

PRICE REDUCED!
**ROSE HILL RECREATIONAL LAND
& LIVING QUARTERS**

Location: 16702 SW 200th St, Rose Hill, KS 67133

FOR SALE: 80.10 + ACRES IN ROSE HILL, KS - BUTLER

**RECREATIONAL LAND - SHARED WATERSHED - POLECAT CREEK - CROPLAND
FISHING - HUNTING - SECLUDED ACREAGE - MATURE TREES - LIVING QUARTERS**



This is a great opportunity to purchase 80.10 ± acres of recreational land within close proximity of Rose Hill amenities. The property includes productive cropland, heavy timber, shared watershed lake, Polecat Creek and an additional pond on the NW side of the property for a variety of hunting and fishing opportunities. The living quarters include an 840 ± sf garage/shop area attached to a large living space with full kitchen and bathroom. This property is secluded by mature trees and perfect for a hunting/fishing getaway. Property is shown by appointment only.



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Location: 16702 SW 200th St, Rose Hill, KS 67133

FOR SALE: 80.10 + ACRES IN ROSE HILL, KS - BUTLER COUNTY



Price: ~~\$359,000.00~~ \$325,000.00

Total Acres: 80.10 ± acres

2018 Taxes: \$1,594.40

Schools: USD 394 – Rose Hill

Mineral Rights:

Seller's interest to transfer to the new buyer at closing.

Living Quarters: 600 ± SF
(Insulated)

Year Built: 2008

Garage: 840 ± SF garage/shop area

Utilities:

- HVAC – Window Unit
- 1,000 Gallon Septic Tank
- All Electric – REC Butler Electric
- Rural Water Nearby
- Well Water

Other Features:

- Wood Burning Stove
- Kitchen Area
- Full Bathroom
- Insulated Windows
- Furniture and Appliances
- 200 amp power

Highlights:

- Shared Watershed
- Polecat Creek
- Productive Cropland
- Timber
- Great Location
- Mature Trees
- Secluded Acreage
- Scenic Views



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SOUTH CENTRAL KANSAS

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