

Muller Lodge

35.40 Acres

Riley County, KS

\$540,000



HAYDEN  OUTDOORS.

Activities & Amenities

ATV/Off Road
Borders Public Lands
Development Potential
Fishing
Food Plots
House/Cabin
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey, Upland Birds
Outbuilding/Barn/Shed/Shop
State Hunting Unit: Unit 9

Land Details

Address: 9226 BLUE RIDGE RD ,
Manhattan, Kansas 66503, USA
Closest Town: Manhattan
Total Acres: 35.40
Deeded Acres: 35.40
Zoning: Residential/AG
Timber Land Acres: 20
Pasture Acres: 10
Water Rights: Yes
Water Type: Water Right - Full Ownership,
Will convey to new owners.
Mineral Rights: Yes, Will
convey to new owners.
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 2044
Unfinished Sq. Ft.: 1209
Stories: 1
Bedrooms: 3
Full Bathrooms: 2
Basement: Unfinished
Parking Types: Detached Garage, Driveway
Outbuildings: 1
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air
Appliances: Dishwasher, Garbage
Disposal, Dryer, Refrigerator, Hot Water
Heater, Microwave, Oven, Washer
Flooring: Hardwood, Tile
Siding: Hardi
Roofing: Asphalt
View: Lake, Wooded



Property Summary

The Muller Lodge is ready for its next chapter. This charming 3-bedroom, 2-bath home sits on approximately 1.5 acres and is offered together with approximately 33 additional acres in the scenic Blue River Hills area overlooking Tuttle Creek Lake. Whether you're searching for a residence, a sportsman's retreat, a recreational investment, or a property with future development possibilities, this unique offering provides exceptional flexibility.





Land

Just across the road from the lodge is a collection of separately platted lots that have served as a private park for more than 25 years. With the recorded private-use agreement having expired at the end of 2025, this scenic acreage offers exceptional flexibility for recreational enjoyment, investment, or future opportunities. Multiple natural clearings are surrounded by a cedar-grove hillside, and the land drops more than 100 feet in elevation into a draw that provides outstanding wildlife habitat and privacy. Buyer shall independently verify zoning, development potential, utility availability, access, assessments, and all intended uses.

Improvements

The main lodge is a charming two-bedroom, one-bath home with an unfinished basement that was recently taken down to the studs as a precaution during professional mold remediation, leaving it as a blank canvas for the new owner to finish and customize to their vision.

In 2004, a private one-bedroom, one-bath in-law suite was added, complete with a full kitchen and its own laundry room. This versatile layout offers exceptional flexibility—ideal for maximizing income as a short-term rental, living in one unit while renting the other, or providing a private space for family and guests.

Whether you're searching for a peaceful lake getaway, a full-time residence, or an investment property, this unique layout offers endless possibilities to enjoy Tuttle Creek living while generating income potential.





Recreation

Located in Deer Management Unit 8 on the west side of Tuttle Creek Lake, this property is situated in an area renowned for producing trophy-class whitetails with exceptional genetics. The previous owner enjoyed a long history of successful deer harvests, highlighting the property's consistent hunting potential.

This is a true sportsman's property, offering opportunities to hunt not only trophy whitetails but also turkey and quail. The property features excellent cover, natural travel corridors, and access to nearby water sources, creating ideal habitat for wildlife and making it an outstanding recreational retreat.

Location

Located just off Tuttle Creek Lake, this property offers exceptional access to some of northeast Kansas' premier outdoor recreation. Nearby state parks provide abundant opportunities for camping, hiking, wildlife viewing, and year-round enjoyment, while boating and outstanding fishing are just minutes away.

Situated only a few miles north of Manhattan, home to Kansas State University, the property combines peaceful country living with the convenience of a vibrant college community. Manhattan offers excellent dining, shopping, healthcare, and entertainment, along with all major amenities and the convenience of Manhattan Regional Airport, making travel easy. Whether you're looking for a full-time residence, weekend retreat, or recreational getaway, this location offers the perfect balance of natural beauty, outdoor adventure, and modern convenience.

- Manhattan, KS: Approximately 10 miles – 15–20 minutes
- Topeka, KS: Approximately 65 miles – 1 hour 10 minutes
- Kansas City, KS: Approximately 128 miles – 2 hours
- Salina, KS: Approximately 76 miles – 1 hour 15 minutes

*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."



"Seth is one of a kind! He's kind, patient, caring, knowledgeable and goes above and beyond. I would have been lost navigating this market without him. I would highly recommend him to anyone."

- MENDI N., SELLER/BUYER

Scan to see more
testimonials

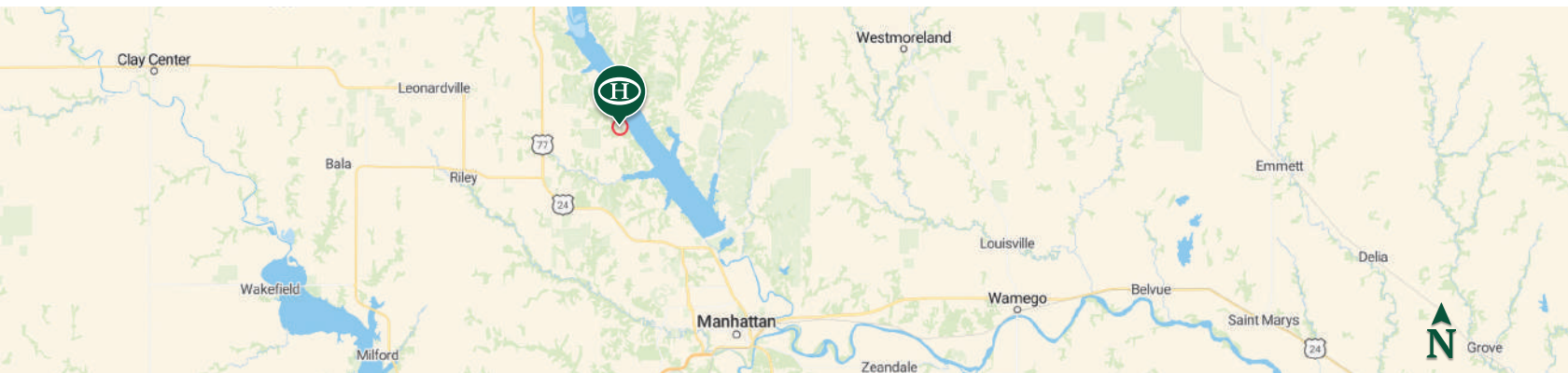




 Boundary

BOUNDARY LINES

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



Seth Stone

📍 Salesperson, Licensed in KS & NE

✉ SStone@HaydenOutdoors.com

📞 785.341.1630


**HAYDEN
OUTDOORS.
REAL ESTATE**

