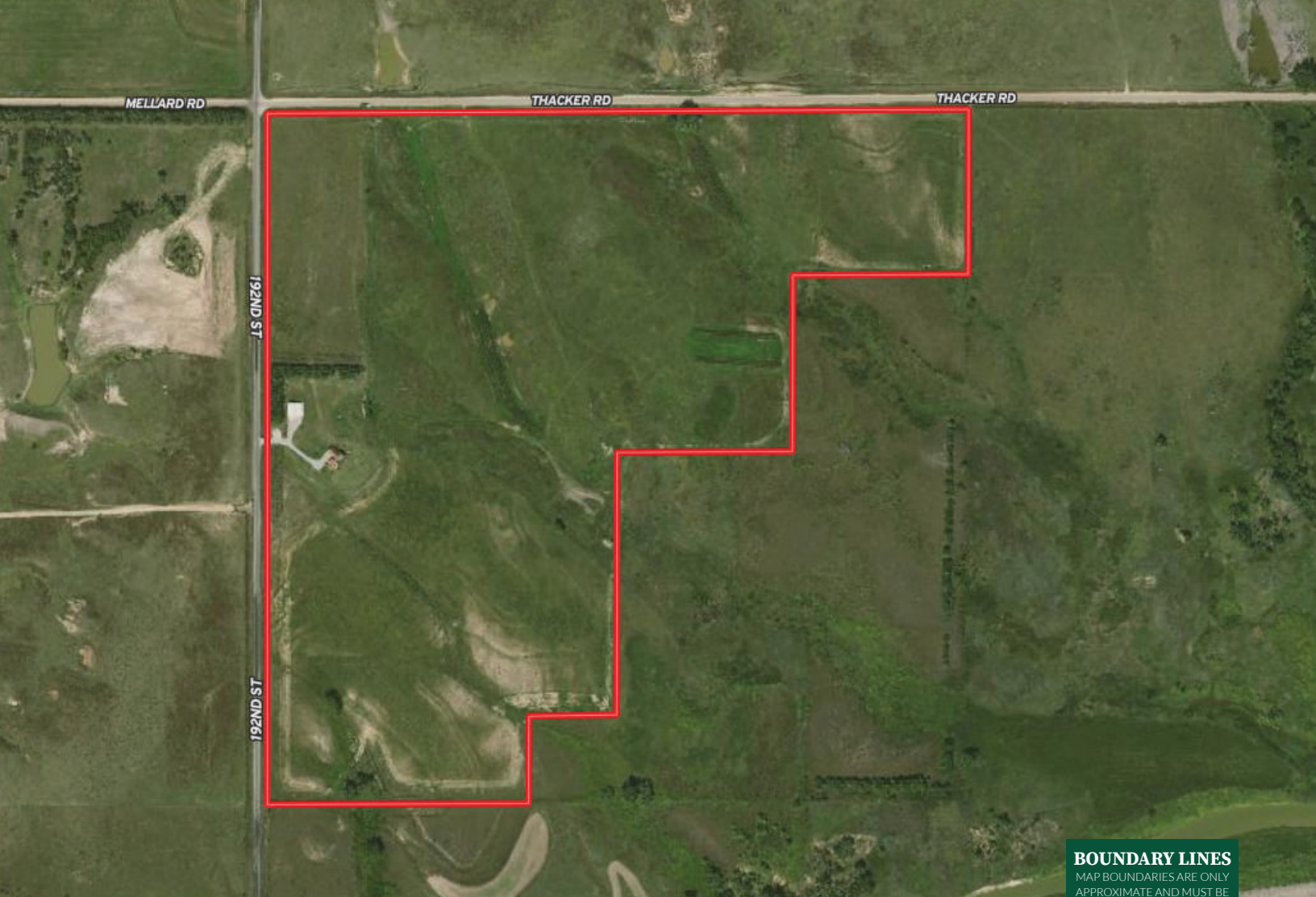


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

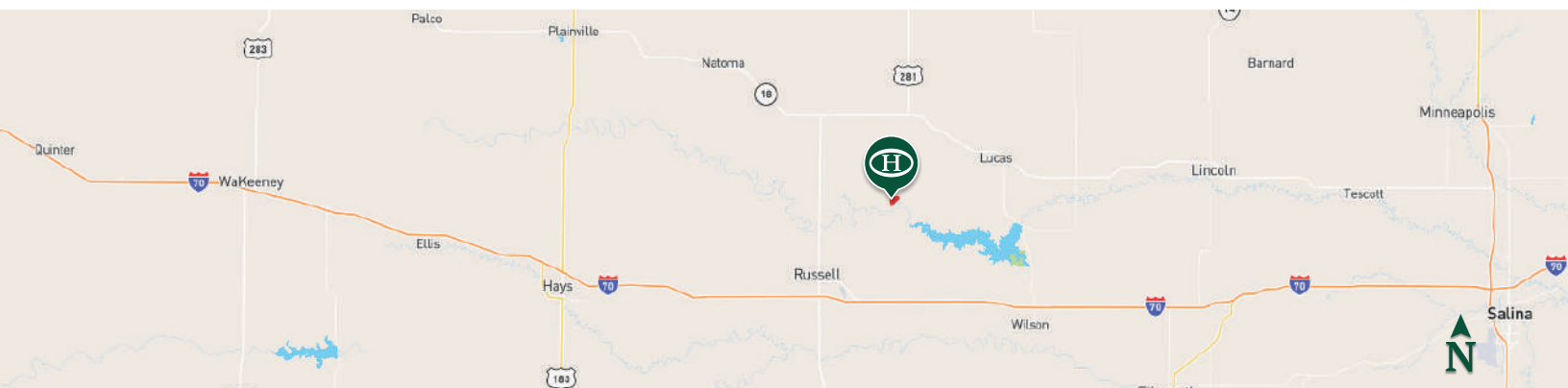
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testimonials








 Boundary

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



JC Bosch

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