

# Castle on Fossil Lake

5.00 Acres

Russell County, KS

\$1,400,000



HAYDEN  OUTDOORS.

# Castle on Fossil Lake

TOTAL ACRES:

5.00

PRICE:

\$1,400,000

COUNTY:

Russell County

CLOSEST TOWN:

Russell, KS

*Presented by*



**Cody VonLintel**

📍 Licensed in KS

✉️ [CodyV@HaydenOutdoors.com](mailto:CodyV@HaydenOutdoors.com)

📞 785.735.4895



**HAYDEN OUTDOORS.  
REAL ESTATE**





### Property Summary

Introducing the Castle on Fossil Lake, an architectural masterpiece offering the perfect blend of luxurious country living and income-generating potential. This 9,600 square foot estate is nestled on 5 scenic acres overlooking Fossil Lake just outside of Russell, Kansas. Whether envisioned as a prestigious private residence, bed and breakfast, AirBnB or retreat destination, this property delivers both elegance and opportunity on a grand scale.



## Activities & Amenities

Hotel/B&B/Resort

House/Cabin

Lodge/Resort

## Land Details

Address: 4122 186th Blvd.,  
Russell, Kansas 67665, USA

Closest Town: Russell

Total Acres: 5.00

Deeded Acres: 5.00

Zoning: Residential

Water Rights: Yes

Estimated Taxes: \$17,580 - 2024

Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1

Finished Sq. Ft.: 9,600

Bedrooms: 4

Full Bathrooms: 4

Half Bathrooms: 1

Basement: Full finished

Parking Types: Attached Garage

Outbuildings: 1

Types of Outbuildings: 36x42

Morton Building



## Improvements

— HOME —

### Exceptional Architecture with Many Modern Upgrades:

Step foot into this magnificent home where superior craftsmanship meets cutting-edge technology. Soaring 20-foot ceilings with hand-distressed wooden beams frame the Great Room, while the chef's kitchen gleams beneath its distinctive copper-tile ceiling. Throughout the home, you'll discover stone walls, arched openings, and Venetian plaster finishes that create an atmosphere of timeless elegance.

### Living Spaces Designed for Life and Business:

The Castle has 4 bedrooms and 4.5 bathrooms, including a bedroom and full bathroom residing on the main level, perfect for guests or multigenerational living. Other notable rooms such as the butler's pantry, dining areas, hearth room and study area have established inviting spaces for everyday living or entertaining.

Upstairs, the master suite serves as a private sanctuary, complete with a jacuzzi tub, expansive walk-in closet, private balcony (above the covered drive), and an in-suite office with rooftop access. The second level also includes two additional bedroom suites, a nursery or playroom and a versatile loft or office space that opens up to the Great Room below.

The fully finished basement serves as the ultimate entertainment space with custom oak cabinetry, full bar, built-in wine racks, stately bookcases, and a half bathroom. The 2 car attached garage is accessible through the basement.





### **Outdoor Paradise and Premium Amenities:**

The property boasts professional landscaping, including a fenced yard on the north side of the house with underground sprinklers and ample space for a pool. A drip system keeps all landscaped beds, shrubs, and trees nourished, while a stunning waterfall gracefully flows into the lake. Relax on the expansive concrete patio out back or gather around the lakeside fire pit to experience some of the most breathtaking Kansas sunsets.

Home utilities include Nex-Tech fiber optic cable (high speed internet and tv), Post Rock Rural Water District water meter, water well, Midwest Energy gas service and 2 septic tanks.

### **— SHED —**

Also, featured is a 36×42 foot Morton building that has concrete floors, fully insulated with a heater and 220V outlets.

### **Property Highlights:**

- 9600 square feet, 4 bedrooms plus bonus playroom/nursery and 4.5 bathrooms.
- 5 acres with Fossil Lake frontage.
- Approved B&B and educational event permits.
- 3 additional ADUs approved for construction.
- 5 SPAN Smart Panels, Solar-Ready and Smart Home features.
- Whole home security system and home audio system.
- Spray-in insulation and soundproofing.
- Nex-Tech fiber optic cable (high speed internet and tv service).
- Rural water and water well.
- Midwest Energy gas service.
- 2-car attached garage.
- 36×42 heated Morton building with RV Hookup.
- Minutes from Interstate 70.
- 20 minutes to Hays Regional Airport.

### **Recent Premium Upgrades (\$100,000+ invested):**

- State-of-the-art electrical system featuring 5 SPAN Smart Panels, the pinnacle of home automation and energy management making the home 100% solar-ready. The property has the potential to be off-grid if desired.
- Professional-grade white oak flooring throughout the main level, installed and finished to commercial standards.
- Complete LED conversion with smart switches, transforming every room with customizable lighting.
- New HVAC heat pump ensuring year-round comfort and efficiency.
- Fresh interior and exterior paint creating move-in ready perfection.





