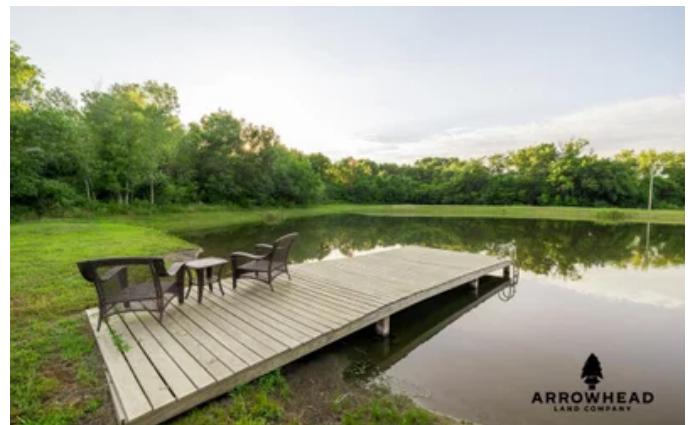


Good Creek Ranch
2202 Iowa Rd
Ottawa, KS 66067

\$775,000
41.190± Acres
Franklin County



Good Creek Ranch
Ottawa, KS / Franklin County

SUMMARY

Address

2202 Iowa Rd

City, State Zip

Ottawa, KS 66067

County

Franklin County

Type

Farms, Hunting Land, Single Family, Recreational
Land, Timberland

Latitude / Longitude

38.543755 / -95.346752

Acreage

41.190

Price

\$775,000

Property Website

<https://arrowheadlandcompany.com/property/good-creek-ranch-franklin-kansas/30855/>



PROPERTY DESCRIPTION

Through the gated entrance and down a long well-maintained secluded driveway will lead you to a gorgeous 2-story log cabin that offers not only exceptional views, but provides the true sensations of Kansas country living. Coming up to a circle gravel driveway and a freshly graveled parking area, Good Creek Ranch presents a beautiful 4 bedroom/2 bathroom home with a wide open and covered front porch that looks out beyond the front of the house. Out in front stands a playground for the kids to play on, a basketball hoop with a concrete pad to have some friendly family fun, and a gazebo to relax and enjoy the day or night! Starting in the front of the cabin, the deck wraps along the side and around the entire rear of the home that offers truly unbelievable views of the property. Upon walking through the front door, you are presented with a stunning interior and highly detailed craftsmanship. From the front door, there is a gorgeous open kitchen with a distressed finished island, wooden countertops and a crisp white farmhouse single bowl kitchen sink. The open floor plan continues throughout the entire main floor. From the kitchen, follows the unique dome-vaulted dining room where large windows are placed along the wall allowing a massive amount of natural light in. The unique and special architecture this home offers is exceptional. Next to the dining room stands a breathtaking limestone fireplace that is built up through the tall vaulted ceiling. There is a nicely built wooden mantle above the fireplace. While you are enjoying a nice warm fire during the winter or relaxing on a sunny day inside, you have no escaping the natural light. On the back wall displays massive windows that bring in an unbelievable amount of natural light and views, overlooking the stunning pond, from the inside of the home. If you are wanting to go to the deck, there is a door that leads you straight out to the rear deck where you can enjoy a hot cup of coffee in the morning, or enjoy a beautiful evening as the sun is setting. While the view is truly mesmerizing, the house offers even more. On the main floor is the master bed and bath. The laundry room is also in the same room. The master bathroom is as unique as it gets. The full bathroom has beautiful tiled flooring with a large bathtub that is surrounded by a clear coating that covers pennies which are placed along the sides for style. Another great feature of the master bedroom is the direct access to the deck so you are able to enjoy the beautiful views right outside of your bedroom. Outside of the master and up the log staircase gives you an excellent view out of the rear windows. There are three bedrooms on the second floor, and it would be a great area for the kids or visitors to stay in. Also, having a bathroom on the second floor is excellent to have so that guests can have some privacy of their own. Down the wooden staircase, there is a small barn-like gated door to go through to reach the walkout basement.

