

County Line Barndominium

36.19 Acres

Rooks County, KS

\$465,000



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Activities & Amenities

House/Cabin
Hunting - Upland Birds
Lodge/Resort
Outbuilding/Barn/Shed/Shop
State Hunting Unit: Deer Unit 3

Land Details

Address: 1770 EE Rd., Plainville,
Kansas 67663, USA
Closest Town: Plainville
Total Acres: 36.19
Deeded Acres: 36.19
Zoning: Residential
Estimated Taxes: \$4,000 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Barndominium
Finished Sq. Ft.: 2300
Bedrooms: 4
Full Bathrooms: 2
Basement: None
Parking Types: Attached Garage



Property Summary

If you are looking for a quiet, peaceful place in the country to call home then look no further! This well manicured, turn key property would also make the perfect hunting lodge or weekend getaway. It features a large metal building with living quarters and plenty of shop space for all your toys and hunting equipment. It is located on the Ellis and Rooks County Line between Hays and Plainville.





Improvements

This property is highlighted by a 60 x 80 ft all steel building that was constructed in 2010. It has 12 ft side walls along with 4 overhead electric garage doors. 3 of them are 10 x 10 ft and the other one measures 12 x 14 ft. The entire building has a concrete floor with built in floor heat.

The living quarters section of the building consists of 4 bedrooms and 2 bathrooms with over 2300 square feet of finished living space. The master suite is on the main level and the other 3 bedrooms are upstairs. The kitchen has high quality finishes such as custom knotty hickory cabinets and granite countertops.

The building includes the following features:

- Rural water (water softener, reverse osmosis, on demand water heater)
- Underground electrical
- Septic system
- 1000 gallon propane tank
- Spray foam insulation
- Sentricon termite protection system
- Alarm system
- Floor drain

A small utility shed, dog kennels and a custom playhouse are also included. The 2023 property taxes were \$3998.





Recreation

The property consists of 36 +/- acres of native grassland. There are plum thickets, trees and areas of tall grass throughout the property that provide good cover and habitat for wildlife.

According to the seller, it is very common to see deer walking through the yard. They also see a decent amount of pheasant and quail on the property throughout the year.

This particular area is well-known for it's deer and upland bird hunting as well as many other recreational opportunities. There are thousands of acres of Walk-In Hunting land located in Rooks, Ellis and Osborne Counties that are within a reasonable driving distance. 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 7 miles south of Plainville and 17 miles north of Hays. It is conveniently located only a half mile off of US 183 Highway. Hays has a Regional Airport that offers daily flights to Denver. Both Plainville and Hays have reputable hospitals.

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





A wide-angle photograph of a large, mature tree with green leaves in the foreground, casting a shadow on the grass. In the background, there is a large, light-colored metal building with several white doors, possibly a warehouse or workshop, under a clear blue sky.

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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."

