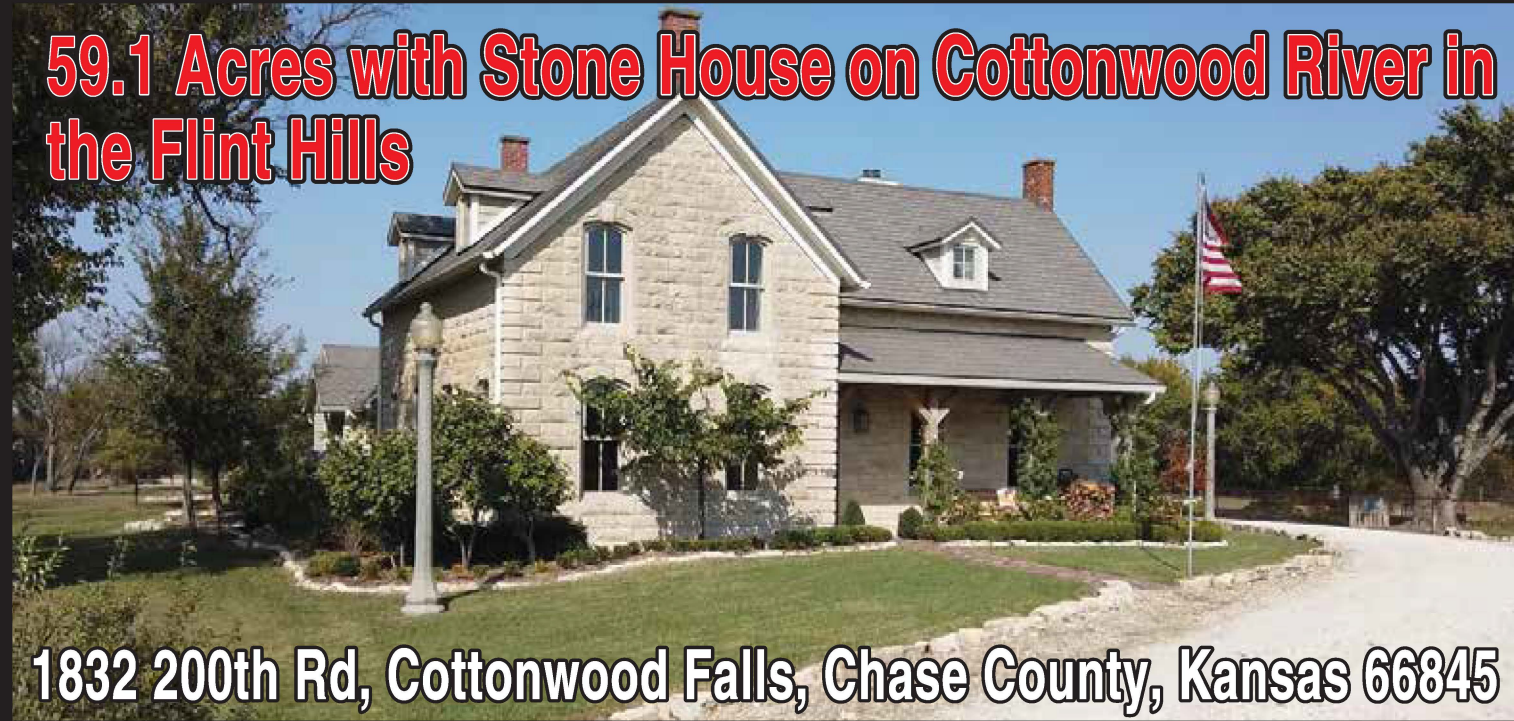
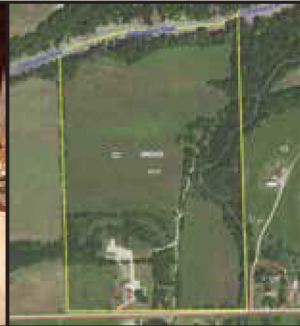
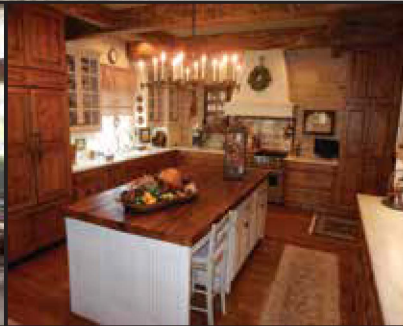
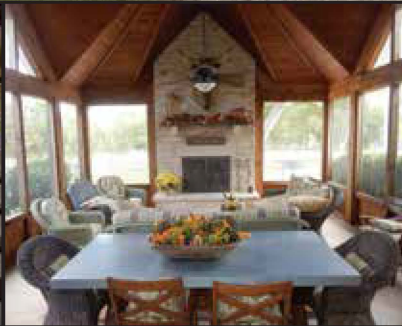
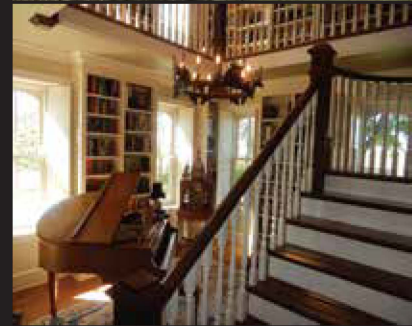
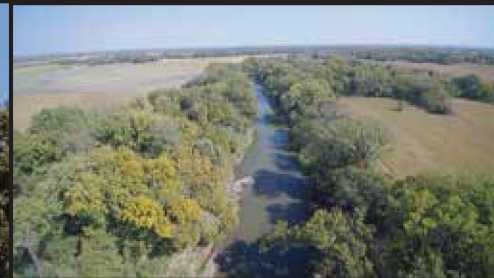