Good Creek Ranch offers much more outside of the beautifully built log cabin home. Out the basement door, there is a greenhouse and raised beds for gardening that could potentially fulfill all of your gardening wishes. The backyard is fenced off so if you have pets or livestock, they can enjoy themselves freely without the worry of any furry friends getting loose on other parts of the property. On top of gardening, you will have the luxury to pick your very own apples from the apple trees that are standing



on the ranch. Down the gravel road from the house, you are met by a 50 X 36 barn with stalls, water and electricity. By having all of these features, you are given the opportunity to raise any animals you'd like whether that would be horses, goats, sheep, pigs and more! There is a small pasture that your livestock could graze in that you can access right from the north side of the barn. Raising livestock and enjoying family time never disappoints, but what this ranch offers does not stop there. There is a clean and well-managed pond with a sturdy fishing dock that can serve as the hotspot for fishing or a relaxing spot to sit and enjoy nature. The fishing that comes from this pond has been proven to be excellent. While viewing the property, we decided to throw a couple casts and within just a few casts we were catching bluegill and bass like crazy! On top of all of the amazing recreational opportunities, Good Creek Ranch has a great trail system through the hardwood timber. In the northwest corner of the property, Mud Creek runs right through, offering a water source for the surrounding wildlife. The hunting that comes with this property is something that you just cannot pass up. This area of Kansas is known for great deer hunting and genetics, and this property has everything it takes to keep the trend going. There are also opportunities to hunt turkeys, doves, and other small game. With beautiful timber, open pastures, access from the north and the south, an incredible pond, and a flowing creek, this property has it all!

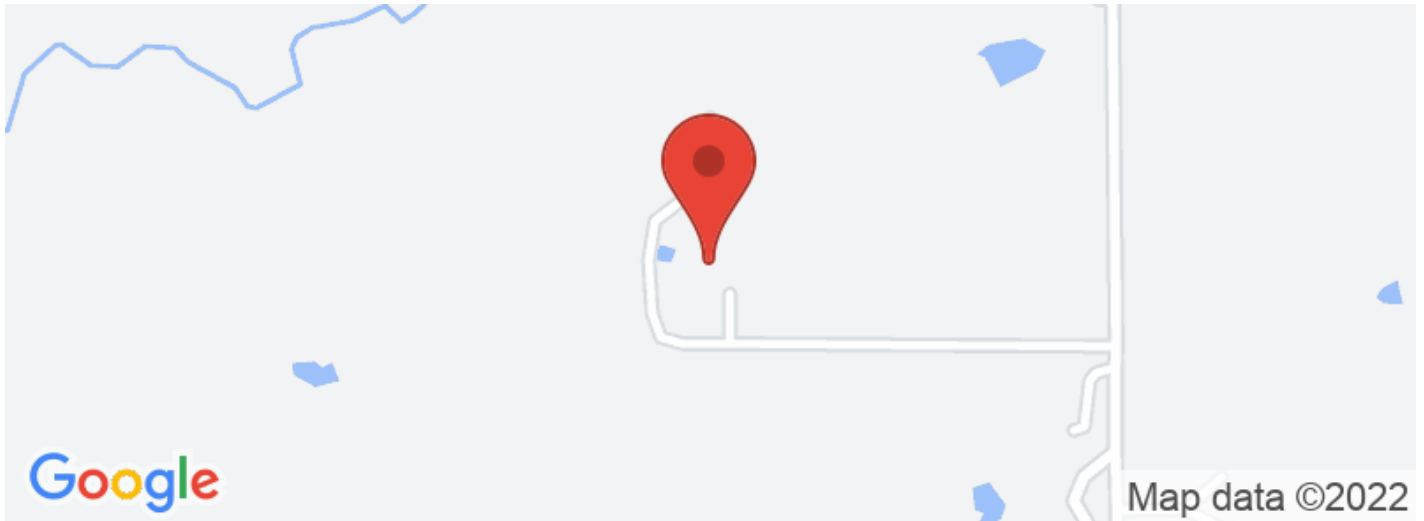
The location of the property could not get any better. You have quick access to town and other major locations. From the ranch, you are only 8.5+/- miles from Ottawa, 58.5+/- miles from Topeka, and 61+/- miles from Kansas City. Good Creek Ranch gives wonderful recreational opportunities, location is truly amazing and, most importantly, you are able to build your family's legacy here and make memories that will last and carry on for generations. A property of this caliber at this price is not a property you will see everyday. If you are interested in a private showing or have any questions please call Will Bellis at [\(918\) 978-9311](tel:9189789311).



Good Creek Ranch
Ottawa, KS / Franklin County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Will Bellis

Mobile

(918) 978-9311

Office

(580) 319-2202

Email

will.bellis@arrowheadlandcompany.com

Address

City / State / Zip

Kellyville, OK 74039

NOTES



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