

Iron Horse Lakes

24.14 Acres

Harvey County, KS

\$600,000



HAYDEN  OUTDOORS.

Iron Horse Lakes

TOTAL ACRES:

24.14

PRICE:

\$600,000

COUNTY:

Harvey County

CLOSEST TOWN:

Burrton, KS

Presented by



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HAYDEN OUTDOORS
REAL ESTATE





Property Summary

Looking for a Kansas cabin retreat property with fishing, hunting and is also income producing?

Ironhorse Lakes is a privately held lake property that has produced wonderful memories for the owners and their family for many, many years. In addition to the personal use of the property, it has a very nice passive income stream from recreational fishing leases and use as a short-term rental.

This property is being offered turn-key.



Activities & Amenities

ATV/Off Road
Beach Access
Campground
Development Potential
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds, & Waterfowl
Income Producing
Lodge/Resort
Mineral & Water Rights
Outbuilding/Barn/Shed/Shop
Outfitting/Guide Service
Pond/Lake
Recreational Business
Water Access/Water View/Waterfront
Wooded
State Hunting Unit: Kansas Whitetail Unit 15

Land Details

Address: 2005 South Sand Hill Road,
Burton, Kansas 67020, USA
Closest Town: Burton, Kansas
Total Acres: 24.14
Zoning: Single Family
Water & Mineral Rights: Yes, Seller's portion
of the water & mineral rights (believed to be
100%) shall transfer to Buyer at closing.
Include Business? Yes
Income Type: Fishing Lease
& Short Term Rental
Estimated Taxes: \$4,395.58 - 2024

Building Details

Homes: 1
Style of Home(s): Cabin
Bedrooms: 2
Full Bathrooms: 1
Basement: None
Parking Types: Driveway
Other Improvements: Pavilion
Cooling Systems: Forced Air Cooling



Land

Sitting upon a total of +/-24.14 acres, this property boasts a +/-9.75 acre lake that is surrounded by towering cottonwood trees, pines and cedars that provide both privacy and a wind block, making fishing and boating enjoyable more days per year. The lake is approximately 40 to 50 feet deep and is full of clear water, where you can see to depths unthinkable in most Kansas lakes or ponds. Depending upon rain fall and time of year, the lake may run together via a small channel on the south side or be separated into two distinct bodies of water.

Upon entering the gated property from the east, you are greeted by a long driveway and guided alongside the namesake rail line to the cabin, picnic areas and the lake. Native grasses overlook the steep banks to the lake and provide cover for famed Kansas whitetail deer, turkey, small game, upland birds and songbirds.

The lake was originally derived many decades ago from a commercial sandpit and the remnants of that sand lay upon areas the banks of the lake to this day.





Improvements

Upon entering the lockable gate and traveling under the tall, overhead ranch signage on the east side of the property, you will follow a well built, all weather driveway that leads to the property's cabin and accompanying buildings. The driveway is lined with newly planted trees that look up toward their much older cousins that seem to tower to the sky, especially as they reside upon the steep cliff banks of the lake. Following the path you first come to a picnic area residing on a high spot with lots of natural shade. The picnic table was welded from large scraps of well pipe and makes for a great spot.

The cabin sits a bit lower on the property and as you enter the building, your eyes are taken by the purposely faded black and white parquet floor and the wooden barrel styled ceiling. The studio design has one bed, a lounge area and a kitchenette. The walls are adorned with reclaimed wood and the cabinetry is made of old barn wood. Complete with oversized leather chairs, the awesome rustic feel is expertly blended with an integrated modern stereo system and color changing LED lights that are woven into the fabric of the building. There is a wonderful fusion of purposeful rustic charm and a modern groove.

Just outside the front of the cabin is a large brick patio area supporting a huge stone fire pit. If you see this set-up during the daytime, your mind immediately begins to contemplate cooking an evening steak over the crackling fire, while watching one of those legendary Kansas sunsets and waiting for the stars show up in the dark sky that is unobstructed by city light pollution. The handmade, wooden lounge chairs surround the firepit and invite a social evening.

The cabin resides near the center of the 1 mile by 1 mile square section of land, away from any roads and except for an occasional train going by, the silence is only broken by the sound of the wind on the Kansas prairie. Of course, if you want it to get a bit more lively, you can always utilize the outdoor television or exterior sound system speakers to watch your favorite team, show or listen to your favorite music.

The bathroom building is just feet away. Upon opening the door, you are taken by the large, floor to ceiling bare tree trunk that guards the facilities. This tree is also adorned with internal LED lights that emanate various colors from the natural holes in the wood and is just another whimsical touch to the property. The tree also marks the entrance to the oversized, tile shower. There is also a sleeping loft that is perfect for children.





Improvements

Headed west on the property, you will find a great, open air, covered pavilion near the boat ramp. The pavilion is supported by massive, natural logs that built into the stamped concrete slab. The built-in cabinetry features a refrigerator, which makes an all day picnic easy. This building is great for taking a break from fishing and relaxing in the shade. It just adds to the endless possibilities for this property including family reunions, weddings and other gatherings.

