

Rocky Pond Retreat & Investment

2.80 Acres | Republic County, KS | \$550,000



HAYDEN  OUTDOORS.



Activities & Amenities

Campground
Commercial Building
Hotel/B&B/Resort
House/Cabin
Income Producing
Outbuilding/Barn/Shed/Shop
Pond/Lake
Recreational Business
Rental Property
Water View
Waterfront

Land Details

Address: 1915 12TH ST , Belleville,
Kansas 66935, USA
Total Acres: 2.80
Water Rights: Yes
Include Business?: Yes
Estimated Income: \$35,000
Source of lot size: Assessor/Tax Data

Building Details

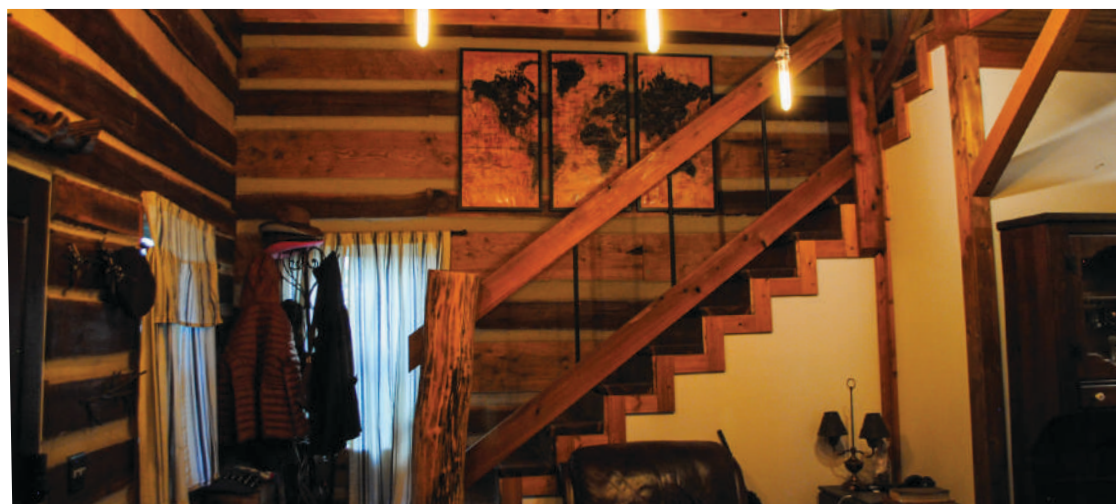
Homes: 1
Style of Home(s): Barndominium
Finished Sq. Ft.: 2473
Stories: 1.5
Bedrooms: 3
Full Bathrooms: 2
Parking Types: Carport, Driveway
Outbuildings: 4
Types of Outbuildings: 4 Rental
Cottages, 5 RV hookups
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air, Wood Stove
Appliances: Dishwasher, Refrigerator,
Hot Water Heater, Oven
Roofing: Metal
View: Pond, Private, Scenic, Water



Property Summary

Located on the edge of Belleville, KS, Rocky Pond Retreat offers a rare blend of country living, established income, and endless potential. Set on 2.8± acres overlooking Rocky Pond, the property features a beautifully finished 2,500± sq. ft. barndominium, four fully furnished rental cottages, and five RV hook-up sites. Perfect as a full-time home, turnkey vacation rental business, event venue, or weekend retreat.





Improvements

Completed in 2020, this custom-built barndominium combines timeless rustic charm with the comfort and convenience of modern country living. From the moment you step inside, you'll appreciate the warm wood finishes, beautiful hardwood floors, soaring ceilings, and handcrafted details that give the home an inviting lodge-inspired atmosphere. The expansive open-concept floor plan is centered around a spacious kitchen that flows effortlessly into the dining and living areas, creating the perfect setting for entertaining guests or gathering with family. A large walk-in pantry, dedicated laundry room, quality custom finishes, and abundant natural light add both functionality and character. Offering three bedrooms and two full bathrooms, every inch of this home was thoughtfully designed with comfort, durability, and craftsmanship in mind. One of the bedrooms features its own private exterior entrance, offering excellent flexibility for guest accommodations, a home office, or seamless integration with the property's established vacation rental business. Whether you're looking for a full-time residence, a weekend retreat, or the centerpiece of an income-producing property, this home provides a warm, welcoming space that perfectly complements the peaceful setting of Rocky Pond.

