

## A Once in a Lifetime Nature Lover's Paradise

*14258 SE Cole Creek Road, Leon Kansas 67074*

Rare opportunity to own two hundred and thirty four acres, located conveniently 30 minutes east of Wichita at the edge of the Flint Hills. Winding through the property is  $\frac{3}{4}$  miles of clear Hickory Creek water, which includes 2 spring-fed streams that flow seasonally throughout the year. Hickory Creek boasts multiple varieties of fish, including channel catfish, flathead, bass, crappie and perch. The owners hold water rights to Hickory Creek, which averages 580,000 gallons per year.

Wooded areas, pasture, and farm land provide the ideal wildlife habitat for deer, turkey, quail, prairie chicken, ducks, geese and a myriad of squirrels that call this land home. Bird lovers will be thrilled to see two pairs of bald eagles that frequent the property throughout the year. The property also includes a one 1-acre pond and 2 smaller ponds, which supply additional water sources.

**Home:** Find secluded tranquility in a 1200 sq. ft. native stone and Masonite home, built in 2000. A nearly maintenance free and energy-efficient home, is nestled in the woods and looks out onto the spring fed stream. Entering the home, a large great room showcases the native stone fireplace, massive wood ceiling beam, and a wall of high quality Anderson windows. Stay cozy in the winter with a 42" fireplace unit that is vented to provide warmth to all areas of the house, or utilize the central heat and air conditioning unit. Heat is also available through a propane furnace, with an additional wired-in transfer switch to provide electricity from a

generator as needed. A deep water well, rated at 15 gallons per minute flow, provides abundant spring fed water throughout the home.

A large master bedroom is located off the great room, with an attached 5-piece bathroom, including whirlpool tub. The kitchen has solid oak cabinets with pull-out drawers, two separate sinks with disposals, a dishwasher and gas stove. A laundry/utility room, housing the washer and dryer, pantry and water heater is adjacent to the kitchen, and connects to an attached full bathroom and large walk-in closet. Storage space is plentiful with a 12 x 16 enclosed patio, which provides a cool breezeway to an additional room, which would provide a great flex space for an office, family room or bedroom. Completing the home is an attached 12 x 24 garage with additional storage available in the rafters

**Surroundings:** Lining the west side of the property is a lengthy shelterbelt that consists of Scotch pine, Eastern Red Cedar, Sand Plums, fragrant Sumac, Dogwood, Chokecherry and Austrian Pine trees.

Scattered throughout the property are forty-five fruit producing trees, including apple, cherry, pear, peach, apricot, and plum. Two large fenced gardens annually produce abundant strawberry, raspberries and asparagus. In addition, hybrid currants and blackberries are established, along with hundreds of native gooseberry and elderberry bushes. Mushroom hunters will delight in finding large morels after a spring rain.

This property was honored with the State of Kansas Conservation Award in 2011. A state forester identified over sixty varieties of trees including almost 100 mature, producing walnut

trees, and established pecan trees. Decades-old timber scattered throughout the property reach 75 feet in height.

Numerous gardens are scattered throughout the property with hundreds of jonquils, iris and periwinkles blooming throughout the spring. Thousands of wild pink and white violets and English ivy provide a cheerful groundcover. Expert gardeners will delight in the abundant foliage which includes smoke and burning bushes, pyracantha, forsythia, lilac, roses, hostas, honeysuckle, juniper, oakleaf hydrangea, flowering almond, snowball buses, Japanese maple, holly and dogwood species.