

Lakeside Ridge Retreat
0000 Tioga Rd LOT:20
Wathena, KS 66090

\$450,000
20± Acres
Doniphan County



Lakeside Ridge Retreat
Wathena, KS / Doniphan County

SUMMARY

Address

0000 Tioga Rd LOT:20

City, State Zip

Wathena, KS 66090

County

Doniphan County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

39.7493 / -94.9585

Acreage

20

Price

\$450,000

Property Website

<https://arrowheadlandcompany.com/property/lakeside-ridge-retreat-doniphan-kansas/110695/>



PROPERTY DESCRIPTION

Imagine ending your evenings overlooking a scenic private lake and building your dream home on a piece of ground that offers both beauty and functionality. This 20± acre Doniphan County property delivers exactly that, with access to a 7± acre lake, rolling topography, and a secluded setting that is as peaceful as it is versatile. The rolling terrain creates an attractive landscape with scenic views, quality grassland, and several outstanding locations to build your dream home, weekend cabin, or country retreat. Whether you're seeking a place to escape the city, enjoy the outdoors, or establish a permanent residence, this property provides the space and flexibility to make it happen. Situated less than 1,000 +/- feet from the Missouri River, this tract benefits from a highly desirable location that combines scenic surroundings, abundant wildlife, and convenient access to one of the region's most significant natural resources. Portions of the property are fenced and currently support livestock grazing, making it well-suited for hobby farming, horses, or small-scale livestock operations. Access to the private lake creates opportunities for great fishing and the deep lake is full of bass, bluegill, crappie, and catfish. For outdoor enthusiasts, the property is located within the renowned Missouri River wildlife corridor, an area known for producing trophy whitetail deer. In addition to excellent deer hunting potential, the lake provides waterfowl hunting opportunities, and the property supports a healthy population of quail. The combination of rolling topography, grassland habitat, and nearby water creates an attractive environment for a variety of wildlife species. Adding to its appeal, the property has been approved to be divided into three to four smaller tracts, creating flexibility for a variety of future uses. Whether your goal is to build multiple homes, create a family compound, or capitalize on the strong demand often seen for smaller acreage properties, this approval provides options that can enhance both marketability and long-term value. For buyers looking for a turnkey country lifestyle, the sellers also own a 1700± square-foot home on 5± acres located less than one-quarter mile from the property along the same dead-end road. The home may be purchased in addition to the land, providing a rare opportunity to combine an established residence with a highly versatile recreational, agricultural, and future development property. Conveniently located just 3± minutes from Wathena and 10± minutes from St. Joseph, this property provides easy access to everyday amenities while maintaining the privacy and tranquility that make country living so appealing. Whether you're looking to build, invest, hunt, fish, raise livestock, or simply enjoy the outdoors, this tract offers a rare opportunity to own a versatile piece of Northeast Kansas with recreational, residential, and future development potential. All showings are by appointment only. If you would like more information or would like to schedule a private viewing, please contact Shea Miller at [\(913\)208-1364](tel:9132081364).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

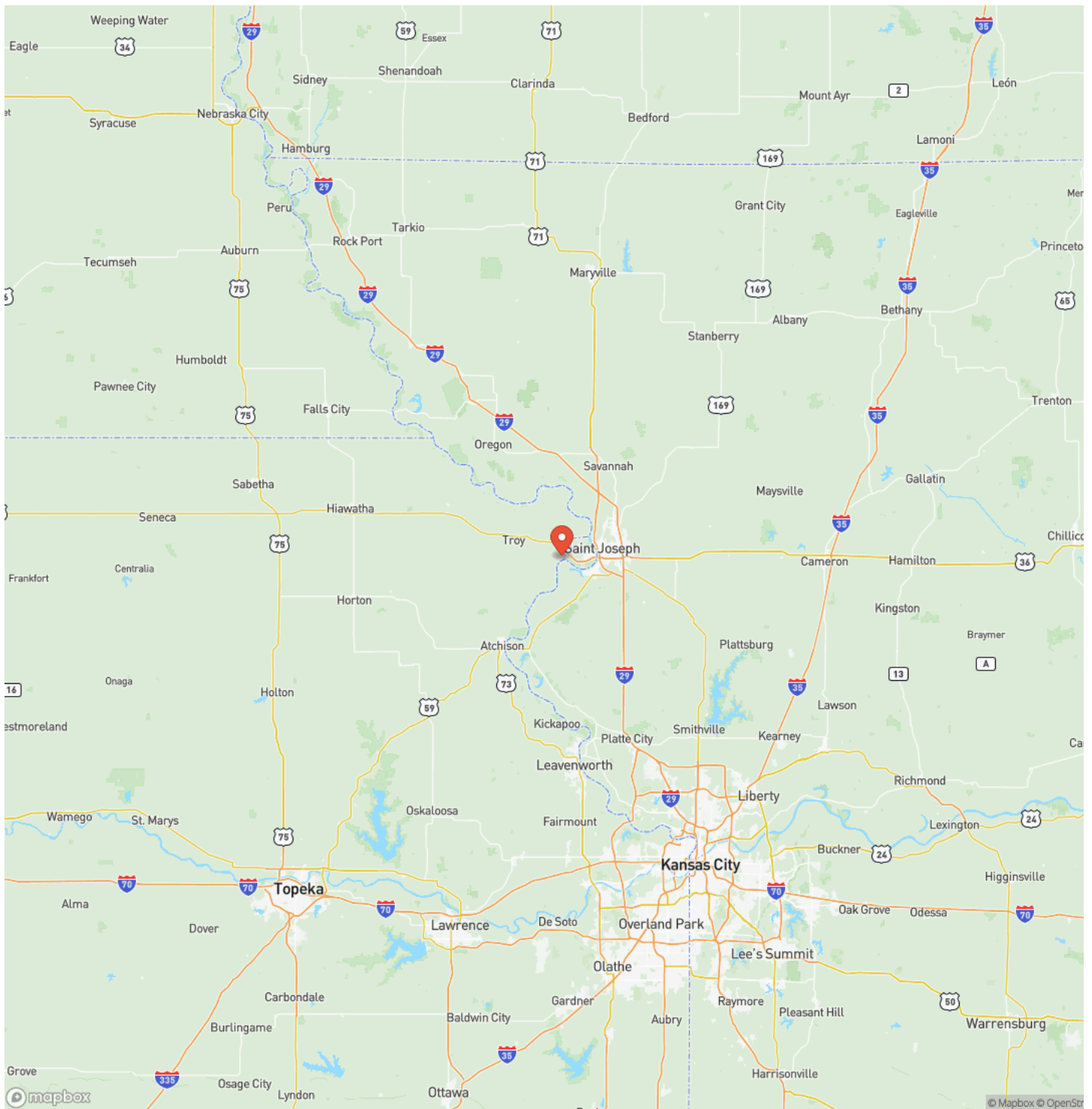
Lakeside Ridge Retreat
Wathena, KS / Doniphan County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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