Step outside and you'll find amenities designed to enjoy the outdoors, including a fire pit gathering area, fenced garden, chicken coop, matching storage shed, and carport. The matching red buildings create a welcoming, cohesive setting that blends perfectly with the surrounding countryside.



Adding to the property's appeal are four established rental cottages and five RV hook-up sites that currently generate income. Continue operating the existing business, expand the rental opportunities, or create your own vision. With its scenic waterfront backdrop, open green space, and existing accommodations, Rocky Pond Retreat also offers exciting potential as a wedding venue, family reunion destination, corporate retreat, or other special event location.

Rocky Pond borders the property, providing beautiful water views and excellent fishing just steps from your backyard. Whether you're enjoying your morning coffee overlooking the water or hosting family and friends for the weekend, the setting offers the peaceful atmosphere that makes country living so appealing.

Located in Belleville, Kansas, the property offers the convenience of in-town amenities while maintaining the peaceful atmosphere of Rocky Pond Retreat. Concordia is just a short drive away, with Salina and Lincoln, Nebraska, also within easy reach for additional shopping, dining, healthcare, and entertainment.

Properties that successfully combine a quality residence, recreational amenities, and proven income potential are seldom available in North Central Kansas. Rocky Pond Retreat is more than a home—it's an opportunity to invest in a lifestyle while owning a property with multiple avenues for personal enjoyment and future income.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.







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

Scan to see more
testimonials

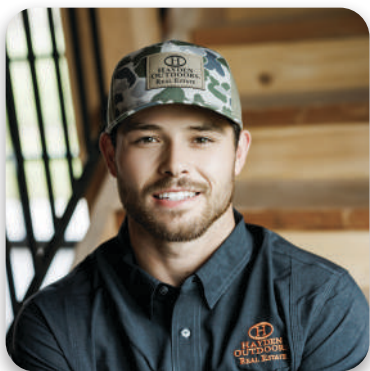
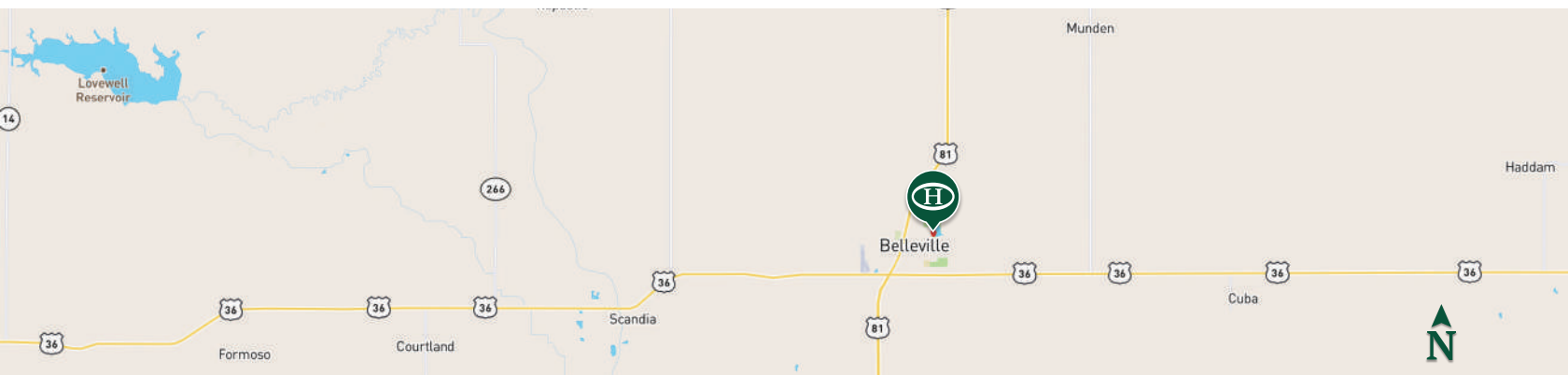




Boundary

BOUNDARY LINES

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



Brock Merkel

- 📍 Salesperson, Licensed in KS & NE
- ✉ BrockMerkel@HaydenOutdoors.com
- 📞 402.310.8137

H
HAYDEN
OUTDOORS.
REAL ESTATE

