

Secluded Private Lake House
3224 CR 1350
Havana, KS 67347

\$1,400,000
80± Acres
Montgomery County



Secluded Private Lake House
Havana, KS / Montgomery County

SUMMARY

Address

3224 CR 1350

City, State Zip

Havana, KS 67347

County

Montgomery County

Type

Residential Property, Lakefront

Latitude / Longitude

37.14531 / -95.932308

Dwelling Square Feet

2575

Bedrooms / Bathrooms

4 / 3.5

Acreage

80

Price

\$1,400,000

Property Website

<https://l2realtyinc.com/property/secluded-private-lake-house-montgomery-kansas/46245/>



Secluded Private Lake House Havana, KS / Montgomery County

PROPERTY DESCRIPTION

Have you ever dreamed of owning a completely private lakefront lodge that is completely out of site with zero road visibility? If so, it's time to turn that dream into reality. Nestled within a tranquil 60-acre sanctuary, this remarkable 2,576 sq. ft. Native Sandstone Rock Lodge is a true gem, constructed with attention to detail in 2003. Boasting a secluded, private setting that remains hidden from the road's prying eyes, this 4/5 bedroom, 3.5 bathroom lodge offers the perfect blend of modern comfort and rustic charm. The lodge's design combines classic and contemporary, featuring a vaulted ceiling, wood-finished walls and ceilings, that create a warm, inviting atmosphere throughout. The 1.5-story layout, complete with a loft, wraparound deck, and walkout basement, ensures every space is optimized for your pleasure. As you walk in the main door the open layout of kitchen and living area with the large prominent Native Stone Fireplace and vaulted ceilings, immediately grabs your attention. Perfect for feeding and entertaining a group of family or friends, this open layout provides the perfect setting for telling all of the latest hunting stories, while also providing an intimate setting that doesn't take a crowd to enjoy. You'll also find the visitor 1/2 bath in this area as well as the Master Suite which contains a master bath that has to be seen to be appreciated, while also providing a view of the lake. Over looking it all, is the loft area with multiple dormer windows that enhance the loft space while also offering picturesque views. This space would make a great office, play area, or an additional bedroom if needed. Downstairs in the fully finished walkout basement, you will find the two "mirrored" bedrooms on each side of the stairs. Each room is equipped with their own private full bath, large closets, as well as multiple windows overlooking the lake. Past these bedrooms you will find what is currently being used as the bunk room with two additional beds. This room would also make a perfect game room or additional family room if necessary. Also in this room, you'll see that safety and security are paramount, as evidenced by the built-in 8'x8' concrete safe-room/gun safe with a vault door, that ensures your peace of mind. The property includes a 30'x40' metal building with a concrete floor, two overhead doors, and a walk door, making it the ideal space for your hobbies or storage needs. Part of the building previously contained living quarters, and is still equipped with central heat and a window air unit. One of the crown jewels of this property is the private access it offers to a what was originally designed as a 110-acre impoundment. This area continues to suffer from an unprecedented drought, which is evident to the current level of the lake. At normal pool, the property will contain 15+/- surface acres of the watershed lake, and will continue to cooperate with a "Water Usage Agreement" with adjoining landowners providing access to the entire lake. The property offers a private boat ramp and dock, and invites you to enjoy freshwater fishing for largemouth bass, crappie, and catfish to name a few species. The lake is also known to offer some excellent waterfowl hunting opportunities, and some water sport opportunities, while creating endless opportunities for outdoor adventure and peace of mind. This property also provides ample space for outdoor enthusiasts with ATV/UTV trails, while the timber and broken pasture areas are known for both whitetail deer and turkey. Natural travel corridors traverse the property providing multiple stand and blind locations, for the trophy quality animals the property produces and has a history of producing. The upper pasture area also offers a couple of ideal locations for food plots, which would only enhance the property, or with a little additional fencing would provide some grazing opportunities for cattle or a horse. This listing is truly your chance to own a piece of paradise. A piece of paradise that most can only dream of. For those with bigger dreams, additional acreage may be available. Don't miss your opportunity to experience the beauty and tranquility of this extraordinary property, a haven for those seeking an escape from the ordinary.

