

KA-NEGA Cabin

91.06 Acres

Harvey County, KS

\$2,900,000



HAYDEN  OUTDOORS

KA-NEGA Cabin

TOTAL ACRES:

91.06

PRICE:

\$2,900,000

COUNTY:

Harvey County

CLOSEST TOWN:

Burrton, KS

Presented by



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Property Summary

There are some properties that just stand apart and the KA-NEGA Cabin is certainly one of them. Featuring over 91 acres with an 8 acre, private lake and two distinct livable structures, this property is being offered fully furnished and turn-key. This property was constructed with a primary vision for privacy, comfort and entertainment. Both of the structures are incredibly unique and provide gorgeous views both inside and outside.

Activities & Amenities

ATV/Off Road
Boating/Sailing/Rafting
Farm/Crops/Ag
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds & Waterfowl
Income Producing
Lodge/Resort
Mineral & Water Rights
Orchard/Vineyard
Outbuilding/Barn/Shed/Shop
Pond/Lake
Water Access/Water View/Waterfront
Wooded
State Hunting Unit: Kansas Whitetail Unit #15

Land Details

Address: 1903 S. Sand Hill Road,
Burrton, Kansas 67020, USA
Closest Town: Burrton, Kansas
Total Acres: 91.06
Zoning: Agricultural & Single Family
Tillable/Crop/Orchard Acres: 47
Pasture Acres: 32
Water & Mineral Rights: Yes, Seller's
interest (believed to be 100%) shall
transfer to Buyer at closing.
Include Business? Yes
Income Type: Farming & Facility Rental
Estimated Taxes: \$11,400.84 - 2024

Building Details

Homes: 2
Style of Home(s): Log Cabin & Cottage
Finished Sq. Ft.: 5,229
Bedrooms: 5
Full Bathrooms: 4 | Half Bathrooms: 1
Basement: Partial finished
Parking Types: Driveway
Fence Type: Barbed Wire
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace & Forced Air
Waterfront Features: Property
features a 7 acre lake.



Land

The KA-NEGA Cabin, which means Peaceful Home to the Ute Native Americans) property is a total of 91.06 acres of thoughtfully and well-designed beauty. The property is easy to access at any time of year, residing on the south side of a paved US Highway 50. As you enter the property from the north you are immediately greeted by the towering, wooden gateway structure identifying the entrance, which is created by a break in the row of large red cedar evergreen trees that provide a privacy barrier and wildlife barrier. Keep your eyes peeled as the automatic/passcode gate opens and you head onto the property as there is always a chance you will see a whitetail deer bounding across the field, wild turkey or a covey of bobwhite quail running down the path that leads to the homes.

All four sides of the entire ag field have a rocked and all-weather trail system leading to the each of the lake and the two distinct living quarters. These same trails work great for enjoyable ATV rides as well. That same field is completely surrounded by tree rows providing privacy from all directions. In fact, in addition to the many naturally occurring trees on the property, the current owner has planted more than 5000 additional trees on the property, creating many areas with a thick canopy. The variety of trees varies greatly and includes maples, sycamores, cottonwoods, elm, osage orange, oak, pecan, cypress, pine, evergreen, peach, apple, pear, plum and other fruit producing trees.

The landscape is also full of antique tractors and implements strategically placed around the property, some of which are adorned with light-scaping hardware to produce an evening time showpiece.

The area around the two homes is irrigated and landscaped. It includes a vast number of flower beds, garden areas, sitting areas and firepits. Everywhere you look, there is another outdoor feature waiting to be discovered. There is even a small Chapple that resides within an elevated garden area overlooking the lake.





Improvements

The property proudly features two distinct living quarters. The first of which is a large, real log cabin, complete with two classically huge stone fireplaces...one in the great room and another in the master bedroom. The second building sits toward the other side of the lake and with its eclectic finishes and décor, it is affectionately known as The Barn.

LOG CABIN – Just pulling up to the exterior of this log cabin, you quickly realize that this is the real deal, fashioned from real logs with an impressive roof line, the anticipation builds wanting to see what the interior offers. Walking through the doorway, you are immediately awe-struck at the aforementioned fireplace and the cathedral ceilings with exposed log beams. The fireplace is oversized with huge pieces of natural Colorado granite river rock bulging above the hearth. The rustic décor and charm of this cabin is highlighted by solid wood floors and custom furniture and cabinetry throughout. The craftsmanship is first class. Handmade lamps and light fixtures made of real antlers adorn the main living room are just a reminder that all of the materials used throughout are of the highest quality. Granite countertops, custom stained glass and solid wooden doors are just a few examples.

In all, this cabin has 3 bedrooms, each with their own in-suite bathroom and another half bath on the main floor. The large master bedroom again features its own river rock fireplace and huge walk-in closet. The two additional bedrooms are upstairs and on opposite sides of the home, so there is privacy abound. There is also a loft area overlooking the great room that has a day bed and has been used as to sleep additional guests.

