

Appanoose Creek Oasis

21.00 Acres

Douglas County, KS

\$850,000



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Activities & Amenities

Farm/Crops/Ag
Income Producing
Outbuilding/Barn/Shed/Shop
Propane

Land Details

Address: 292 E 300 Rd, Overbrook,
Kansas 66524, USA
Closest Town: Globe
Total Acres: 21.00
Deeded Acres: 21.00
Pasture Acres: 16
Water Rights: Yes
Mineral Rights: Yes
Include Business? Yes
Estimated Taxes: \$6,500.92 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home: Barndominium
Finished Sq. Ft.: 3,151
Unfinished Sq. Ft.: 1,874
Bedrooms: 4
Full Bathrooms: 2
Half Bathrooms: 1
Basement: None
Parking Types: Attached Garage
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air & Radiant



Property Summary

Escape to the country with this charming barndominium on 21 acres, perfectly situated on a paved road for easy access. Enjoy the peaceful rural lifestyle with plenty of space to garden, explore, and unwind, all while staying connected to nearby amenities. With open land for farming or recreation and the tranquility of wide-open skies, this property offers the ideal blend of country living and convenience.





Land

This barndominium sits on 21 acres, with approximately 15 acres currently planted in wheat. The property offers ample space for gardens, landscaping, and adding your personal touches to make it truly your own. An additional 136.35+/- acres are also available for purchase.

Improvements

This stunning 4 BR/3 BA, 3,151 sq ft barndominium offers open-concept living with luxurious features throughout. Custom cabinetry enhances every room, while overhead windows flood the home with natural light. Unique touches like the barnwood stair railing add rustic charm. The main floor includes a spacious master suite with a walk-in closet and an en-suite bathroom featuring a large garden tub and an expansive shower. There is also a guest bedroom and an additional flexible-use room, ideal as a home office or craft space. The laundry room is well-equipped with custom cabinets, a drying rack, and ample storage for backpacks or gear. The open-concept kitchen boasts a large walk-in pantry and flows seamlessly into the dining and living areas, making it perfect for hosting and entertaining.

Upstairs, the home continues to impress with two additional bedrooms connected by a Jack & Jill bathroom, again featuring custom cabinetry. A loft area overlooks the living and dining spaces, providing a cozy spot for relaxing or creating a play area, while a dedicated linen closet adds extra storage. The oversized garage is designed for versatility, featuring radiant tube heating, an upstairs loft, and a built-in tornado shelter. With three massive 12' x 10' doors, the garage offers plenty of room for an RV, workshop, or year-round gatherings. This barndominium is truly a unique blend of functionality and luxury.





Region & Climate

Douglas County, Kansas, has a humid continental climate with four distinct seasons. Summers are hot and humid, with July highs around 88°F (31°C) and frequent thunderstorms. Winters are cold, with January temperatures averaging 40°F (4°C) during the day and 20°F (-6°C) at night, along with moderate snowfall. Spring and fall bring milder temperatures, though spring is wetter and prone to storms. The area receives about 39 inches (990 mm) of annual rainfall, mostly between April and September, and experiences occasional severe weather, including tornadoes, especially in spring.

History

The Simmons Stage Station, located within a half mile from this farm, was an important stop along the Santa Fe Trail during the mid-19th century. Established by Col. James Simmons in the 1850s, the station served as a waystop for travelers, mail carriers, and freight wagons moving between Missouri and Santa Fe, New Mexico.

Its location on the trail made it a vital hub for resupplying, resting, and exchanging horses. The station also played a significant role in supporting westward expansion and commerce, as the Santa Fe Trail was a major trade route linking the United States with the Southwest. Today, the site is a reminder of the region's role in connecting distant territories and fostering economic growth during a pivotal era in American history.





Location

This farm offers excellent convenience with its central location to key cities and amenities. It is just 20 miles from Lawrence, providing quick access to shopping, dining, and the University of Kansas. Topeka, the state capital, is only 30 miles away, and Olathe, part of the Kansas City metro area, is 38 miles. For travel needs, Kansas City International Airport (KCI) is a manageable 71 miles, making the property well-suited for both local and regional connections.

Give the listing agent a call now for a tour of this magnificent oasis!

