

Country Home on 4.5 Acres



Listed Price: \$276,000
2016 Taxes: \$1,669.02

2598 Road I
Bird City, KS

MAIN LEVEL FEATURES

- ▶ 1,232 Sq. Ft. Living Area
- ✓ Living Room w/fireplace
- ✓ Dining Room
- ✓ Kitchen w/appl., Breakfast Nook
- ✓ Master Bedroom
- ✓ Full Bath
- ✓ Office
- ✓ Laundry/Mud Room
- ✓ Single-car Attached Garage

BASEMENT FEATURES

- ▶ 1,232 Sq. Ft. Living Area
- ✓ Family/Dining Room
- Corn Pellet Stove
- ✓ Kitchen w/appliances
- ✓ 2 Bedrooms
- ✓ Bath
- ✓ Storage

OUTBUILDINGS

- ✓ 60'x 32' Butler Metal Bldg.
- ✓ 40'x26' Two-car Detached Garage
- ✓ Utility/Garden Shed
- Storage Space
- ✓ Chicken Shed w/fence
- ✓ Well House

OTHER FEATURES

- ✓ Central Gas Heat & AC
- ✓ Updates-windows, roof, siding
- ✓ Natural Gas to property
- ✓ Private Septic & Well
- ✓ Grain Bin Storage

BEAUTIFUL COUNTRY PROPERTY on 4.5 acres! Is this what you've been looking for? This lovely ranch-style home offers 3 bedrooms, 2 baths, large living areas with basement as a whole separate living space with kitchen; outbuildings include a 60'x32' Butler building, two-car detached garage, grain bins; established trees, shrubs, lawn with underground sprinkler system and much more! Located 4 mi. west of Bird City, 5 mi. south on Road 25 and 1 mi. east on Road I, Cheyenne County, KS. Only 3 hours east of Denver, Colo.



Rhonda Born, Listing Agent 785-332-4123



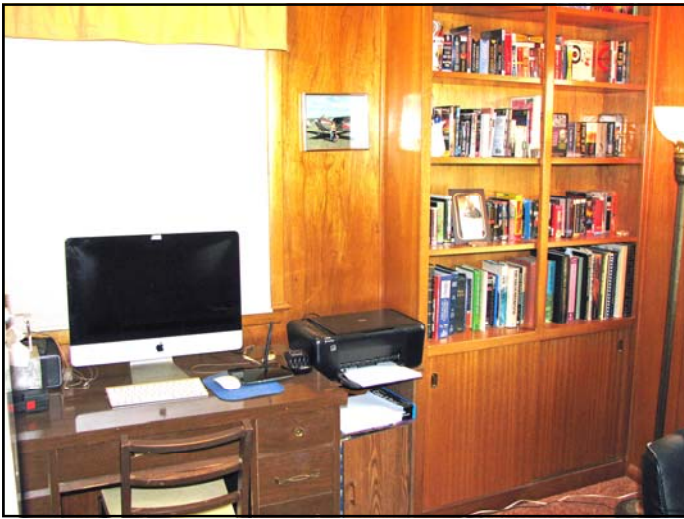
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This information, while not guaranteed, is from sources believed to be reliable.

ADDITIONAL PHOTOS



OFFICE



LAUNDRY/MUD ROOM



BASEMENT KITCHEN



BASEMENT LIVING AREA W/PELLET STOVE



60'x32' BUTLER BLDG & GRAIN BINS



40'x26' TWO-CAR DETACHED GARAGE