*2576 Sq.ft. Native Sandstone Rock Lodge

*Built in 2003

*4/5 Bedroom

*3.5 Bathroom

*1.5 Story with Basement

*Loft

*Wraparound Deck

*Walkout Basement

*Vaulted Ceiling

MORE INFO ONLINE:

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- *Wood Finished Walls and Ceiling Throughout
- *Built in 8'x8' Concrete Safe-room/Gun Safe with Vault Door
- *Secluded Private Setting
- *Not visible from the road
- *Blacktop Road Frontage
- *30'x40' Metal Building
- *Concrete Floor
- *2 Overhead Doors
- *Walk Door
- *CH/A
- *Previously Contained Living Quarters
- *60+/- Acres
- *Timber
- *Broken Pasture
- *Private Access to 100% Private Watershed Lake
- *Watershed originally designed as 110 acre impoundment
- *15+/- Surface Acres of Watershed Lake (at normal pool)
- *Boat Ramp
- *Whitetail Deer Hunting Opportunities
- *Turkey Hunting Opportunities
- *Freshwater Fishing Opportunities
- *Waterfowl Hunting Opportunities
- *Water Sports Opportunities
- *Wildlife
- *ATV/UTV Trails
- *Additional Acreage is available
- *Approximately 30 miles to Bartlesville, OK
- *Approximately 70 miles to Tulsa, OK
- *Approximately 90 miles to Joplin, MO
- *Approximately 115 miles to Wichita, KS



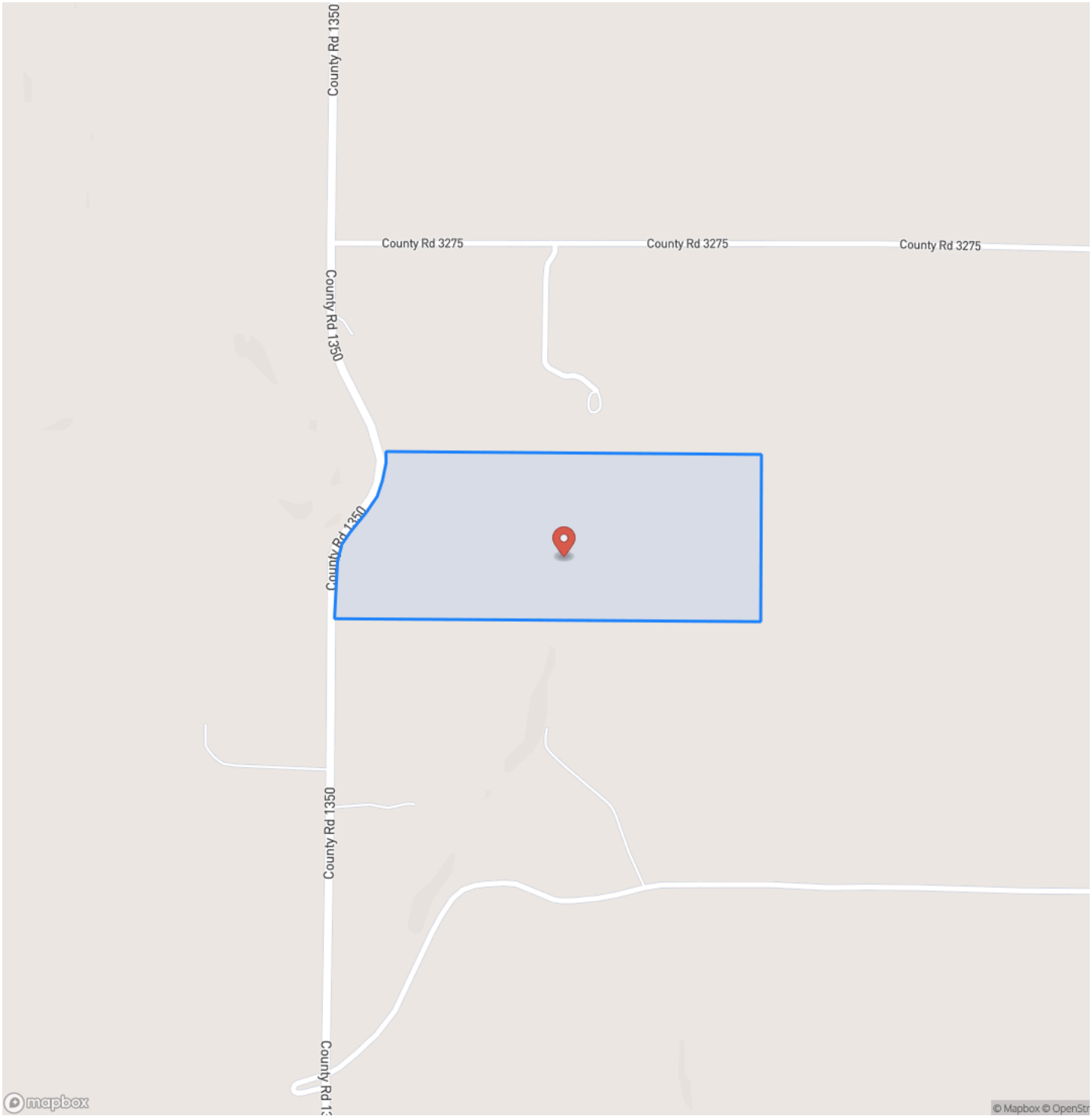
*Approximately 185 miles to Kansas City, KS