Finally, an authentic teepee sits near the main cabin. There are two hand carved totem pole that overlook the teepee, which can be used like a tent for children or adults to sleep in, or it can be used simply as a work of art and admired for its beauty and link to the past.

This property has additional spots available for additional cabins or even a bardominium. The cool, eclectic nature of the property almost screams to keep developing it and incorporating your own ideas into it. The possibilities are truly endless and only limited by your imagination.

Recreation

The lake is stocked with crappie, bass, catfish and sunfish and provides both the owners, along with the lessors with hours and hours of catch and release fishing enjoyment. The fishing lease is contracted and paid yearly and lessors are provided with a lockbox code and thus, keyed access to the gated property.

A simple boat ramp provides access to small boats and recreational watercraft. In addition to fishing, the property can be hunted for whitetail deer, turkey, waterfowl, small game and upland birds. There is an extensive trail system that meanders its way around the outside of the property that can be enjoyed as a walk path or as an ATV trail.

Add in the simple enjoyment of a fire pit while watching the Kansas sunrises and sunsets, dark-night skies without the light pollution of the city and wildlife abound and this property will have you spending more and more time on-site.

Water/Mineral Rights & Natural Resources

The Seller's portion (believed to be 100%) of both the Water and Mineral rights shall transfer to the Buyers upon closing.





General Operations

This property is used both by the owners for their own enjoyment and it also produces a nice income and return on investment with a fishing lease and as a short-term rental property.

There are a number of families that take advantage of the yearly fishing lease fee and many of those families have been on the tenant rolls for many years. This provides the a great passive income stream for the owners.

The property is also made available on Airbnb and VRBO and has been wildly successful as a short-term rental property as well. There is a contracted cleaner for the building(s) in place that helps to make the process even easier and smoother for the owners to manage. This property has been both a great income producing investment and a wonderful, personal recreational spot for the owners for many years.

Region & Climate

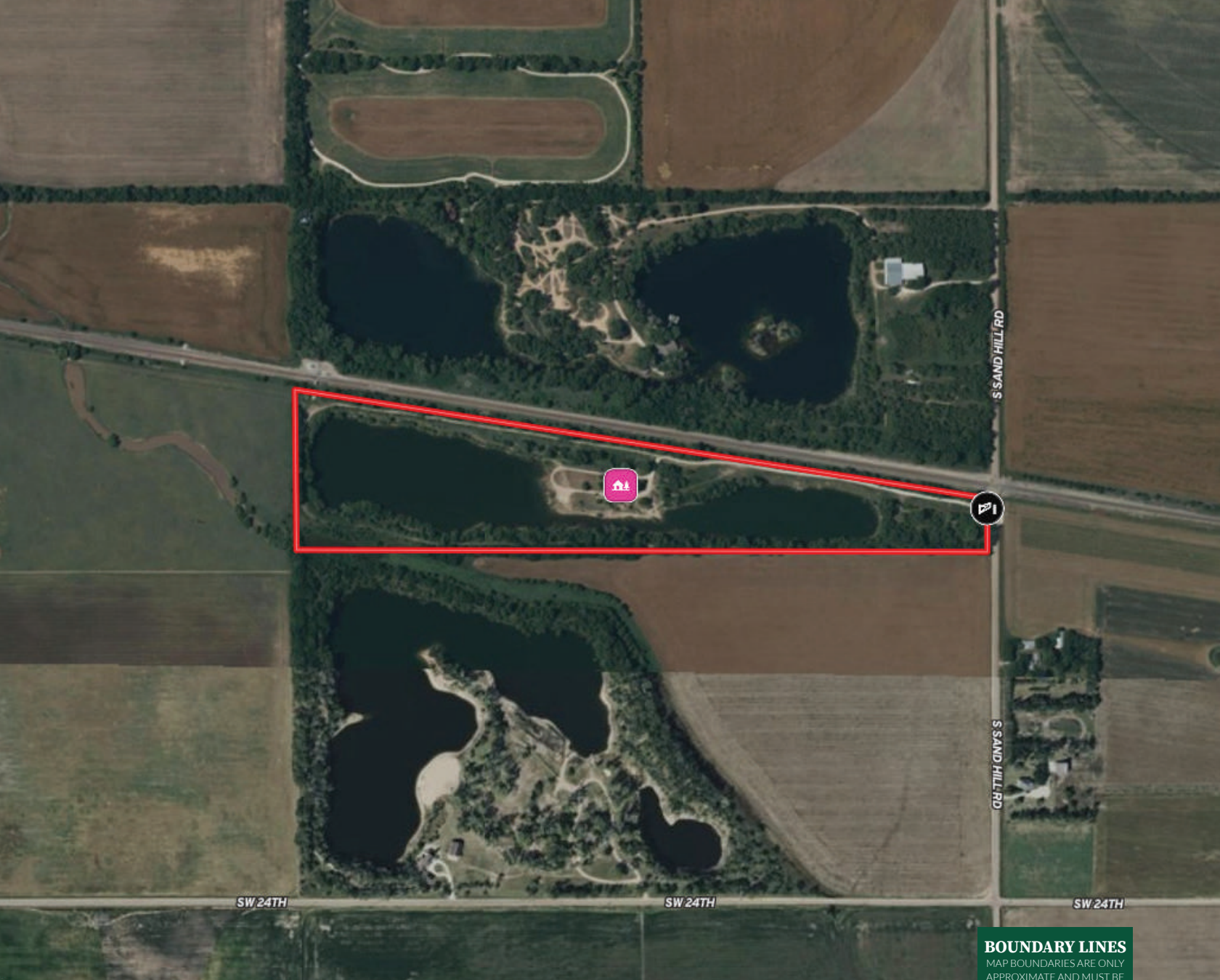
This property is located in western Harvey County, Kansas where you will experience all four seasons. Summers are warm and winters can be cold with occasional snowfall. The area receives an average of 32 inches of rain annually, which typically falls in the spring and summer months. The area receives an average of 13 inches of snow each year and there are typically 225 sunny days throughout the year.

