



prairiewood
PRIVATE RETREAT & PRESERVE



Blue Wild Indigo blooms amidst the new grasses emerging shortly after a Spring burn.

To see the world in a grain of sand,

And heaven in a wild flower;

Hold infinity in the palm of your hand,

And eternity in an hour.

– William Blake

First Words

Welcome to Prairiewood. Situated just outside of beautiful Manhattan, Kansas, Prairiewood is a unique property set aside specifically as a prairie preserve to be used as a retreat facility. Whether you are an individual or couple seeking a place to rest and renew, or a small group looking for a unique and inspiring place to meet, plan, or play together, Prairiewood won't disappoint. From our first class, carefully appointed accommodations to our world class guest service, everything at Prairiewood has been thoughtfully assembled to create a truly one-of-a-kind retreat experience — the Prairiewood experience.

In the following pages you will see what makes this place so special. We would like to personally invite you to experience it firsthand.

A handwritten signature in black ink, appearing to read 'Kail and Becky Katzenmeier', with a stylized flourish at the end.

Kail and Becky Katzenmeier



Spring flowers line the path leading to the picnic area of Walnut Pond

Rest — Dream — Breathe

Accommodation

Nestled on an ancient limestone outcropping between two wooded ravines, sits the main guest residence on site, the Ranch House. Its charming decor, along with its abundance of amenities, ensures that your experience will be comfortable and enjoyable. The Ranch House features a beautifully landscaped private pool and is surrounded by an authentic horse ranch. The unmatched privacy and beauty of this special place will exceed your highest expectations.



*A winding drive leads past the Horse Pasture
to the Ranch House.*



An open, spacious kitchen overflows directly to a fireside sitting room, providing a perfect space for integrating meals and meetings.



Carefully appointed decor throughout the house provides a beautiful blend of comfort and function.



The Ranch House provides restful private bedrooms and first-class dining and meeting spaces. And when it's time to unwind, your options abound.



When it's time to cool off, nothing compares to the ideally situated pool, surrounded by the wooded valleys and grassy hills of the Tallgrass Prairie.

Amenities & Details

- Meeting room featuring state-of-the-art full audio/video
- 4-5 bedrooms, each with exquisite private bath
- Banquet Seating for up to 60 guests
- 60" flat screen TV with theater surround sound
- Fully equipped professional kitchen
- Commercial dishwasher with 2 minute cycle
- Built-in, whole house audio system:
Six zones, indoor and outdoor; dock for iPod or mp3
- Landscaped heated swimming pool and hot tub
- Luxury Italian bedding with 600 thread count sheets
- Luxury Turkish bath towels
- Grand piano with auto player
- Wine cooler and refrigerator
- Personal laptop and free Wi-Fi
- Game room with pool and foosball tables
- 250 acres of native prairie with walking trails and picnic areas
- Water access for kayaking, canoeing and fishing
- Exclusive catering partners offering a seamless catering experience
The Chef Cafe, Harry's, Gilios, CoCo Bolos, Bluestem Bistro
- 3-to-8 minute drive to Colbert Hills, KSU Stadium and Aggieville
- Guided tours available, walking or on 4x4 golf cart
- Optional amenities and personalized services upon request



Play — Relax — Renew

Recreation

Outside the Ranch House you'll find plenty of opportunities to rest, relax, and play. The grounds are perfectly kept, inviting you out to a world of limitless possibilities. Prairiewood provides a beautiful combination of privacy and serenity — unlike anywhere else in the Tallgrass Prairie.



Early Spring arrives in the wooded valley of Wildcat Creek.



*Fishing, canoeing, and kayaking on the cool waters of Wildcat
Creek and Walnut Pond.*



*Two women enjoy the silence of a ride on our electric, off-road cart.
Guests enjoying their getaway at Walnut Pond*



The 1929 Chevy farm truck, working horse barn, and canoe dock on Wildcat Creek are just some of the one-of-a-kind attractions that make Prairiewood so special.

Explore — Listen — Linger

Preserve

Situated in the heart of the Flint Hills Tallgrass Prairie, Prairiewood offers over 250 private acres of pristine, undeveloped prairie ecology. The Flint Hills region of Kansas is the largest remaining contiguous stand of what was once a vast and ancient prairie stretching from Texas to Canada. And nowhere are the Flint Hills more beautiful than right here in our own backyard. It is a very special place; one well worth preserving.



The first growth of Spring greets the cool weather of early March.



*New grass emerges after its winter dormancy, and moss clings to a limestone outcropping.
Blue Wild Indigo bravely emerges after a Spring burn.*



*The rugged limestone outcroppings of the Flint Hills
defied early attempts to plow the prairie under.*



*Clear, cool Spring water trickles over
the limestone bedrock of Hidden Creek.*



The display of wildflowers throughout Prairewood can be breathtaking. Early settlers learned quickly that fire is essential to the health of a prairie.



Down from the hills, you never know what might be hiding – or flowing – at the bottom of the gallery forests that line the deep ravines of the Flint Hills.



*The late glow of the evening sun washes over the lush Spring grass
of the tallgrass prairie*

Philosophy

At Prairiewood, we ascribe to a philosophy of abundance, and that shines through in everything from our guest service to our grounds keeping. We have created an intimate retreat environment that is both restful and inspiring. Because we have attended to every detail, our guests are free to focus on more important things, like slowly sipping from a glass of wine or listening to the owl calling softly in the distance.

