3000 US 183 HWY. Plainville

64.82 Acres Rooks County, KS \$725,000









Property Summary

This charming rural property, located along US 183 Highway between Hays and Plainville, has so much to offer! It features a custom built 2 story home on just over 64 acres of grassland.













Improvements

Built in 2003, the home has a total of 5 bedrooms and 3 bathrooms with nearly 3200 square feet of finished living space. The main level includes a bedroom, full bathroom, kitchen, formal dining room and a spacious den or library. The den is highlighted by a wood burning fireplace with a gas starter. The upstairs consists of 4 bedrooms and 2 additional bathrooms, including the master suite. The master suite has a large walk-in closet, soaker tub and shower. And if that isn't enough space, there is a full unfinished basement that offers the homeowner a ton of storage or plenty of room to expand. The home has an oversized, attached 2 car garage. Lastly, the property is on rural water, a septic system and propane.

The outbuilding measures 24 ft by 40 ft. It has electricity (220v), a concrete floor and 2 overhead electric doors.

The perimeter of the property is fully fenced. With minimal fencing work needed around the home and outbuilding, this place would be perfect for someone with horses or a small herd of livestock.









Recreation

This particular area is well-known for it's hunting and recreational opportunities. There are thousands of acres of Walk-In Hunting land located within a reasonable driving distance in Rooks, Ellis and Osborne Counties. There are also numerous lakes and reservoirs located within an hour from the property. For example, it is 30 miles to Webster Lake, 50 miles to Kirwin Reservoir, 55 miles to Cedar Bluff Reservoir and 60 miles to Wilson Lake.

Location

The property is located 5-6 miles south of Plainville and 17-18 miles north of Hays. The population of Plainville is around 1,700 and the population of Hays is estimated to be 21,000. Hays has a Regional Airport that offers daily flights to Denver. Both Plainville and Hays have well-known, reputable hospitals.

If you have any questions or would like to schedule a private showing give me a call today. Shown by appointment only. Financial verification will be required.



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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.

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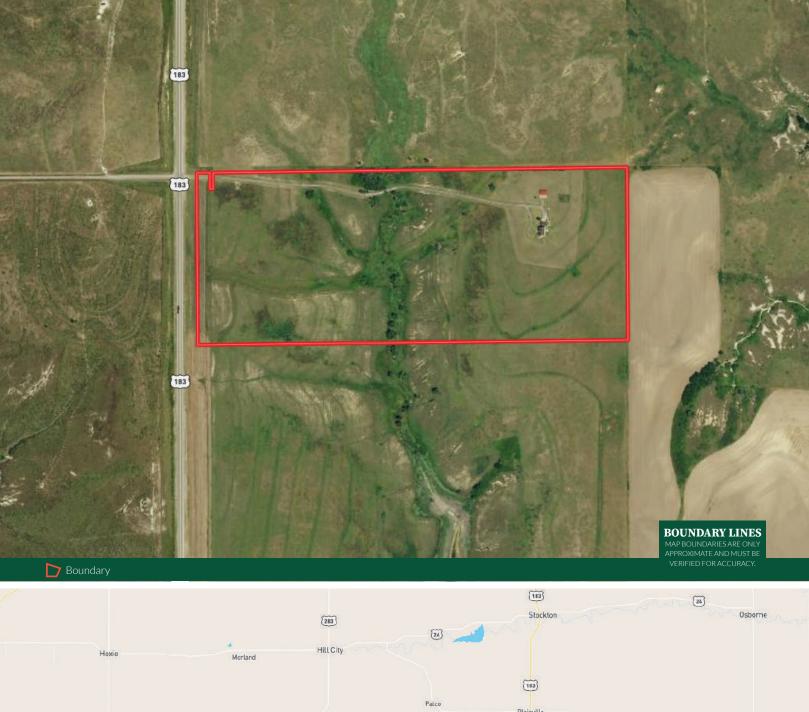
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"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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