59.1 Acres with Stone House on Cottonwood River in the Flint Hills



1832 200th Rd, Cottonwood Falls, Chase County, Kansas 66845



Griffin Real Estate & Auction

305 Broadway, Cottonwood Falls, KS

Office: 620-273-6421

www.GriffinRealEstateAuction.com

NEW LISTING

ADDRESS: 1832 200th Rd, Cottonwood Falls, Chase County, Kansas 66845

DIRECTIONS: From the intersection of HWY-177 and Union/Rd 210 in Cottonwood Falls, go east on Union/Rd 210 and continue for 0.6 mi, stay to your right at the "Y" and continue east and south for 0.7 mi to 200th Rd, turn east and continue 0.3 mi to the driveway on the north side of the county road.

DESC: Have you ever thought that something was too good to be true? For years people have asked for a stone house on the Cottonwood River close to town, well here it is! This stunning 1874 Limestone house sits on a beautiful 59.1 acres along the Cottonwood River just 1.5 miles from town. Originally built in 1874, this 2-story home has all of the charm and character from yesteryear, an exposed limestone wall, deep window wells, large trim, a fireplace, library and tons of architectural details. This home was completely remodeled and added on to in 2012 with high end finishes by architect Rick Jones. Custom Marvin windows were added, Wedgwood tiles from the late 1800s, and a gourmet kitchen. The kitchen is amazing with an open design, wood beam ceilings and a large island with a wood countertop from an old Amish barn in Wisconsin. The custom cabinets are Knotty-Alder and you will fall in love with the Viking gas stove and hood! The screened in porch is beautiful with a limestone fireplace, vaulted ceilings and a built-in grill. The home has custom finishes throughout the 3,870 sq. ft., with 3 bedrooms, including a primary bedroom with private bath and walk-in closet, and 3 full baths and 2 half baths. There is also an attached 3 car garage, full unfinished basement, backup generator, rural water, 3 CH/CA units, and an irrigation system.

As unique and breathtaking as the house is, the outdoor property is no different! The north property line is the Cottonwood River which is greeted by a hay meadow of native and mixed grasses. Here you will find all kinds of wildlife including deer and turkeys. If you enjoy fishing and kayaking, take advantage of the access to the Cottonwood River or try your luck in the stocked pond. As you move throughout the property, you'll find remnants from the past 146 years including stacked stone fences and a limestone foundation from an old barn. Around the home, you will fall in love with the manicured landscaping and garden area, accented by limestone posts, vintage gates, raised flower beds and a garden shed that was once a bunkhouse at Camp Wood. Enjoy the "secret" garden right off of the screened-in porch that is full of incredible flowers. There is also a 62x36 Morton Building for good storage.

One of our favorite things about this property, is that it is truly a one of a kind. Everything is unique with it's own story. Whether it's the original limestone that was quarried from right across the road, or the Wedgwood tiles that were collected from England, Canada and Australia, to the garden shed from Camp Wood, to the limestone remnants that tell a story from years gone by, it would be impossible to replicate this gorgeous property. Come and see for yourself and take advantage of this opportunity to add your chapter to this storied property!

Listed at \$879,000.00

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