

MIDWEST LAND GROUP PRESENTS



0.2 ACRES
CHASE COUNTY, KS

117 S Kahola Road, Council Grove, Kansas, 66846



MIDWEST LAND GROUP IS HONORED TO PRESENT

CUSTOM LAKE HOME ON A PRIME LOCATION WITH SUPERIOR AMENITIES

Located nestled in the heart of the lustrous Flint Hills of Kansas, sits the coveted Lake Kahola. A private spring-fed lake that holds the most beautiful year-round scenery and shoreline, top-end fishing that everyone in the angler world raves over, open non-crowded water that allows endless boating activities, and a place a peace far away from the hustle and bustle. A place to recharge, reconnect, and build memories that will last a lifetime. Only 2 families have owned this lot since the early 1940's and there is a reason why. It is a rarity for any property to be available to purchase on this lake, and even more difficult to find a property on the south side, then top it off and try to find a property on the deepest water with the greatest views, and this lake home has it all, and is the unicorn that comes around once in a lifetime.

Cresting the hilltop that overlooks Lake Kahola, head west on the paved S. Kahola Road. Take the turn in at Lot 117, just past the smoking cowboy. The setting not only provides a secluded feel, but endless shade and protection. There are multiple entry points to the residence, with the main level and the 2nd level. One step inside the front door, you will feel how special this property is and the level of build and craftsmanship that went into it. From custom bamboo flooring throughout to top-end finishings and all in between, this residence holds every want or need one could imagine. The kitchen is complete with granite countertops, stainless

steel appliances with a gas oven and overhead vent, a pantry, custom cabinets, and a water filtration purifier. The views throughout the main level are just as incredible as outside! The living room provides a peaceful space with a fireplace. The bunk room is just off the living room with 2 full beds, allowing space for 2-4 sleepers. There is a full bathroom with tub and shower on the main level, along with a spacious bedroom. Upstairs, not only is the space stunning, but the views are too! From relaxing with reading books, playing games, or watching movies on rainy days or evenings after coming in off the water, the family room holds endless opportunities. There is a full bathroom with a shower just off the laundry room, with a washer and dryer located on this level as well, with 2 double door entry. Head to the master suite, complete with a closet, a walk-in closet, and a master bathroom with a walk-in shower. The home is constructed from ICF, making it not only incredibly efficient but incredibly resilient to weather while being low maintenance. While in the home, appreciate how impeccably quiet it is. The air flow throughout the residence is notable as well. Pairing the ICF with the heat and air system, you can breathe easy. The roof is a 50-year metal grade. The residence is on a well, which is located on the south side of the home. This well has never gone dry in the history of the lot and is used without filtration for cooking, bathing, and drinking if you choose, as you are in some of the most clean and pure country here, away from chemicals and impurities.

Outside take note of the well-thought-out deck space, which utilizes the lay of the land while capturing as much space as possible. Also, notice the low maintenance needs of the entire property. No mowing and self-sustaining flowerbeds, which allows you more time to enjoy the reason to be at the lake! With the location tucked behind the hillside, you are protected on the windy days with calm waters. The floating dock and boat house are the places to be and where you will spend the days away. Complete with cool-touch concrete so bare feet don't get hot, easy entry wet steps, a swim ladder, kayak racks, seating, and an automatic boat lift. The boat house is 28' in length. The wake break is a thing of beauty and keeps the entire swimming area protected and calm. Below the water, the anglers will appreciate the fishing habitat that was carefully constructed, and when you drop a line in, be ready, as it will be a fun-filled fishing derby. With Lake Kahola being a private lake, the boat numbers are low, just like the lake lots, which allow you to be on the water without feeling constricted with boat traffic. There is a marina located on the north side with all the wants and needs, along with fuel access on the water. Lake

Kahola holds several events annually throughout the year, along with their sought-after 4th of July with a fireworks show worth writing home about, and can be seen with a clear line of sight right from the subject property's deck! Sunday church is held on the north side of the lake in the community shelter house during the summer months. The sunrises and sunsets at the lake are the most stunning things to witness and be a part of. Sitting out on the dock watching the sunrise with a line in the water, the birds singing in the background, and tranquil, calm waters on the horizon.