## General Operations

Permits Already Secured for Income-Generating Business Opportunities

### Special Use Permit:

- Bed and Breakfast operations approved for 5 units, including in the home or in Accessory Dwelling Units.
- 3 additional Accessory Dwelling Units (20×30 ft with lofts) approved for construction.
- Each ADU can accommodate up to 4 guests with a kitchenette and 1.5 bathrooms.

### Home Occupation Permit:

- Any type of educational events and classes.
- Retreat hosting capabilities.
- Up to 2,425 square feet in the home is permitted for dedicated business use.

Start generating income immediately or expand at your pace—all permits shall transfer with the property, buyer should verify with Russell County.

## Location

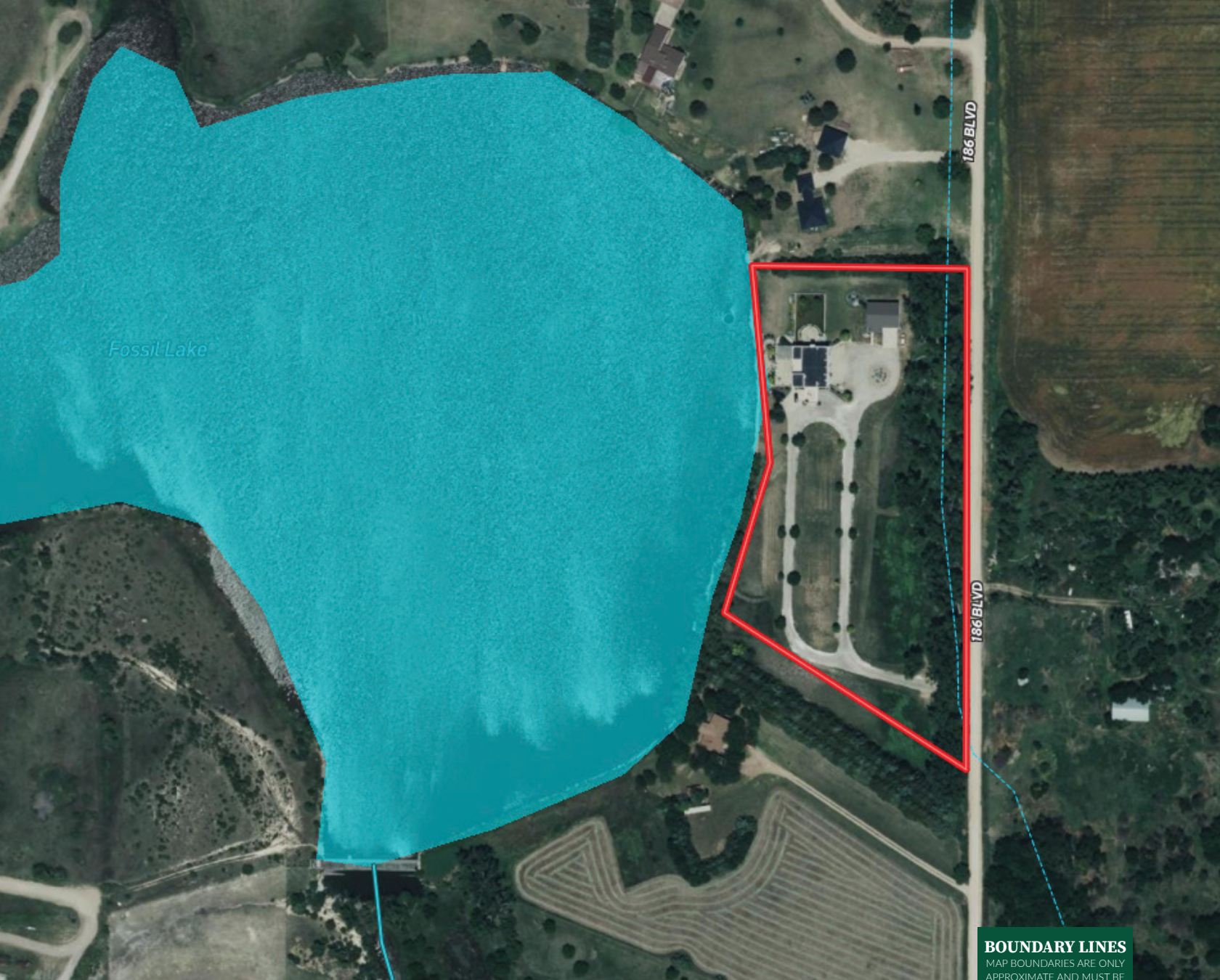
Conveniently located just minutes from Interstate 70 and 20 minutes from Hays Regional Airport, the Castle offers remarkable accessibility while maintaining complete privacy. Russell's charming downtown is a short drive away, while Wilson Lake—Kansas's clearest lake—provides world-class recreation nearby.

