

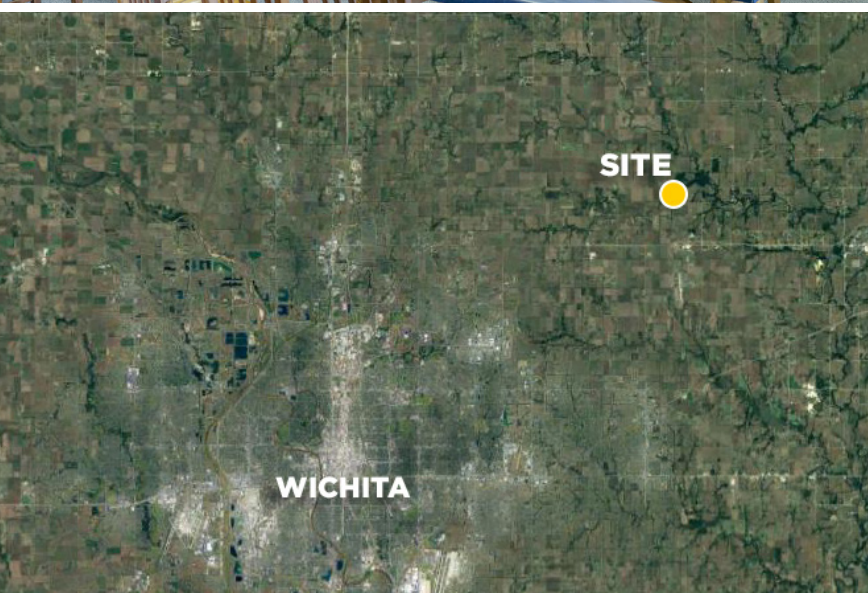


R|S
RUPP|STEVEN

FOR SALE
Prairie Rose Event Venue - 62.3 acres

Location: 15231 SW Parallel St., Benton, KS 67017

**COUNTRY ESCAPE – POND – HEAVY TIMBER – WHITEWATER CREEK - SCENIC VIEWS
MULTIPLE EVENT SPACES INDOOR AND OUTDOOR – MULTIPLE STORAGE BUILDINGS
OPERA HOUSE – THEATRE – MUSEUM – HORSE STABLES – RV PARKING - EASY ACCESS**



This premier event venue is a rare offering to the market. The Prairie Rose Ranch and event venue is located in Butler County and just a short drive from the Wichita, Kansas metro area. The property provides a diverse scenic terrain and characteristics that lends its uses to a wide variety of potential buyers. The property consists of approximately 14,000 square feet of event space with multiple buildings that could be utilized for hosting events, creating a corporate retreat, provide a community gathering for a church group, or the perfect country escape for an individual and all their toys. The land consists of 62.30 acres, small pond and includes the Prairie Rose Opera House building, the Prairie Rose Museum building, the Happy Trails Theatre building, horse stables, multiple outbuildings for storage, an outdoor entertaining area surrounded by the Whitewater Creek, and a RV park with 12 hookups for additional income possibilities. Don't miss this buying opportunity for one of the most well known properties in our area. Contact the Rupp|Steven Team today to schedule your private showing!



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

JOHN RUPP
316.250.5198
johnrupp@reecenichols.com

JAKE STEVEN
316.708.5960
jake@reecenichols.com

TERRY RUPP
316.259.2106
terry@reecenichols.com

Price: \$1,800,000.00
Total Acres: 62.30 +/- acres
2018 Taxes: \$23,782.88

Prairie Rose Hopalong Cassidy Cowboy Museum

- Total Square Feet: 8,880
- Year Built: 2003
- Building Highlights
 - Main room perfect for receptions and meetings. There is a decorative country home façade built in the northwest corner that makes a perfect setup for events.
 - 20’ x 20’ dance floor area
 - Separate room set up as a theatre but can also be used for events. This room has a stage and audio-visual room.
 - The east side of the building has a recording studio with two soundproof booths.
 - There is an outdoor covered porch and patio area

Prairie Rose Opera House

- Total Square Feet: 7,000
- Year Built: 2000
- Building Highlights
 - Large open main room with performing stage, large stone fireplace, and one of a kind hand painted mural by Rick Regen on the main wall.
 - Full size kitchen
 - Separate room that is used for a gift store
 - Glassed in patio area
 - Boardwalk style covered porch along the front of the building

Happy Trails Theatre

- Total Square Feet: 1,500
- Year Built: 2001
- Building Highlights
 - Open room with stage area
 - Kitchenette area and restrooms

The Hideout

- Outdoor event area surrounded by mature trees and the Whitewater Creek
- There is a small stage area, a fire pit, metal building, and decorative outdoor lighting
- Adjoining The Hideout area is a recreational area that offers volleyball, horseshoes, and a softball backstop

Other Highlights of the Property:

- Pond
- Open air chapel and gazebo are great settings for weddings, funerals, or small concerts
- Multiple storage outbuildings for equipment and other property items
- Whitewater Creek and heavy timber throughout the property
- Area for RV hookups



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

JOHN RUPP
316.250.5198
johnrupp@reecenichols.com

JAKE STEVEN
316.708.5960
jake@reecenichols.com

TERRY RUPP
316.259.2106
terry@reecenichols.com