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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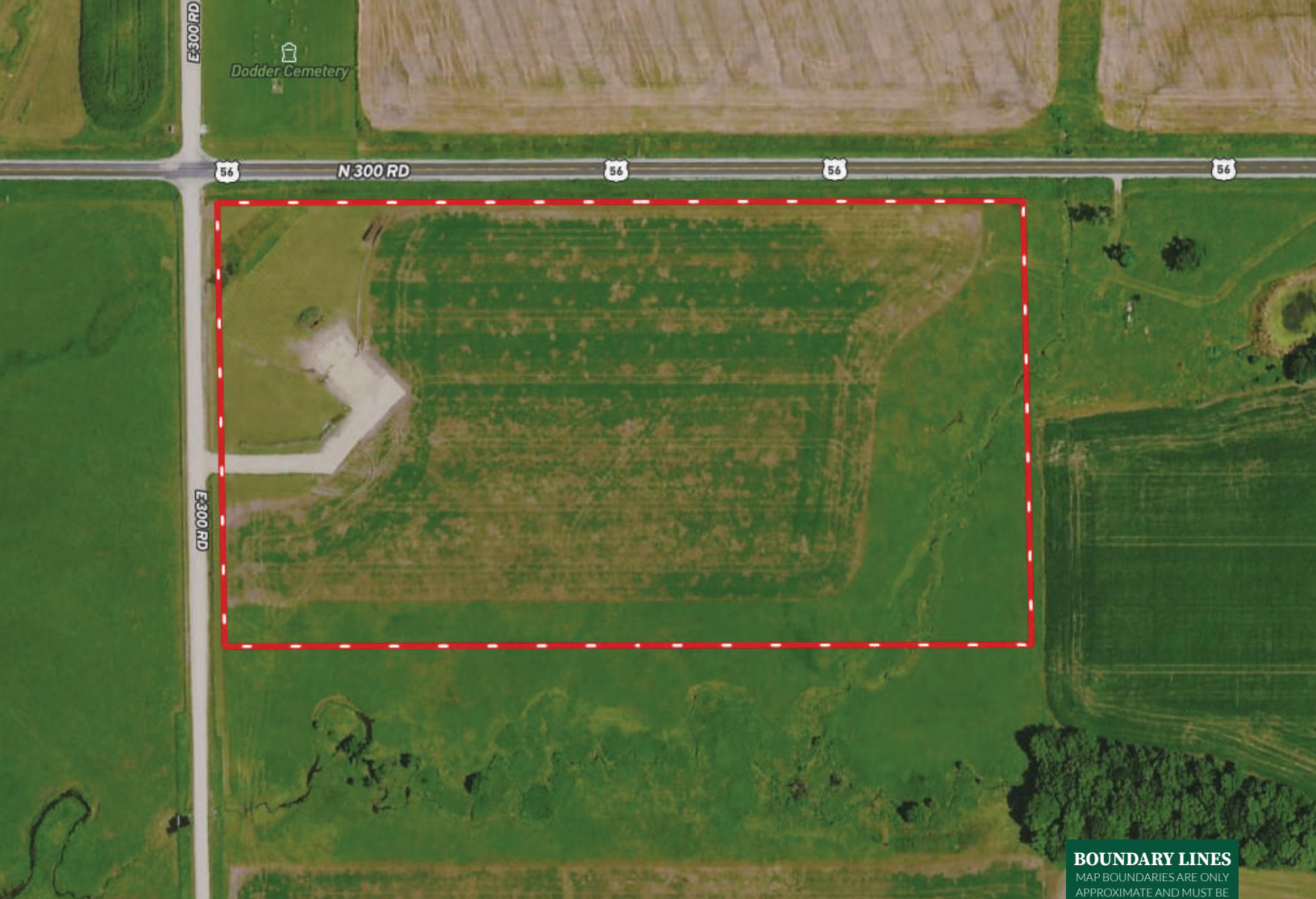


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- RICK STEINER, SELLER/BUYER

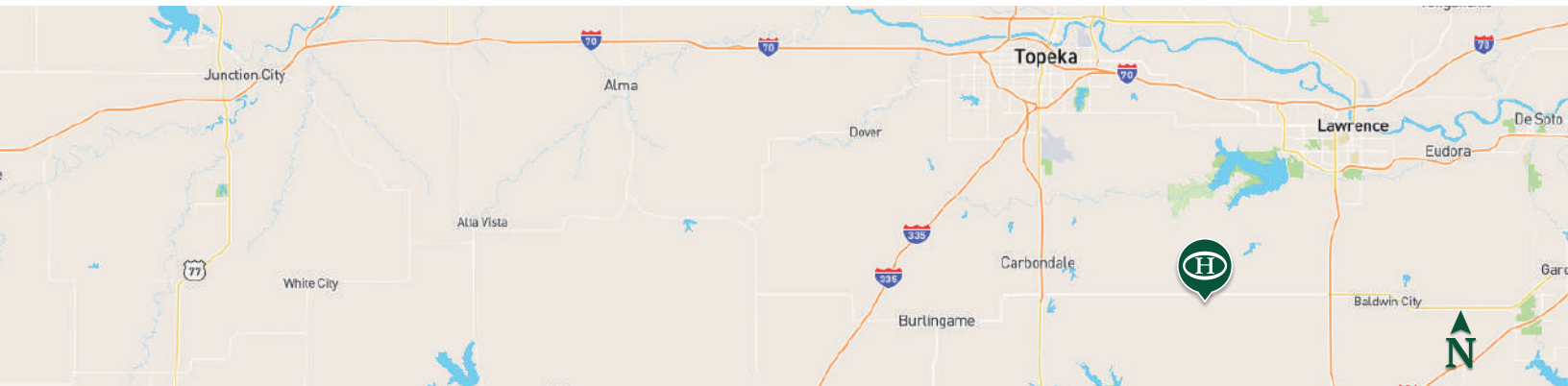
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FARM, RANCH & RECREATIONAL REAL ESTATE





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