



1845 Road 28.5, Bird City, KS



Attached 625 sq. ft. heated garage



Lovely pine windbreak insures shelter & privacy for buffalo grass backyard



3,200 sq. ft. Chief metal building has a concrete floor, plenty of space for projects, hobbies and vehicle storage.



Home & 8.78 Ac. Tract is located 1 mi. N. of Hwy 36 & 1/2 mi. E. of Hwy. 161 at Bird City, Kansas. Property has nice graveled drive & is just 1/2 mile from oil.

Great Country Home on 8.78 Acres

Property Includes 40' x 80' Chief Metal Building, Windbreak & Heated Garage

IF YOU'VE ALWAYS DREAMED of living in the country, this great home may be just the place for you. With lots of space for living and storage—the property is perfect for a couple or a small family and is ideal for entertaining family and friends.

Purchase the home, building and well-manicured 8.78 acres in Cheyenne County, Kansas—just a 3-hour drive from Denver and the front range!

Home Features:

- + 2,118 sq. ft. of main-floor living area
- + Large kitchen, dining, living & family rooms
- + Master bedroom with lots of closet space
- + Master bath w/double sinks & large tub
- + Guest bedroom & guest bath
- + Lots of storage with large closets & built-in wood Mode cabinets & pantry
- + GE side-by-side refrigerator & stove
- + Kitchen Aid dishwasher (all almond color)
- + Natural gas fireplace in family room
- + Anderson windows with custom sun-block shades on all windows
- + Clean, quiet water heat (optional elec. heat)
- + Hot water heating & Central air conditioning

Other Property Features:

- Easy care brick & masonite exterior
- Steel soffit & fascia on home
- Newer carpeting
- New energy-efficient water heater
- Underground sprinklers (front yard)
- Concrete patio
- Buffalo grass backyard surrounded by lovely established pine windbreak
- 25' x 25' attached garage, finished & heated
- 40' x 80' x 16' Chief metal building insulated with concrete floor
- 2007 Taxes: \$1,903.85

Listing Price: \$175,000



SHAY REALTY, INC.



Serving Colorado, Kansas & Nebraska
107 E. Washington St., P.O. Box 576, St. Francis, KS 67756
Rodney W. Shay - Broker
785-332-2566 www.shayrealty.com