

Barton County Lodge, Shop & Cabin House

5.79 Acres

Barton County, KS

\$425,000



HAYDEN  OUTDOORS®



Activities & Amenities

House/Cabin
Outbuilding/Barn/Shed/Shop
Outfitting/Guide Service

Land Details:

Address: 1066 NE 140 Ave,
Claflin, Kansas 67525, USA

Closest Town: Claflin

Total Acres: 5.79

Zoning: Farm Homesite

Estimated Taxes: \$1,505.54

Source of lot size: Unknown

Building Details

Homes: 2

Basement: None



Property Summary

Location: +/- 5.79 acres located in Barton County, Kansas. This parcel is less than 1 mile east of the nearest town, Clafin, Kansas.

Property Address: 1060 NE 140th Ave., Clafin, KS 67525 & 1066 NE 140th Ave., Clafin, KS 67525





Improvements

Welcome to this charming property located in Barton County, Kansas, just half a mile east of Claflin. Situated on 5.79 acres of picturesque land, this property offers a perfect blend of comfort, functionality, and ample space for all your needs.

The main house, boasting 6 spacious bedrooms, (3 non-conforming) and 2 bathrooms, provides a welcoming and cozy living environment. With central heating and air conditioning, you can enjoy year-round comfort regardless of the weather outside. Each house has its own propane tank, ensuring a seamless and independent energy supply. Adjacent to the main house is a secondary dwelling featuring 2 bedrooms, 1 bathroom, and an unfinished basement area. This secondary house offers versatility and can serve as a guesthouse, an office, or additional living space for extended family members. Both houses have their own septic tanks, ensuring efficient waste management, and they run off a water well, providing a reliable and self-sustained water source.



Improvements

A highlight of this property is the impressive 60'x50' insulated shop, constructed in 2020. The shop is plumbed for radiant heated floors and has durable concrete floors, making it ideal for various uses. The shop also has its own bunk space area that with a little work could be finished into an additional suite or man cave. Whether you need a workshop, storage space, or a place to indulge in hobbies, this spacious and modern building has you covered. Additionally, a convenient 60'x14' lean-to is attached to the shop, providing even more covered space for your equipment or vehicles.

As you arrive at the property, you are greeted by a quaint entry driveway that adds to the property's inviting ambiance. The well-maintained grounds and open spaces provide ample room for outdoor activities, gardening, or simply enjoying the peaceful countryside. Strategically positioned between Highway 156 and Highway 4, this property enjoys easy access to major routes, offering convenience and connectivity to nearby towns and cities.

Whether you are seeking a comfortable and spacious residence with an additional living space, a well-equipped workshop for your business or hobbies, or a combination of both, this property has it all. Embrace the opportunity to own a versatile and well-maintained property in Barton County, Kansas, and make it your own tranquil oasis in the heart of the beautiful countryside.





Property Features:

- Property consists of a main house as well as secondary home
- 60'x50' insulated shop building
- Water well
- Less than 1 mile from Claflin, KS
- Excellent highway access
- 15 minute drive to Great Bend, KS

Please contact the listing agent for more information on this property or to schedule a private showing. (**Financial verification is required**)



**All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.*





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 regards 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 promote and sell our properties. We offer industry 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."

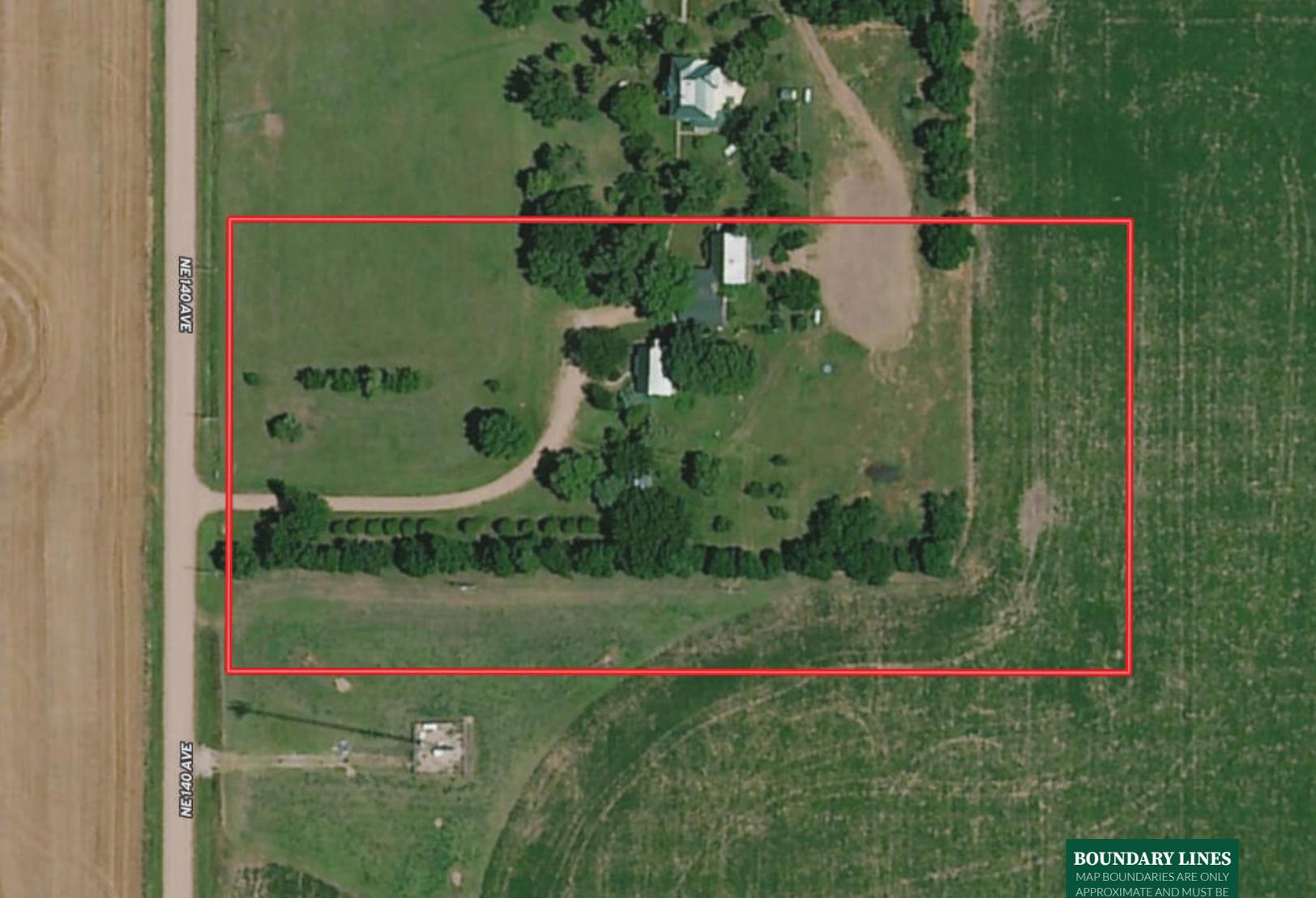


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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BOUNDARY LINES

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

 Boundary



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