

Bitter Creek Rose Lodge

1199 CR 4025

Elk City, KS 67344

\$1,499,999

200± Acres

Chautauqua County



Bitter Creek Rose Lodge
Elk City, KS / Chautauqua County

SUMMARY

Address

1199 CR 4025

City, State Zip

Elk City, KS 67344

County

Chautauqua County

Type

Hunting Land, Ranches, Recreational Land,
Residential Property, Lakefront, Single Family

Latitude / Longitude

37.203821 / -95.963407

Dwelling Square Feet

2142

Bedrooms / Bathrooms

3 / 3

Acreage

200

Price

\$1,499,999

Property Website

<https://www.mossyoakproperties.com/property/bitter-creek-rose-lodge-chautauqua-kansas/30536/>



PROPERTY DESCRIPTION

Straddling the Chautauqua and Montgomery County line and completely hidden from view with no public road frontage, lies this 200+/-acre recreational oasis.

Follow the 3/4 mile deeded easement driveway as it winds up the Flint Hills. Once you enter the property, the dense timber lined drive immediately begins to offer the opportunity to view wildlife, before giving way to the first glimpses of the lake. As you round the last curve, the 2142 Sq. Ft. native sandstone rock lodge comes in to view.

Built in 1986, the 3 bedroom 3 bathroom lodge has been remodeled and updated throughout. With a master suite with remodeled master bath, that offer some of the finest views to be found, to the sunken living area with custom native stone fireplace, the lodge gives a rustic feel while offering all of the modern amenities, including new high speed DSL internet capability.

The custom kitchen complete with granite countertops and granite island offers the perfect area for entertaining. Right off of the kitchen is the protruding breakfast/dining nook, where you will find the custom oversized granite dining table, as well as the 10 protruding windows that overlook the private lake.

Just 25 feet from the full length split level deck, lies the 9+/- acre fully stocked lake. Offering excellent freshwater fishing opportunities, the lake is known for its largemouth bass, as well as "pan sized" warmouth perch and green sunfish. The lake will also offer plenty of opportunities for water sports and boating, as it also includes a dock and primitive boat ramp. Although the lake has been measured with depths of up to 45' deep, the southeast end is marshy and fairly shallow, and is known to attract and hold large numbers of waterfowl. This area is where the main water inlet into the lake is, and could also be further enhanced to attract waterfowl, while also offering multiple positions for blinds or pit blind possibilities.

The property also offers plenty of storage options for equipment or toys, with there being an attached climate controlled 220 sq.ft. one car garage with add-on "hobby room." There is also a 40'x40' enclosed metal building with overhead door, concrete slab, propane heat, and electricity, as well as a 40'x30' enclosed metal building with sliding doors, concrete slab, and electricity.

The remainder of the property is 188+/- acres of rolling topography full of wet weather drainages, sandstone rock outcroppings, native grass, and mature and new growth timber. These areas offer ideal bedding areas as well as natural travel corridors for the resident whitetails as well as resident turkeys. Multiple saddles and pinch points along and around the drainages offer ideal bowhunting stand situations, while there is also multiple areas that open up and allow ideal rifle hunting situations. An internal trail system, mixed with the open under story of the mature timber, allow accessing the property via ATV/UTV or walking.

The property has a history of producing trophy whitetails, but could be further enhanced with the addition of food plots. Although there are shallow soiled areas like this area of the Flint Hills is known for, there are also multiple deep soil areas that might require some clearing, but would make ideal food plot locations.

The property also has the possibility of offering a steady ROI, as the property is currently a successfully operated VRBO. Offering a potential return of 4-5% on investment, deciding which nights you would like to personally use the lodge and which nights you would like to rent it out, might become the biggest question.

One look, and I think you will agree that the property offers something for everyone, while offering that sometimes hard to find mix of rustic lodge or weekend getaway while at the same time a family friendly environment that everyone will enjoy.

Perimeter fencing is in place marking assumed boundary lines and in average condition. All mineral, oil, gas, wind, and water rights will transfer with no current leases.

Contact Land Specialist Jake Kolb with any questions or to schedule a private showing at [620-252-5881](tel:620-252-5881) or jkolb@mossyoakproperties.com. Land Specialist will be required at all showings with a minimum of 24 hours notice. All showings will be scheduled around current availabilities, as the property continues to operate as a VRBO.

