2674 HWY 40. Victoria

4.00 Acres | Ellis County, KS | $495,000



HAYDEN H OUTDOORS



Activities & Amenities

House/Cabin

Land Details

Address: 2674 HWY 40, Victoria, Kansas 67671, USA
Closest Town: Victoria
Total Acres: 4.00
Deeded Acres: 4.00
Zoning: Residential
Estimated Taxes: $5,866 - 2026
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): 2 Story
Finished Sq. Ft.: 3535
Bedrooms: 4
Full Bathrooms: 4
Basement: Partial finished
Electricity Provider: Midwest Energy
Gas Provider: Natural Gas
Water Provider: Rural Water
Total # of Spaces: 2

Property Summary

Discover an exceptional country home in eastern Ellis County! This stunning offering features a custom built home with 3,535-square feet, nestled on 4 beautifully maintained acres. Ideally situated just 1.5 miles east of Victoria along Highway 40, this property offers the perfect blend of country living, convenience, and space to enjoy.









Improvements

With over 3,500 square feet on 3 floors, the home has 4 bedrooms and 4 bathrooms. As you step into the front door you see an elegant wooden staircase leading upstairs to a balcony overlooking the family room. The family room has a breathtaking 2 story vaulted ceiling. The kitchen has granite countertops, solid oak cabinets and stainless steel appliances. The main floor features a master suite complete with a walk-in closet, soaker tub and shower. The master bedroom also has a set of french doors that open up to the back deck. The main floor includes 2 additional bedrooms, an office, mudroom/laundry room and a full bathroom. The partial basement is finished with around 1,088 additional square feet that has a sizable living room, a full bathroom, a storage room and a flex room (could be used as another bedroom or toy room). Lastly, the top floor includes another bedroom, a full bathroom and a massive family room. The seller has recently finished (except for flooring) another large room that sits above the garage measuring 545 square feet. This room is not included on the total square footage listed above.

Outside, the spacious front porch and large back deck are made of composite material and are maintenance free. This property consists of 4 surveyed acres, it has a lovely yard full of trees with an established windbreak on the north and west side of the home. The home has an oversized, attached 2 car garage. Additionally, there is a 14 by 12 foot shed in the backyard, providing ample storage space for lawnmowers, UTV's or kids toys. The playground set in the backyard will stay with the property. The home is on rural water, natural gas, a septic system and Nex-Tech fiber optic cable (high speed internet and cable tv).

2026 Property Taxes = $5,866..

Seller agrees to provide the buyer with a $10,000 flooring allowance..




















Location

The property is located less than 2 miles from Victoria, roughly 13 miles from Hays and 15 miles from Russell.

This amazing country home with acreage is priced to sell and will not last long! If you have any questions or would like to schedule a tour give me a call today. Shown by appointment only. Financial verification must be provided prior to a showing.

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 regard 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"

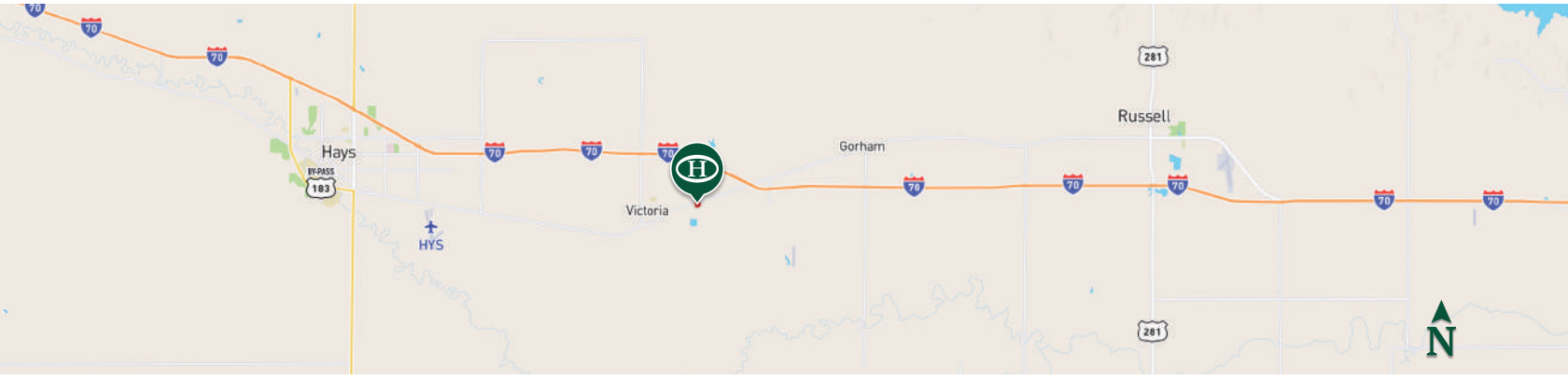
- RICK STEINER, SELLER/BUYER

Scan to see more testimonials



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

Boundary





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