### An Investment in Lifestyle and Legacy:


Whether the property is used as a private residence, thriving hospitality business, creative retreat center, or multi-generational family compound, it delivers on every level. With its combination of architectural distinction, cutting-edge technology, approved business operations, and stunning natural setting, the Castle on Fossil Lake represents a truly singular opportunity in the Midwest market.

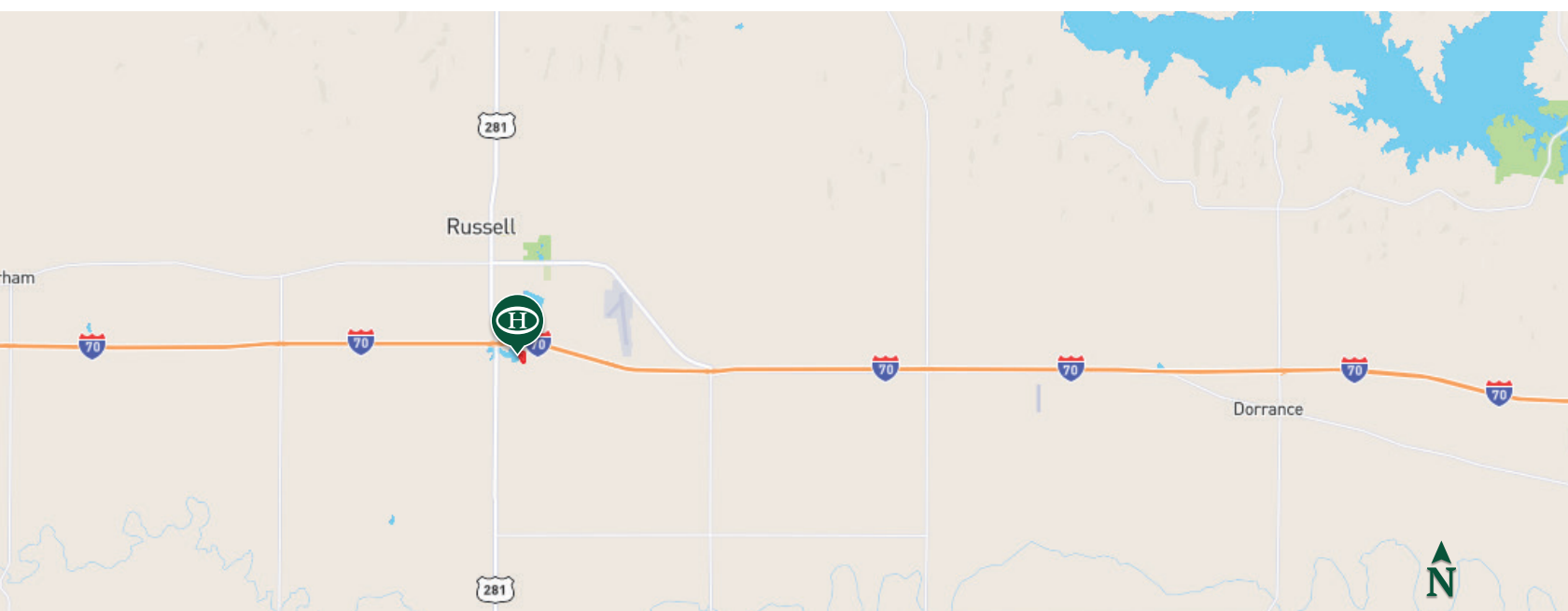
If you have any questions or would like to schedule a private showing. Shown by private appointment only. Financial verification required prior to viewing.





**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary





Hayden Outdoors

## 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.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

Scan to see more  
testimonials





**HAYDEN  
OUTDOORS®  
REAL ESTATE**

**THE BRAND THAT SELLS THE *Land*®**

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

**Hayden Outdoors Real Estate**

**501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)**

DISCLAIMER: Hayden Outdoors Real Estate is a licensed real estate brokerage in multiple US states. For a complete list of states and territories, please visit [HaydenOutdoors.com/About](http://HaydenOutdoors.com/About). © Copyright 2025 Hayden Outdoors Real Estate. All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates make no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics or other items contained in this magazine. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



**HAYDEN OUTDOORS.**  
**REAL ESTATE**



866.741.8323 · [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)