

HORSE LOVER'S PARADISE & HUNTER'S RETREAT!

160 acres Grass, House, Guest Lodge, Indoor and Outdoor Arenas & Improvements!
Property located just South of St. Francis, Kansas!



Another Fine Property offered by:



Auction & Real Estate, LLC

d/b/a in NE as Auction & Real Estate by Western LLC

785-332-8990

westernauctionandrealstate.com

P.O. Box 928 - St. Francis, KS 67756

FOR SALE

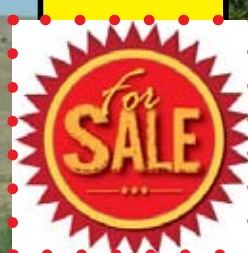


Main Residence



While information is not guaranteed, it is believed to be from reliable sources.

Host Guests in the Fabulous & Comfortable Lodge



Features of this Fantastic Property:

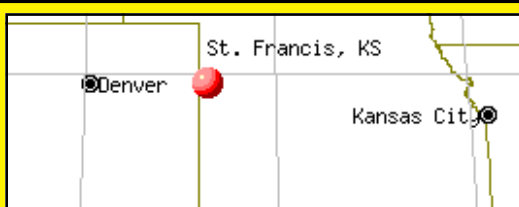
1455 Road I, St. Francis - NW/4 27-4-40, Cheyenne County, Kansas

ASKING PRICE \$365,000 - CALL TODAY!

- 110.52 ac. Grassland, cross fenced, excellent growth
- 41 ac. Tillable Dryland, planted to wheat at time of listing, cash lease
- .64 ac. CRP, exp. 9/2016 @ \$42.52/ac = \$313.00 total payment
- Good Gravel Road to Property, with Asphalt shavings lane

Main Residence - 1999 Home w/ Attached Garage

- 1,746 Total Sq. Ft.
- 3 Bedroom, 2 bath, Sunroom/Studio built in 2008
- Appliances Included
- Malarkey Roof, 2015
- 1000 gal. Propane Tank
- New Concrete Board Siding
- Central Heat & Air
- (2) Wood Pellet Stoves
- Septic System
- Attached Garage & Mud Room Built in 2010 w/ reinforced concrete storm shelter



Consider this unique property just under three hours from Denver, Co! This property brings together the beauty and peace of rural Western Kansas living with the features of equine friendly facilities, cropland, grassland, improvements & well cared for homes.

Guest Lodge - Built in 1930

- 1,296 Main Level Sq. Ft.
- 1-2 Bedroom, Full Bath, Laundry
- Metal Roof
- Furnished, Sleeps 8, Appliances Included
- New Concrete Board Siding
- New Central Heat Unit, (coil - AC ready)
- 250 gal. Propane Tank
- Septic System

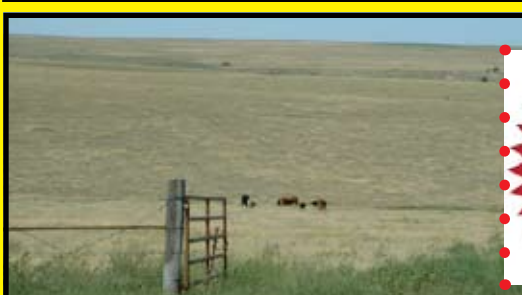
Other Features of the Property

- 800 sq. ft. Tack Shed/Workshop, bathroom & shower, heated, 250 gal. Propane Tank
- Three horse stalls or storage
- 200' x 400' Lighted Outdoor Arena: Roping Box, Chute & Crow's nest.
- 130' x 50' Indoor Arena w/ sprinkler system, built 2007
- Corrals
- Equine Exerciser Area
- 43' Storage Container for storage
- Grain Bin for storage
- 12 Hydrants around the property
- Equipment available as a separate purchase

2015 Real Estate Taxes: \$5,021.62

Avg. Monthly Propane Expense: \$126.74 (Winter 2015-16)

Avg. Monthly Elec: \$212.04 (Avg. of 2015)



Western Auction & Real Estate, LLC and its agents exclusively represent the Sellers. The Seller has requested all potential Buyers present a letter of pre-approval from their lender with regard to their ability to complete this transaction prior to viewing.



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"From Concept to Completion!"

Licensed in Kansas, Colorado & Nebraska