

Premier Country Estate

HIGH END HOME - AIRPLANE HANGAR & RUNWAY - GUEST HOUSE
STOCKED FISHING POND - PREMIUM HUNTING OPPORTUNITIES
MULTIPLE OUTBUILDINGS - SCENIC VIEWS OF THE FLINT HILLS



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

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2071 2200 Ave, Chapman, KS 67431



Property Details

Total Acres: 120.6 +/- Acres

List Price: \$1,475,000.00

2022 Real Estate Taxes:

General: \$13,413.72

Specials: \$ 9.00

Located in the scenic Flint Hills of Kansas, just minutes away from Manhattan, KS, this extraordinary opportunity consists of a high-end main home, a secondary home, multiple outbuildings, an airplane hangar, a large stocked pond for fishing, a private runway, lush timber, shooting areas, stunning views, excellent hunting grounds for waterfowl, turkey, whitetail deer and pasture/hay fields ideal for grazing horses or cattle. The main home, overlooking the serene pond, features luxurious finishes throughout. Built around 1997, this impressive residence spans approximately 7,268 total square feet, with 5 bedrooms, 5.5 baths, a 3-car garage, gas stove, granite countertops, kitchen island, gas fireplace, gun safe, general safe room, multiple entertaining rooms, and recently updated kitchen and bathrooms. Currently on septic tank and water well systems, the home's propane tank is leased. The secondary home, built in 2004, offers 2 conforming bedrooms, 3 baths, a garage, patio with pond views, and a spacious bonus/bunk room. Equipped with its own water well and laundry hookups, this secondary home presents an excellent opportunity for a vacation rental or Airbnb option. Additional features include an implement shed (40'x30'), as well as a barn (36'x24') with a unique raised garden. The remarkable airplane hangar (80'x60') boasts a hydraulic opening door, insulation, an office, kitchen, and restroom. The heated and cooled workshop (28'x14.5') adds further versatility to the property. The picturesque pond and landscaped grounds provide breathtaking views, making this property truly unparalleled. Ideal for a family or couple that loves to entertain, it even holds potential for events and weddings. See listing pictures and video for additional details. Don't miss out on this exceptional country estate!



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Main House

Year Built: 1997

Total SF: 7,268 +/- SF

- Above Ground: 4,578 +/- SF
- Basement: 2,690 +/- SF

Beds: 5

Baths: 5-full, 1 half

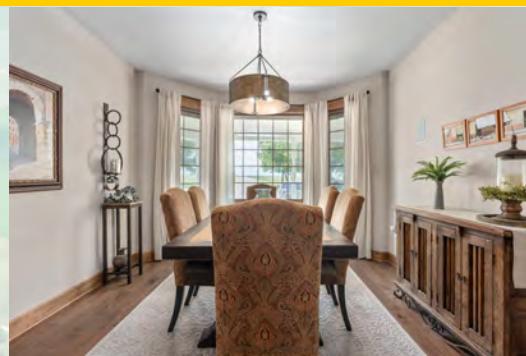
Garage: 3 car

Utilities:

- Septic
- Water well
- Leased propane tank

Highlights:

- Gas stove
- Granite countertops
- Island with seating
- Walk in Pantry
- Main Floor Laundry
- Engineered wood floors
- Gas fireplace in living
- Separate formal dining room
- Formal Office
- Large front and back porch
- Recently updated kitchen & bathrooms
- Safe Room/Tornado Shelter
- Newer roof
- Large Master Suite with his and hers walk-in closets



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Second Home

Year Built: 2004

Main Floor: 1,288 +/- SF

Basement Area: 792 +/- SF

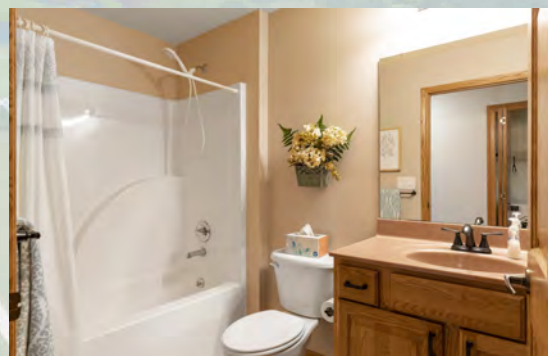
Beds: 2

Baths: 3

Garage: 1 car

Highlights:

- Water Well
- Laundry
- Eat-In Kitchen Island
- Updated basement
 - Walk Out Basement
 - Bonus/Bunk Room
 - Wet Bar
- Walkway to main house
- Balcony/Deck with scenic views
- Newer roof around 2022



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Land Features:

- Flint Hills grassland and rolling terrain
- Hay and pasture grazing areas
- Prairie Cottage Airport - Designation 8ks8
- Trap shoot area
- Shooting & Rifle Range
- Stocked Fishing Pond
- Heavy Timber



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Hangar:

- 4,800 +/- SF (80' x 60')
- Year Built: 2010
- Hydraulic door
- Fully insulated
- Bathroom
- Kitchen
- Office



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Red Barn

- 864 +/- SF (36' x 24')
- Year Built: 2000
- 2 Large sliding doors
- Partially insulated
- Concrete floors
- Has electric
- Garden area

Wood Shop

- 406 +/- SF (28' x 14.5')
- Electrical
- Heated and cooled
- Finished out interior



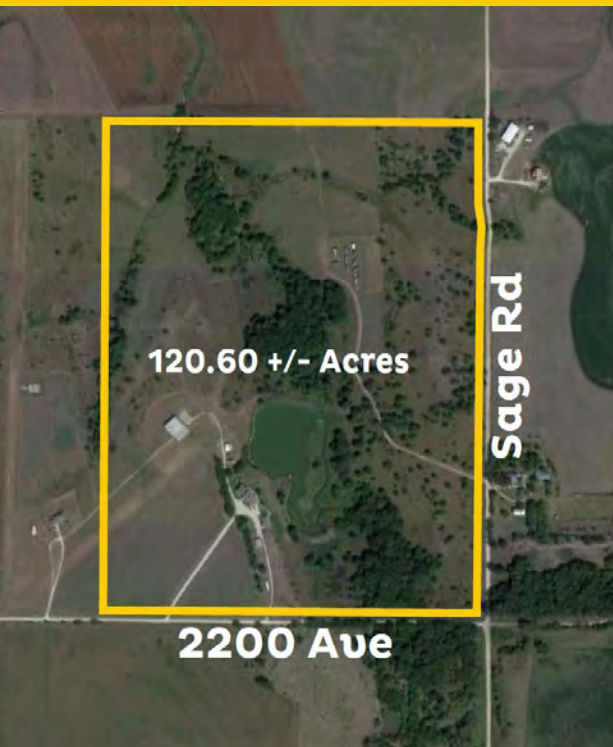
Implement Shed

- 40' x 30' - 1,200 +/- SF
- Year Built: 1998
- 2- 9' x 10' roll up doors
- Electrical



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