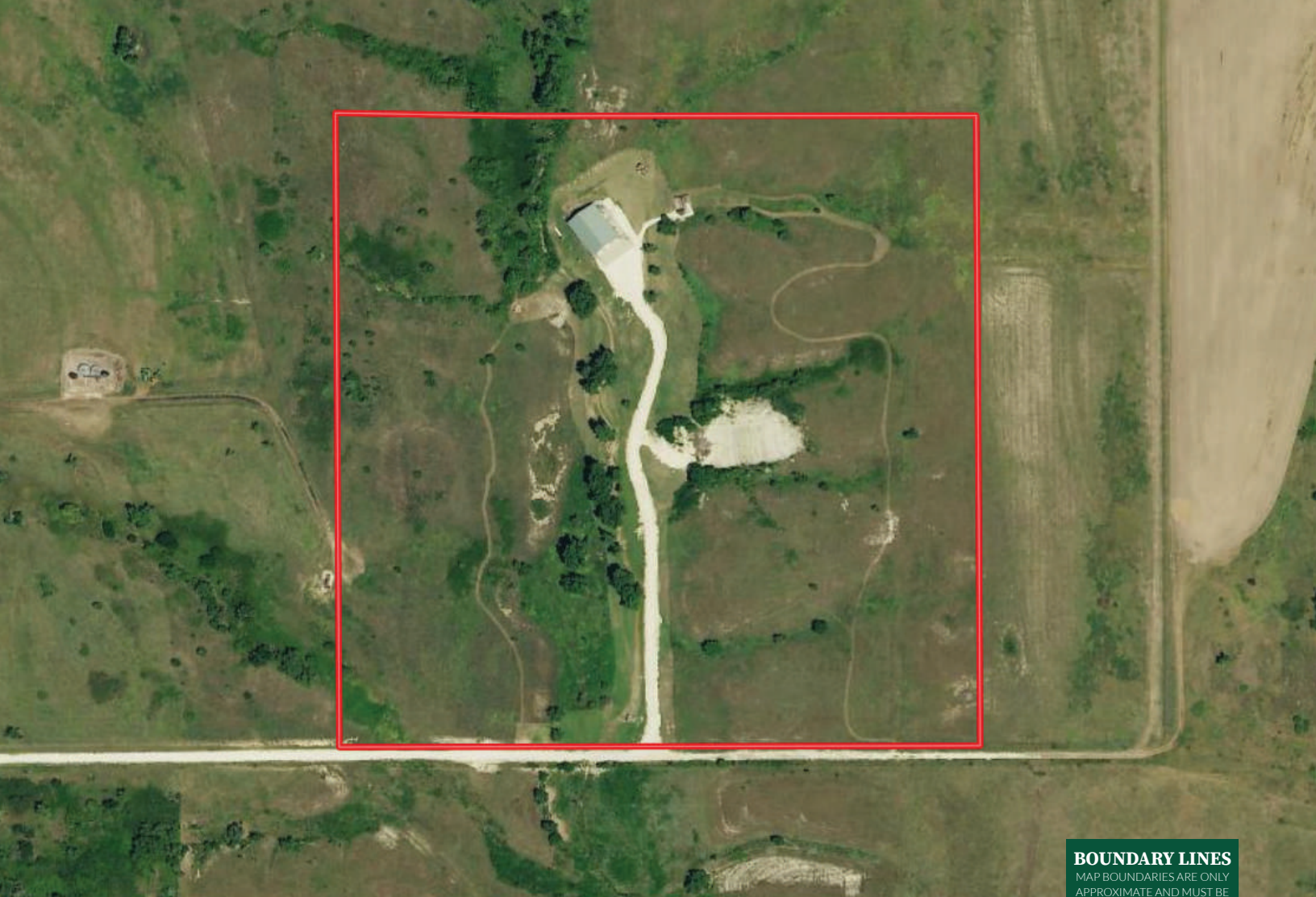


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

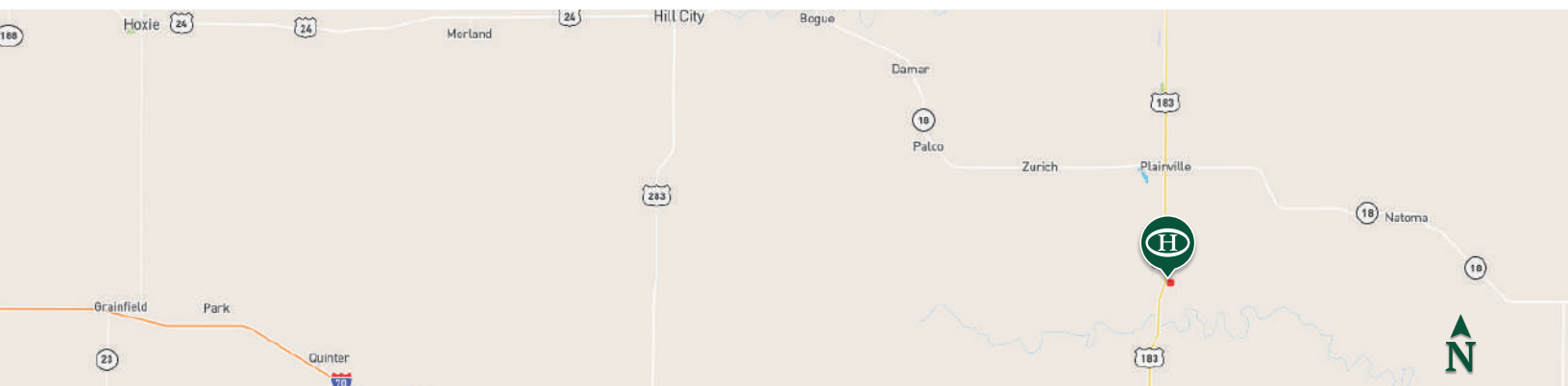
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testimonials








 Boundary

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



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