

# 3000 US 183 HWY. Plainville

64.82 Acres

Rooks County, KS

\$725,000



HAYDEN  OUTDOORS®





## Activities & Amenities

ATV/Off Road  
Cattle/Ranch  
Equestrian/Horse Property  
House/Cabin  
Hunting - Upland Birds  
Income Producing  
Outbuilding/Barn/Shed/Shop  
State Hunting Unit: Deer Unit 3

## Land Details

Address: 3000 HWY 183,  
Plainville, Kansas 67663, USA  
Closest Town: Plainville  
Total Acres: 64.82  
Deeded Acres: 64.82  
Zoning: Agriculture  
Water Rights: Yes  
Estimated Taxes: \$6,435 - 2023  
Source of lot size: Survey

## Building Details

Homes: 1  
Style of Home(s): 2 Story  
Finished Sq. Ft.: 3173  
Bedrooms: 5  
Full Bathrooms: 3  
Basement: Unfinished  
Parking Types: Detached Garage  
& Attached Garage  
Outbuildings: 1  
Types of Outbuildings: 40x24  
Cooling Systems: Forced Air Cooling  
Heating Systems: Fireplace & Forced Air





### **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 its 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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# 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 bring buyers to purchase our properties. We offer cooperating 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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testimonials








 Boundary

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



## Cody VonLintel

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