- *2142 Sq. Ft. Lodge

 - *Native Sandstone Rock

 - *Built in 1986

- *3 Bedroom

- *3 Bathroom

- *Remodeled and Updated throughout

- *Custom Kitchen with Granite Counter Tops

- *Large Deck

- *200+/- Total Acres TBD by Survey

- *9+/- Acre Stocked Lake

 - *Primitive Boat Ramp

- *No Public Road Frontage

- *3/4 Mile Gated Deeded Easement Access

- *Rolling Topography

 - *Multiple Wet Weather Drainages

- *Mature and New Growth Timber

- *Food Plot Potential

- *Internal Trail System

- *40'x40' Shop with Concrete, Electricity, Heat, and Overhead Door

- *40'x30' Shop with Concrete, Electricity, and Sliding Doors

- *Trophy Whitetail Deer Hunting

- *Trophy Turkey Hunting

- *Trophy Waterfowl Hunting

- *Trophy Freshwater Fishing

- *Successfully Operating VRBO

- *35+/- miles to Bartlesville, OK

- *75+/- miles to Tulsa, OK

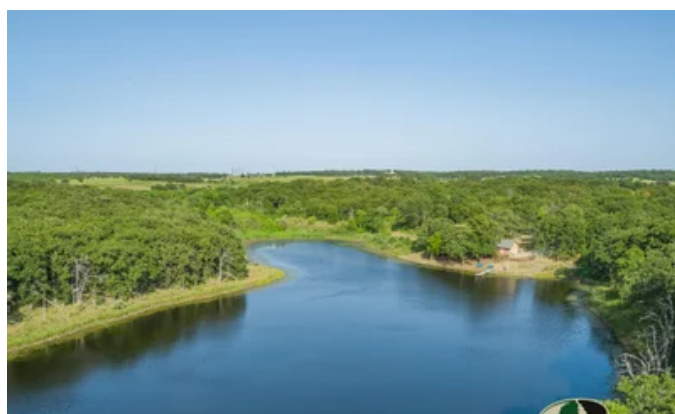
- *100+/- miles to Joplin, MO

*125+/- miles to Wichita, KS

*165+/- miles to Rogers, AR

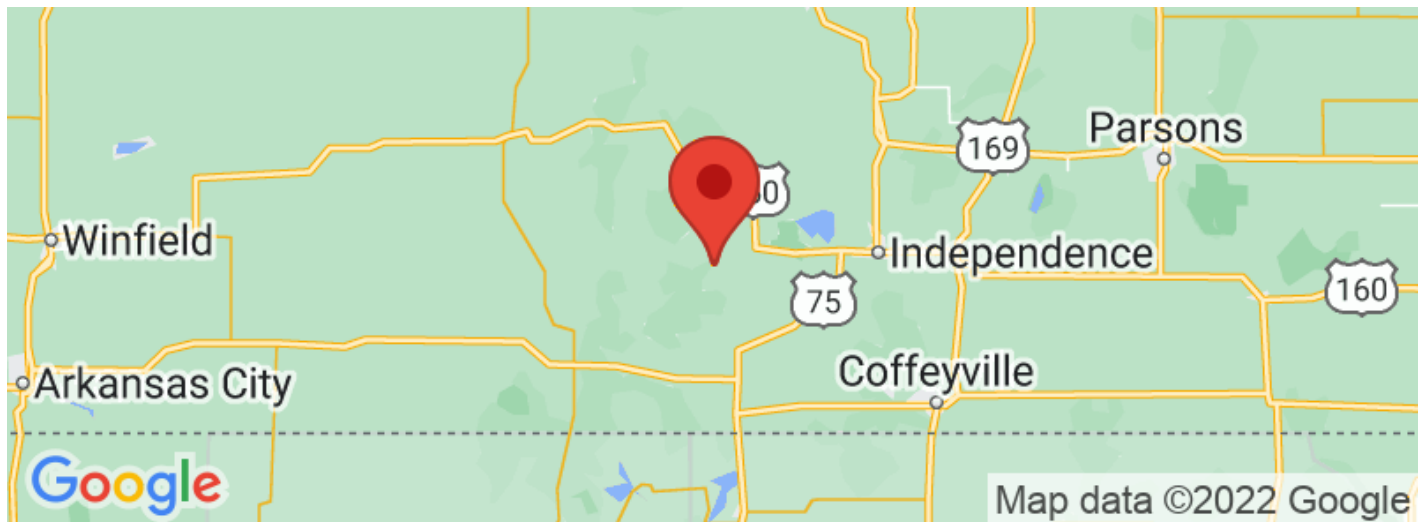
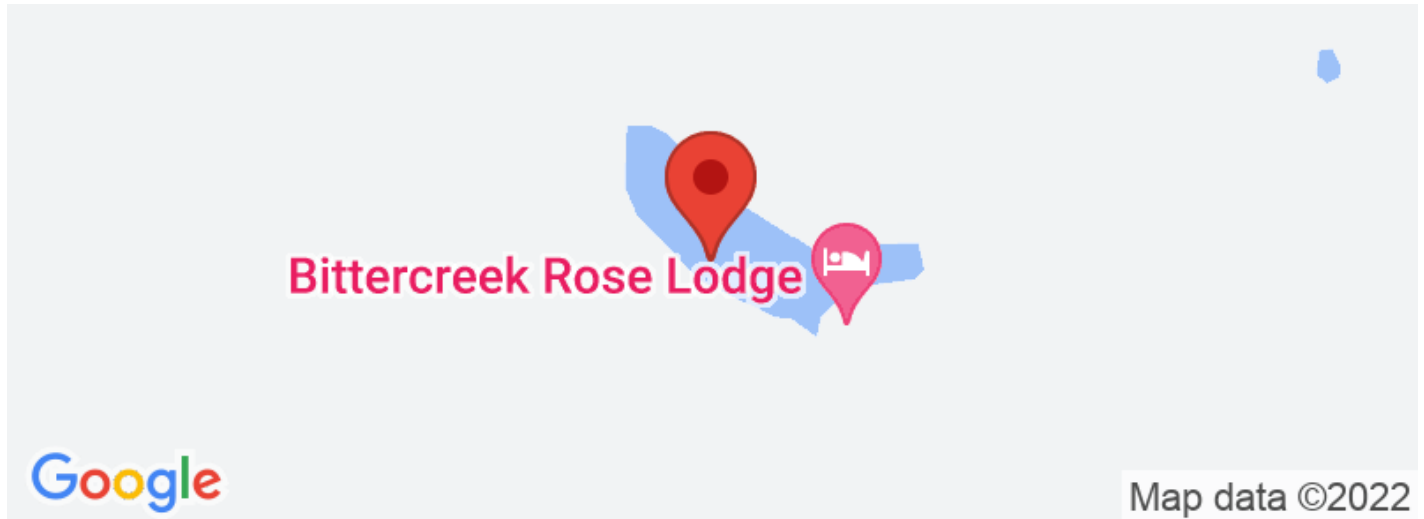