Location

The property is located only 35 minutes from Wichita's Eisenhower National Airport and sits only 15 minutes both from downtown Hutchinson, KS, (west) which is a full service city of nearly 40,000 residents and Newton, KS (east) with it's 18,000 residents. Hutchinson is home to world renowned Prairie Dunes Country Club and the Kansas Cosmosphere. Newton also sits along the north/south I-135 Interstate. Both cities feature unique shopping with specialty stores and boutiques and wonderful restaurants to satisfy any palate.

The property sits only a couple of short miles east of the town of Burrton, Kansas, which has a convenience store with fuel and provisions, there is also a liquor store and a wonderful home style, family restaurant.





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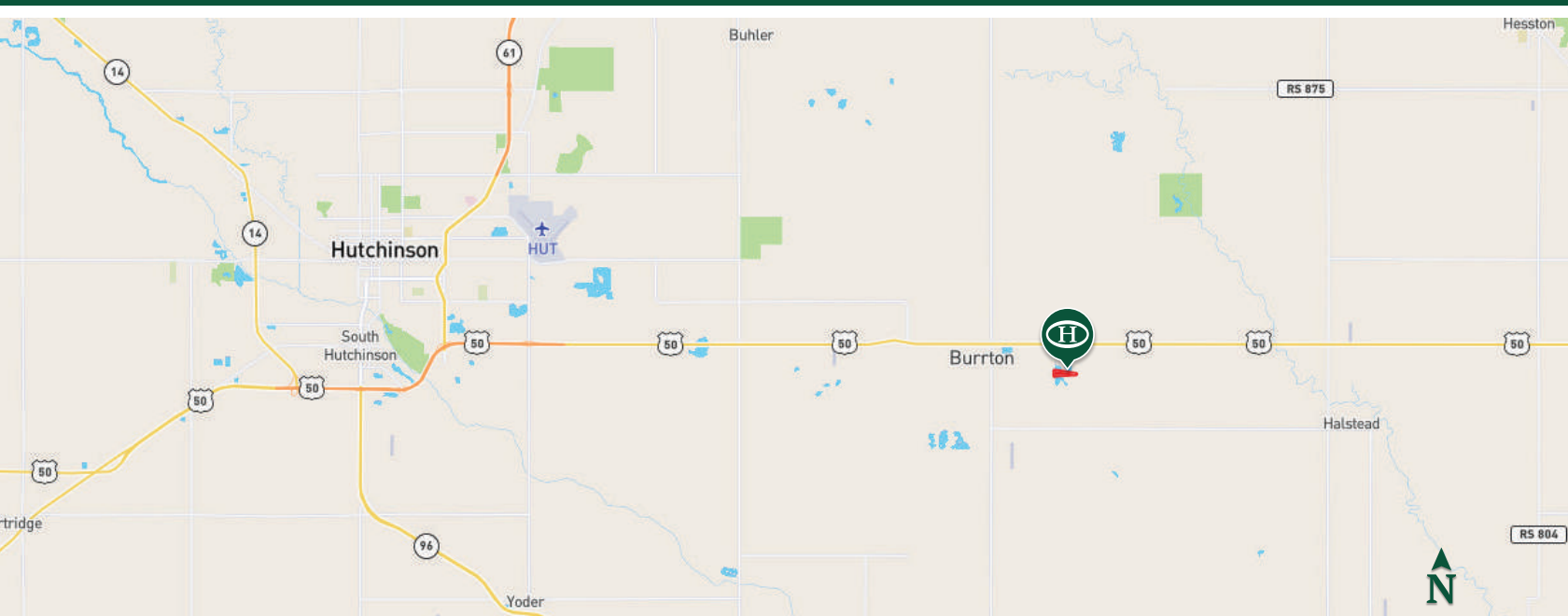
SW 24TH

SW 24TH

SW 24TH

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

 Boundary





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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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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