The open concept on the main floor effortlessly blends the kitchen to the dining area featuring a large custom table. There is also an enclosed porch and sun room just off of the kitchen that overlooks the lake and provides great, passive solar heat for the cabin.

In addition to providing protection from storms, the basement is also the garage and features an epoxy floor and is the perfect spot to keep ATVs and a boat. The large two car, overhead doors open toward the lake and make for easy access to the boat ramp and sandy beach area. Guest comfort and entertainment are a staple throughout this property.



Improvements

THE BARN – Originally constructed with a woodshop in mind, before it was complete, this building took on a life of its own and became a second living area that is truly a truly unique entertainment space. Prior to entering the building, you are struck with it's cottage appearance and its location high on a knoll, surrounded by a thick canopy of trees. The area outside screams evening party with a large firepit surrounded by custom exterior wooden furniture, a large landscaped waterfall and colorful exterior lighting in the trees. There is even an old, stand alone outhouse with modern facilities available for guests near the firepit. It is just a great outdoor space.

The interior of The Barn features one bedroom and one lofted sleeping area that has it's own large closet and laundry facilities, along with one full bathroom. The eclectic nature of the finishes, which displays beautiful reclaimed lumber from three previous barns. A uniqueness grabs your eyes as you discover curiosities that fill every room. These materials and the décor will have your eyes darting in all directions to try and see what is next. It is expertly put together and crafted throughout the house. The vaulted ceiling in the sitting area looms over the huge "Knights Of The Roundtable" centerpiece. This table has been used for large dinner parties and is also perfect for hosting corporate retreats where all who are involved can easily see and communicate everyone else.

The kitchen has double thick granite countertops and a showpiece reproduction of a classical American stove. The cabinetry is wonderful and just like outside, the lighting options are playful and plentiful. With an integrated sound system, this place just emanates "coolness".

Whether you are looking for a private, large family gathering space or an event venue, this property is unlike anything else in this area. You just need to mark a day off on your calendar and come experience it.





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





Recreation

The recreation options are highlighted by a impossible to miss 8 acre private lake. This lake is a former sandpit sculpted 6 decades ago and is approximately 40 feet deep with crystal clean water. The lake receives its water from springs apprising from the underground eques beds. There are no incoming streams to cloud or pollute the water. Imagine spending an afternoon fishing on your boat and being able to see fish several fathoms down under the surface. The lake is stocked with trophy bass, crappie, catfish and perch. And, it has been owner-designated as “catch and release” for a number of decades, providing both great numbers, but also great size to each of the species on-site. There have been many days in which anglers have caught upward of 75 to 100 fish in a day. The lake bank is surrounded by towering cottonwoods and other deciduous trees that help to create a wind block which gives rise to what many have referred to as “Calm Water Lake”. The undergrowth cascades down the banks and into the water creating great structure for the fish. Private lakes in Kansas are hard to come by, and this one is a showstopper.

Adding to the lakes private nature is the fact that it is unseen from any roads, as it is surrounded by trees, in the middle of the section and sits below the horizon.



Recreation

Residing right in the middle of the Central Flyway, the lake attracts huge numbers of ducks and geese each year. Waterfowl hunters can choose to hunt the lake or field hunt the crop ground on the north side of the property as birds make their way back and forth throughout the day from the lake to food. There have been days where it would be nearly impossible to squeeze another bird onto the lake's surface. It is truly a waterfowler hunter's paradise.

The crop ground is expertly designed with a native grass buffer strip around it to provide habitat for upland birds, small game and bedding areas for whitetail deer. Quail whistles and pheasant cackles can be heard throughout the farmland area, which is also surrounded by tree rows on all sides, providing even more suitable habitat. The CRP provides income to the owner and the residual grain from the farm field helps to feed the deer, pheasant, quail, turkey, waterfowl and other on-site wildlife.

Whitetail deer and turkey are plentiful and have only been lightly hunted over the years.





Agriculture

The property features 79.25 acres of agriculturally zoned land, with 47.30 of those acres in active production and the balance planted to CRP native grasses, trees and wildlife habitat.

Water/Mineral Rights & Natural Resources

Seller's interest (believed to be 100%) in water rights and mineral rights shall transfer to Buyer at closing.

General Operations

The property has largely been used for the Seller's personal enjoyment and gatherings of family and friends, but the property has also been host to a handful of weddings and corporate retreats as well. The property is well suited to host a wide variety of events and gatherings and a new owner could certainly expand on that opportunity. The property has not previously been used as a short-term rental, but that opportunity exists as well.

The property is being sold turn-key with nearly all furniture and furnishings included. All the equipment including mowers, trimmers, ATVs, boat, etc. is expected to be included as well. There is also a full wood-working set up with all tools, including a planer, router, table saw, and other expert tools. There is also a lot of dried, live edge walnut wood and other sheet goods and dimensional lumber that is set to transfer with a completed sale.

There is a farm tenant in place for the farming of the tillable acreage and there is a part-time property caretaker in place as well. It is expected that Buyer could retain both/either of these arrangements, if desired.

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. 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.





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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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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