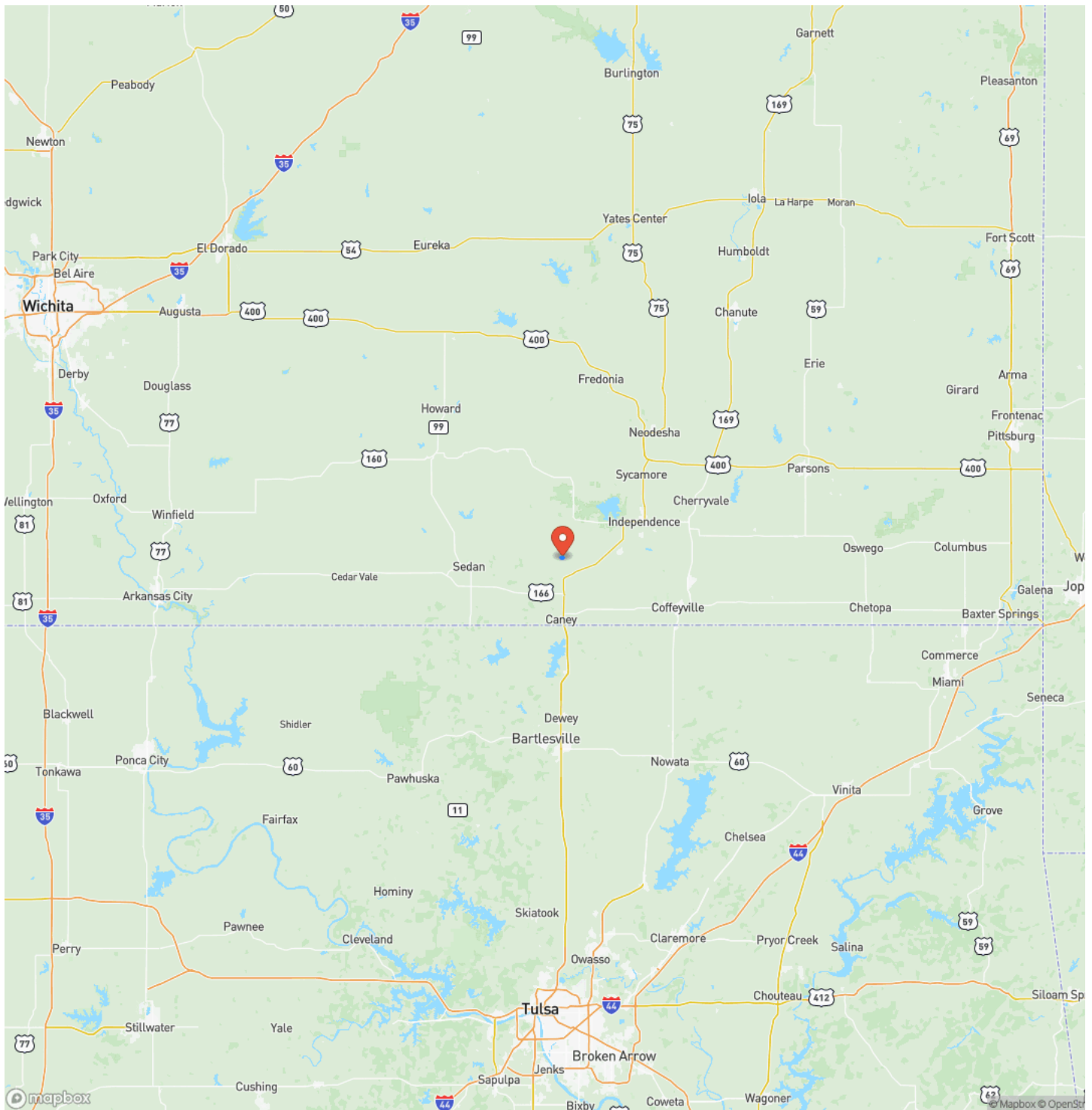
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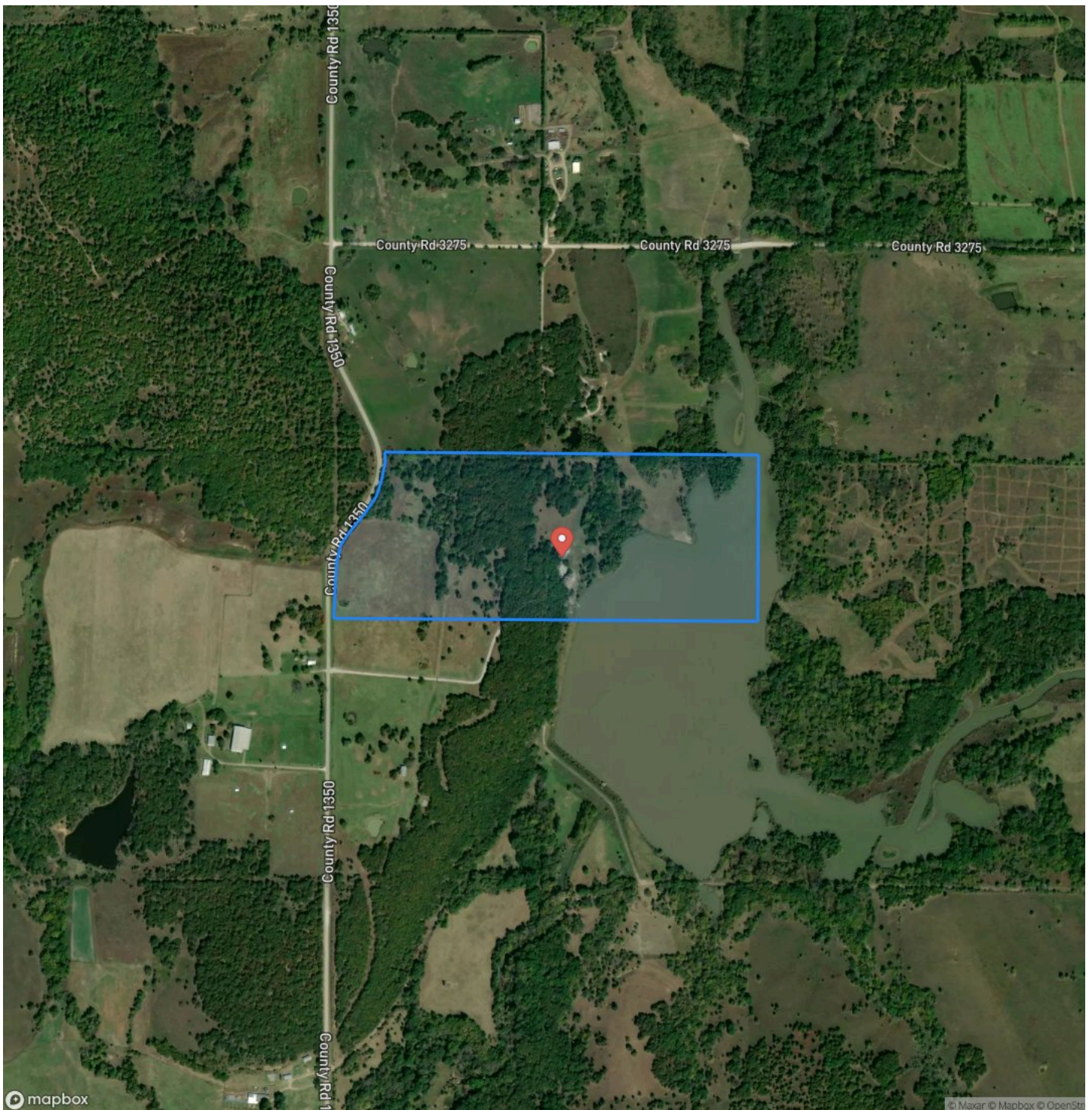
Locator Map



Locator Map



Satellite Map



Secluded Private Lake House Havana, KS / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jake Kolb

Mobile

(620) 252-5881

Email

jkolb@L2realtyinc.com

Address

City / State / Zip

NOTES

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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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