

Big Hill Lake - Dream Home  
431 22000 Rd  
Cherryvale, KS 67335

**\$520,600**  
3.400± Acres  
Labette County





**Big Hill Lake - Dream Home**  
**Cherryvale, KS / Labette County**

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**SUMMARY**

**Address**

431 22000 Rd

**City, State Zip**

Cherryvale, KS 67335

**County**

Labette County

**Type**

Residential Property

**Latitude / Longitude**

37.309473 / -95.460396

**Dwelling Square Feet**

3804

**Bedrooms / Bathrooms**

5 / 3

**Acreage**

3.400

**Price**

\$520,600

**Property Website**

<https://l2realtyinc.com/property/big-hill-lake-dream-home-labette-kansas/83706/>



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### PROPERTY DESCRIPTION

#### Big Hill Lake - Dream Home!

Have you ever dreamed of walking out your door and within steps being on or in a lake and able to hunt, fish, swim, kayak, canoe, hike, horseback riding, bird watching and numerous other outdoor activities? If so, **431 22000 RD, Cherryvale, KS** is waiting for you to make it your home or hunting lodge. Built in **1997**, this well maintained, two-story **3804' home** with a full finished, walk-out basement, fireplace and a **525' attached garage sits on 3.4 acres**. Mature oak trees for shade and natural stone from the area around the bottom of the home compliments this setting. As you enter the home you will step onto **oak flooring** and look up to **knotty pine ceilings**. This all-electric, well-maintained home has **5 bedrooms, 2 full baths, 2 half baths**, large utility room, sunroom, fireplace, and a built-in alarm system. Your **kitchen** is ready for you with custom made **maple cabinets, granite countertops**, convection oven, Bosch stove top, dishwasher, Samsung refrigerator, and 2 lazy Susan's. **A full deck** for you to entertain and/or relax stretches across the back of the home. As a bonus the **attic is finished**.

The **main floor has 1492'** and less than 1000' out your front door you can be in or on the water at Big Hill Lake. 925' upstairs looks out onto the horse camp and trail across the road. 17 miles of horse trails meanders through a variety of terrain that all ages enjoy. The home has a 1387' **walk out basement** with a sump pump that never has been needed. The **pool table** and **ping pong table** will be left for you to enjoy. The **walk out basement opens to your outdoor playground**, an extensive **1350 acre public hunting area less than 50 feet** from your back door.

A 1996, **12' x 20', insulated shed with electricity** would make a good workshop or whatever you wanted it to be. A **2007 John Deere 2445, zero-turn mower** with a new engine and a 48" Hustler deck that has a rear discharge, a **cart and sprayer comes with the property**. Also, as part of the package you can have **your choice of either**: 1) **2001 Suzuki 500** quadmaster, automatic, 4-wheel drive, **4-wheeler** or 2) **1997 Honda Foreman 4-wheeler** with 6000 miles and new tires. Mower, cart, sprayer and 4-wheelers are also negotiable.

As a bonus this property offers you, your own huge outdoor playground right outside your door. **You will find this dream next to Big Hill Lake** in Labette County, KS. Big Hill is a reservoir that holds **1,240 acres of water with 367 acres available for public use**. It is **one of the clearest lakes** in Kansas and has a maximum depth of **60 feet**. The KS Department of Wildlife and Parks (**KDWP**) manages approximately **1350 acres** specifically for **public hunting**. Due to KDWP stocking, fish shelters and leaving a large area of timber and other standing vegetation, Big Hill has developed into a productive and popular fishing spot. There is a large variety of fish species at this lake. Large and small mouth bass, crappie, bluegill, walleye, channel and flathead catfish are among the species you will find on the end of your line. The U.S. Army Corps of Engineers (USACE) manages approximately 800 acres of project lands with some restrictions. Almost all of Big Hill Lake is open to public hunting. White-tailed deer and turkeys are popular game species.

Call, text or email Jodi Cushenbery [620-891-0056](tel:620-891-0056) or [jcushenbery@l2realtyinc.com](mailto:jcushenbery@l2realtyinc.com) to make an appointment to take a look at a beautiful, well-maintained, dream home sitting on 3.4 shaded acres, next to a 1240 acre body of water and 1350 acres managed by KDWP for public hunting. Not often does a property with the free bonuses this one offers, right outside your door, comes to the market! Let's look!

