

121 W 4th Street

0.16 Acres | Cheyenne County, KS | \$275,000



HAYDEN  OUTDOORS.

121 W 4th Street

TOTAL ACRES:

0.16

PRICE:

\$275,000

COUNTY:

Cheyenne County

CLOSEST TOWN:

Bird City, KS

Activities & Amenities:

Commercial Building
State Hunting Unit: Unit 1

Land Details:

Address: 121 W Fourth Street,
Bird City , Kansas 67731, USA
Closest Town: Bird City
Total Acres: 0.16
Estimated Taxes: \$4,608.28 - 2025
Source of lot size: Appraiser

Building Details

Half Bathrooms: 1
Basement: Unfinished
Parking Types: Attached Garage
Heating Systems: Electric Heaters
Flooring: Hardwood
Siding: Brick

About This Property

Right in the heart of Bird City, Kansas, sits a true hometown landmark with 14,000 square feet of solid history and opportunity. Built in 1920, this building has stood the test of time, you'll still find the original Douglas fir hardwood floors on both the main level and upstairs beautifully preserving the character and durability of early 20th-century construction.

Improvements

Formerly home to a hardware store and lumber mill, the building carries a rich history of serving the community. Its expansive main floor provides generous open space ideal for retail, event hosting, showroom use, or redevelopment into a mixed-use concept.

Upstairs, you'll find a substantial open area with endless entrepreneurial potential. Whether envisioned as office suites, studio space, loft-style apartments, co-working areas, or a venue for community events, the upper level offers flexibility and charm enhanced by the warmth of the original hardwood floors.

An additional approximately 3,000-square-foot garage space adds exceptional value and versatility—perfect for storage, workshop use, equipment housing, or business operations requiring large-scale access.

With its solid structure, rich history, and expansive layout, this landmark property presents an outstanding opportunity for investors, developers, or visionaries looking to bring new life to a classic Kansas building while honoring its past.





Recreation

Northwest Kansas offers exceptional recreational opportunities, particularly within Unit 1, known for its wide-open spaces and strong wildlife populations. The area provides excellent hunting for mule deer, whitetail deer, upland birds, and waterfowl, with a mix of pasture, crop ground, and native cover creating ideal habitat. With low pressure, expansive views, and a true sense of solitude, Unit 1 delivers a classic High Plains experience for those who value space, privacy, and quality outdoor recreation.

Region & Climate

Bird City, Kansas has a moderate climate all year round. Summers are hot, temperatures reaching the high 80s and low 90s during the day, while nights cool off into the low 60s and mid-70s. Winters remain fairly mild, with temperatures usually staying in the 40s during the day and dropping to the 20s at night. Rainfall is distributed evenly throughout the year, with an average annual rainfall of 18 inches


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BOUNDARY LINES

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

 Boundary



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