From spending the summer days away on the water playing, to fishing throughout the year in one of the best spots on the lake, to cozying up over the fall and winter months watching the wildlife and waterfowl, there is always a highlight no matter what time of year! With all the property has to offer and the opportunity to even have a chance to purchase on Lake Kahola, this lake home is truly a special one and one that lifelong memories will be made at, and is one to tour in person to appreciate all it holds. Qualified buyers to schedule a tour.



PROPERTY FEATURES

PRICE: **\$897,360** | COUNTY: **CHASE** | STATE: **KANSAS** | ACRES: **0.2**

- Located between Emporia and Council Grove, KS, in the heart of the Flint Hills
- Private lake
- 2-story mountain modern inspired
- 3 bedrooms, 3 full bathrooms with 2,252 sq. ft. finished living space
- ICF, constructed in 2011
- Incredible views inside and outside with a secluded setting
- Custom amenities throughout with top-end finishing
- 2 gas fireplaces
- Endless storage space
- Electric home on Flint Hills Electric
- Propane for fireplaces and kitchen oven
- High-speed Internet options
- Well water and septic system
- Metal roof 50-year durability
- Garage with overhead and walk door
- Outside outhouse and storage unit, and additional storage shed
- Spacious front and back deck areas
- Large lot with open shoreline
- Custom Mac Dock with lift and wake break swimming area, easy entry wet steps, swim ladder, kayak racks
- Low maintenance property that is turn-key
- 14' to 18' year-round water depth at water entry
- Fishing habitat strategy created
- Top-end fishing lake throughout the Midwest with game species of Walleye, Largemouth Bass, Spotted Bass, Crappie, Channel Cat, Flathead and non-game species of Carp, Buffalo, Drum,
- Shad, Bluegill
- Zebra mussel free lake
- Gas available on the water with marina amenities
- Annual HOA \$1,550.00
- Approximate 2024 tax: \$5,486.52
- 21 miles from Emporia
- 98 miles from Wichita



MOUNTAIN MODERN INSPIRED HOME



2,252 SQ. FT. FINISHED LIVING SPACE



3 BEDROOMS, 3 FULL BATHROOMS



INCREDIBLE VIEWS



SPACIOUS FRONT & BACK DECK AREAS



FLOATING DOCK AND BOAT HOUSE

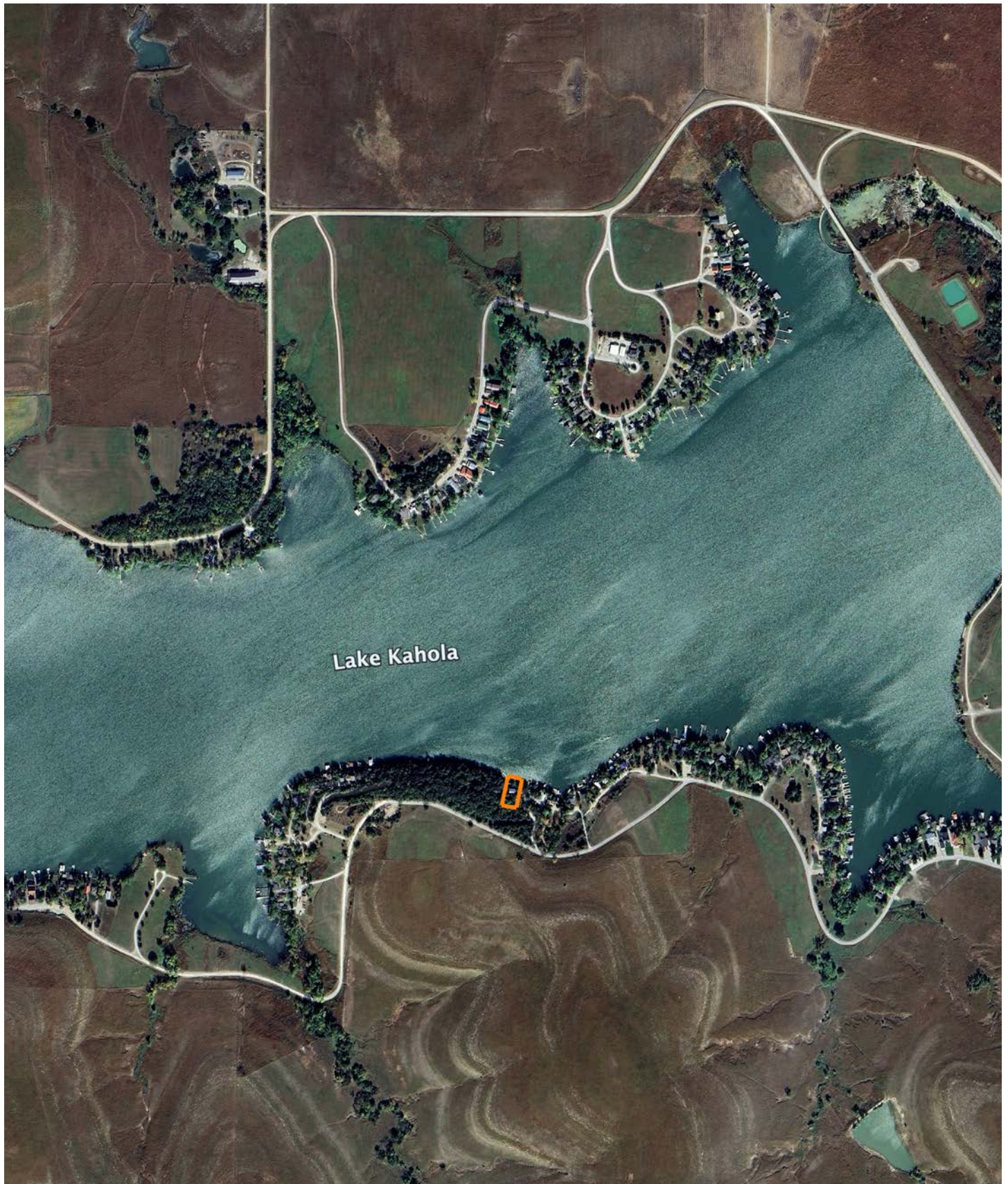
Complete with cool-touch concrete so bare feet don't get hot, easy entry wet steps, a swim ladder, kayak racks, seating, and an automatic boat lift. The boat house is 28' in length.