#### Motivated Seller

3804' home - All Electric - Well Maintained

3.4 acres

Full, Finished, Walk-out Basement

5 bedrooms

2 full baths, 2 half baths

**MORE INFO ONLINE:**

**L2realtyinc.com**

Fireplace

Samsung Refrigerator, Dishwasher, Convection Oven, Bosch stove top

2007 John Deere 2445, zero-turn mower (new engine)

Cart and sprayer

Choice of 2001 Suzuki or 1997 Honda 4-wheeler

Easy access to Big Hill Lake - approximately 1240 acres

Easy access to Public Hunting - approximately 1350 acres

Hunt, fish, kayak, canoe, swim, hiking, horse back riding, bird watching, etc

Twin Valley Electric

RWD #3

Cherryvale, Parsons or Altamont - 25 minutes +/-

Wichita - 2 hours +/-

Tulsa - 1 ½ hours +/-



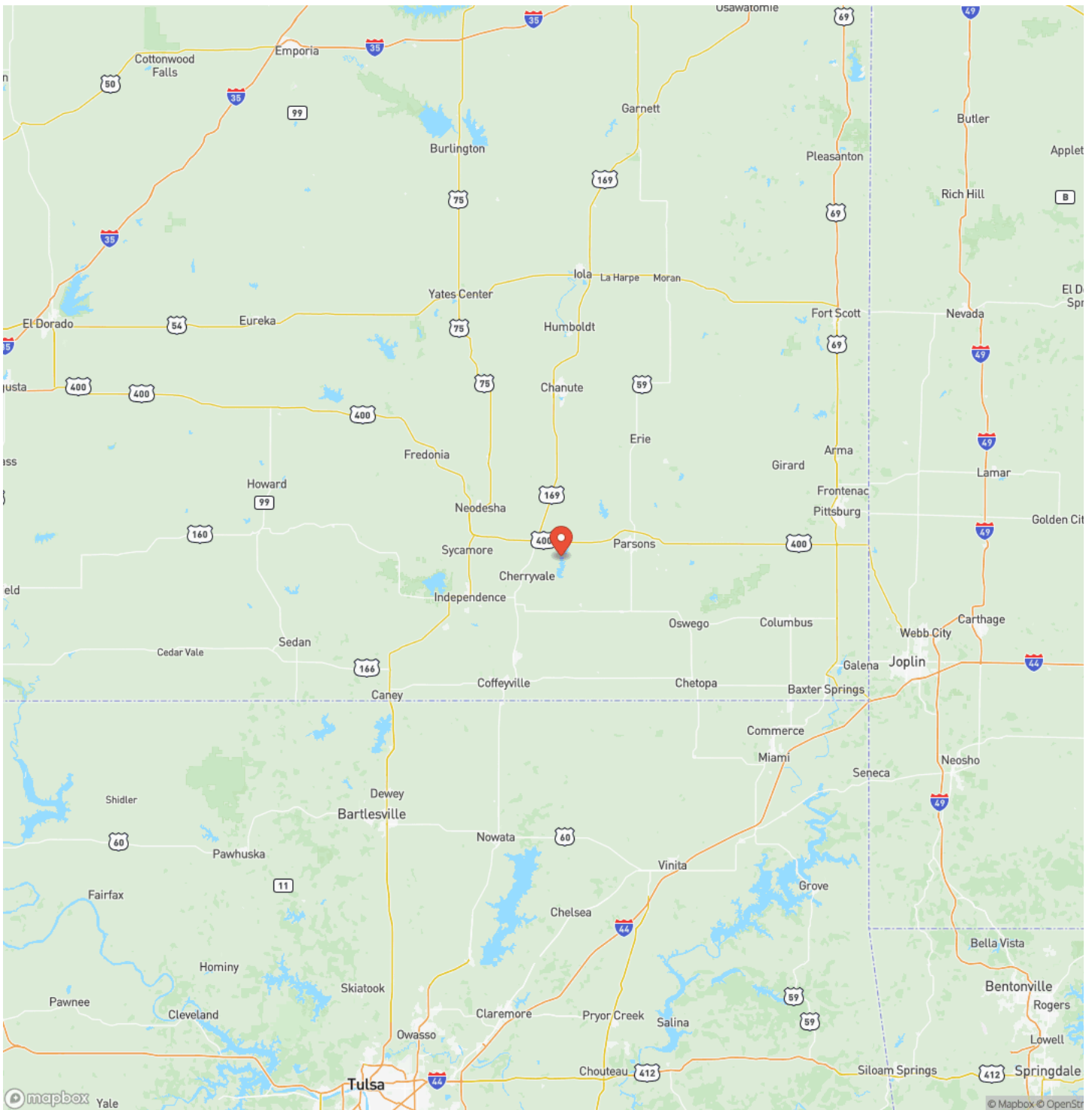
Big Hill Lake - Dream Home  
Cherryvale, KS / Labette County



Locator Map



## Locator Map





## Satellite Map





## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jodi Cushenbery

## Mobile

(620) 891-0056

## Email

jodi32lee@gmail.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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