From food to recreation to transportation, you will experience world-class guest service during your stay. You can relax and let the worries of life and business drift away in the breeze of the prairie. Let us offer you a true retreat – for mind, body, and soul. Come experience the luxurious prairie retreat environment found only here, at Prairiewood. Our focus is to provide you with a complete, care-free experience, personally crafted to meet your specific needs and desires. “Just ask, we can take care of that!”



*Clear water from a Spring rain flows through the grass
before dropping into a wooded ravine.*

What to Expect



- * The Ranch House is a private guest residence that offers a multi-purpose meeting space complete with full audio-visual capabilities, a full kitchen and dining room, a rec room complete with pool table and mini-bar, and a beautiful pool and patio area.
- * Guest accommodations in the Ranch House include four private bedrooms, each with a private bath and king or queen-sized bed. Additional sleeping capacity can be added with temporary bedding.
- * A fully equipped, well appointed kitchen is available for everything from cooking full meals to grabbing a late night snack just before bed. In addition, a poolside grill is available for guest use.
- * Our staff can arrange full catering or even a private in house chef. We are also happy to arrange delivery from any of Manhattan's wide array of restaurants, run any food errands you might desire.

* The Ranch House is fully stocked with linens and an on-site washer and dryer are always available for guest use. If there is an item you would expect to find in your home, it's here and available to you.



* The entire Ranch House and property are reserved exclusively for the guest group staying at the venue. Because we limit use to one guest group at a time, you are ensured complete privacy and dedicated service.



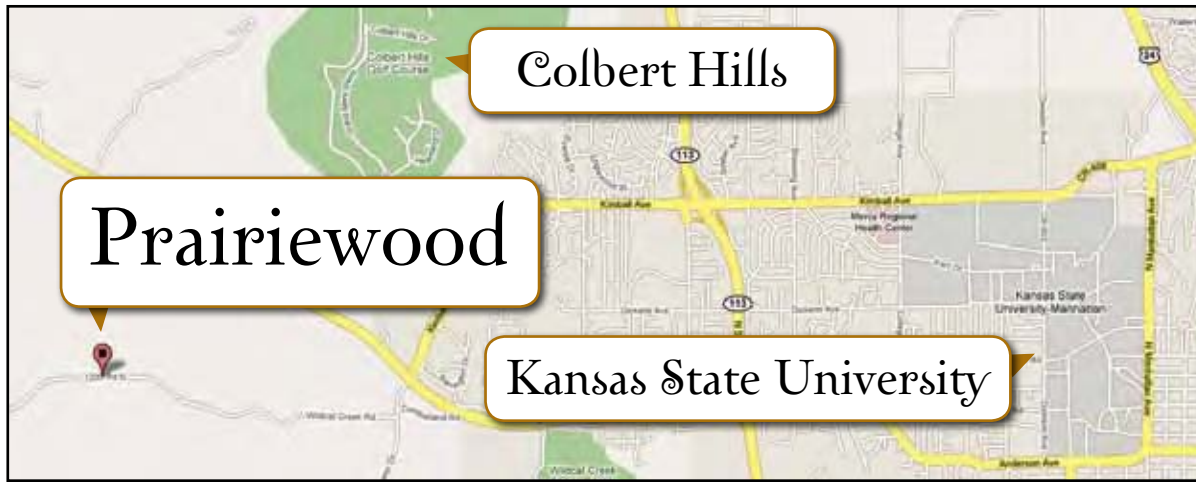
* Outside, you'll find over 250 acres to hike and explore. You can spend hours exploring the many groomed trails found throughout the property. Climb to the top of a ridge to see a breathtaking sunrise, or take a slow walk at dusk through the rolling hills with the hopes of seeing one of the many white-tailed deer that inhabit the property.

* Two ponds are located on the property, and the calm, flowing waters of Wildecat Creek run through it. Game fish can be taken from both. A dock on Wildecat Creek housing canoes and kayaks is also available for the more adventurous guests at no additional charge.



* Guided trips can be arranged in advance for those wanting assistance with hiking or fishing. Bass, crappie and catfish are common in the ponds and Wildecat Creek. Wildlife includes whitetail deer, wild turkeys, bald eagles, ducks, quail, and many others. In addition, short educational programs about the unique prairie ecology found here can be scheduled for your group.

* A restored, vintage 1929 Chevy farm truck is available for hayrack rides and tours around the property for those guests seeking to add an especially memorable experience to their stay.



Welcome to Manhattan!

Prairiewood is located on Wildeat Creek, just a five minute drive outside the bustling college town of Manhattan, Kansas. Home of Kansas State University, the renowned Colbert Hills Golf Course, Manhattan Arts Center, the Konza Prairie, and the historic Aggieville Shopping and Restaurant District, Manhattan is just small enough to be charming and just big enough to be full of possibilities. We can arrange everything from a tee time at Colbert Hills (located only three miles from Prairiewood) to tickets and transportation to a KSU sports event. With all the seclusion and privacy that Prairiewood offers, you'll be amazed that the Little Apple is "just over the hills".







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