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Brenda Doudican's journey from a Kansas farm upbringing to becoming a leading land agent at Midwest Land Group is a testament to her deep-seated connection to the land. Raised in Lyon County, her formative years were steeped in the rhythms of rural life, cultivating a profound appreciation for the Kansas landscape. This intrinsic bond with the land laid the foundation for Brenda's remarkable career trajectory in land sales. After earning her stripes studying marketing and business management at Emporia State University, she married a man whose family also goes back several generations in Lyon County.

Her remarkable ascent within the industry is underscored by a relentless pursuit of excellence and an unwavering commitment to her clients' success. Brenda's accolades speak volumes about her prowess as a land specialist. From securing the coveted title of Emporia Board of REALTORS' top land sales agent to clinching regional and state-wide awards year after year, her track record of achievement is unparalleled and has propelled her to the forefront of the industry. Some of her achievements include: Top Land Sales Agent in the Sunflower Region each year since 2015; Top Overall Sales Agent in Kansas 2017-2023; Sunflower Association of Realtors - Master Club Bronze Award for Lifetime Sales Volume in 2019; Sunflower Association of Realtors - Andy Anderson Silver Award for Lifetime Sales Volume in 2020; Gold Sales Achievement Award in 2021; and Platinum Sales Achievement Award in 2022. As an accredited auctioneer and land consultant, Brenda brings a multifaceted skill set to the table, ensuring that every transaction is executed with precision and proficiency.

Beyond her professional accolades, Brenda's dedication to land stewardship is unparalleled. As an official Deer Steward for the Quality Deer Management Association, she possesses an innate ability to recognize a property's true potential and enhance its habitat for future generations. She's an avid hunter who prefers bow hunting, and she can be found hunting whitetails or turkey depending on the time of year.

Joining Midwest Land Group was a natural progression for Brenda, driven by a desire to align herself with a team that shares her unwavering passion for land. When you entrust Brenda Doudican with your land endeavors, you're not just gaining a seasoned professional; you're partnering with a steward of the land who is dedicated to realizing your vision. "There may not be many female land specialists out there, but I grew up and have been around land all of my life. It's my experience, education, family history and gift for connecting the right buyer with the right land that has resulted in so many satisfied clients. I pride myself on facilitating a transaction from start to finish as seamlessly as possible." When you want an agent with a good eye for spotting land with lots of potential, such as Flint Hills cattle grazing pasture, tillable, or hunting farms, give Brenda a call to help you find the perfect property.



BRENDA DOUDICAN,
LAND AGENT

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