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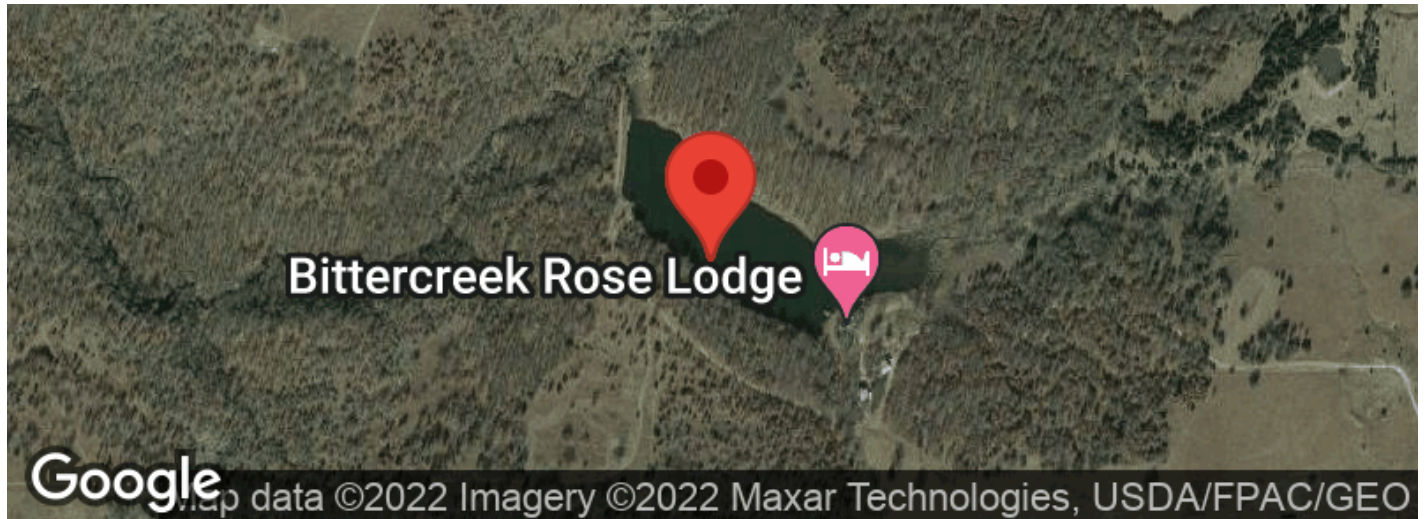




Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Neodesha, KS 66757

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Mossy Oak Properties of the Heartland

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MORE INFO ONLINE:

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