

PREMIUM COUNTRY ESTATE

Address: 17498 SW Meadowlark Rd, Rosehill, KS

**PRISTINE HOME ON ACREAGE – HIGH END FINISHES THROUGHOUT – POOL
GATED PRIVATE ENTRANCE – PAVED DRIVE – OUTBUILDING – SCENIC VIEWS
TENNIS COURT – 4 PONDS – BOAT DOCK – FISHING/HUNTING – TIMBER**



Price: 3,950,000.00

2022 Taxes: \$15,297.98

Total Acres: 145.7 +/- Acres

Mineral Rights: Seller's interest transfers to Buyer



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



Jake Steven, ALC
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Bradley Tidemann, SIOR
316.650.8853
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House Details

Total SF: 6,391 +/-SF

- **Main Floor SF:** 2,652 SF
- **Upper:** 1,087 SF
- **Basement:** 2,652 SF

Bedrooms: 4

Baths: 3 Full, 2 half

Year Built: 1986

Garage: Heated & cooled 2 car attached & detached

Utilities:

- Lagoon
- Well water - 3 Wells (Rural Water Available)
- Propane (2 leased tanks 1,000 gal & 500 gal)

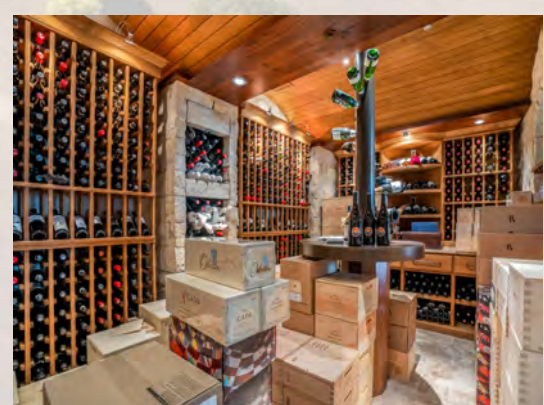
Other Features:

- Last remodeled in 2018
- Control4 Automation
- High end finishes throughout
- Front & back porch patio areas
- 2 wood burning fireplaces & 1 gas
- Wine cellar: humidity & temp controlled, high capacity
- Wet Bar
- Multiple spaces for entertaining
- Private office
- Some heated floors
- Laundry on main floor
- Gas stove in kitchen
- Water softener & RO system
- Appliances are new in approximately 2018
- All appliances transfer except two freezers in garage
- Central vac system
- Solid red oak trim and doors
- Some heavy-duty Mexican tile
- Exterior walls are 2x6 framing with total R value of 24.
- Backup generator is Caterpillar 30KW propane fired with auto start transfer switch
- Exterior is Stone and Hardy plank
- Chlorine liner Pool/w heater, and auto cover
- Roof is all R 38+ insulation DaVinci Shakes-Replaced in last 10 years.



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Outbuilding: 61' x 41'

- Heated concrete floors
- Large overhead door
- Insulated
- Hot water

Additional Outdoor Features:

- Frontage road is scheduled to be chip sealed rock next summer. Seller can provide contract.
- Private gated entrance/w electricity
- Paved driveway was slurry sealed approximately 3 years ago
- Security system/w cameras
- Detached garage by home is 24'x48'
- Includes wood shop that is heated/cooled
- Multiple fishing ponds
- Boat dock/w power
- Hunting opportunities
- Full sized tennis court/w fencing/lighting/tennis room & thrower
- 20' x 12' Green house
- Sprinkler system
- Lagoon was built in approximately 2021
- Pasture land
- Timber
- Possible additional build sites



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