

Kehlbeck Country Estate

FOR SALE by PRIVATE TREATY

This lovely and well cared for property located in the heart of Cheyenne County, Kansas, offers the comforts, peace, and beauty of the High Plains. This approx. 25 acre homestead could be your headquarters of your operation or your peaceful get away and enjoy the area hunting or simply enjoy the views for miles of area agriculture, potential of income on the property, and room for the work or hobby interests in your life. The options are endless.

Another Fine Property offered by:



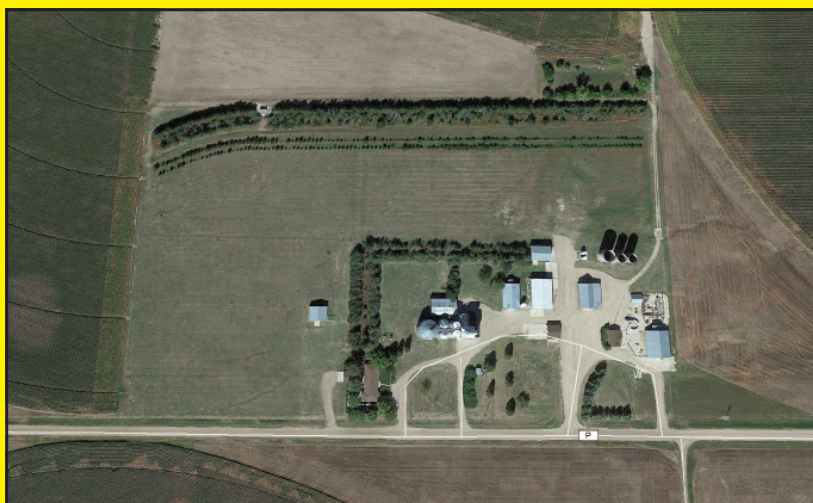
Auction & Real Estate, LLC

d/b/a in NE as Auction & Real Estate by Western LLC

785-332-8990

westernauctionandrealstate.com

P.O. Box 928 - St. Francis, KS 67756



This ranch style residence has been updated and is in move in condition as is the entire property!



Western Auction & Real Estate, LLC and its agents exclusively represent the Sellers in this transaction. The Seller has requested all potential Buyers present a letter of pre-approval from their lender with regard to their ability to complete this transaction prior to viewing.



Features of this Fantastic Property:

2740 Road P, Bird City, Ks; 24.7 acres - REDUCED PRICE \$725,000 - CALL TODAY!

Main Residence: Lovely ranch style home, approx. 2,530 main level sq. ft., w/ 1000 sq. ft. basement, w/ recent upgrades in finish work within the last 2-3 years, Newer Central Heat & Air (2014), Newer Hot Water Heater, Newer Bristol Triple Pane Windows, Three Gas log fireplaces, upgraded custom bathrooms, and excellent spaces for entertaining. Four spacious bedrooms, Full bath + (2) 3/4 baths, double car garage, yard & garden storage buildings, Radon Mitigation System, MUCH MORE!

Scale House: Working Office Space, Scale Center w/ 60,000# scale, Kitchen/Meeting Area, Finished Living Quarters in the basement. Newer hot water heater and furnace in 2003.

Workshop: concrete floor, heated, pit, car hoist, bathroom & office. Large Hyd. hoist 3 phase, Air hydraulic system. Parts cleaner, Welding area, Air compressor w/ duct work, Oil system

Former Airplane Hanger: Concrete floor in the middle and pebble flooring on sides.

Elevator & Grain Storage: 125,000+ bushels of grain storage (105,000+ outside storage, 20,000 inside elevator), Scale and Scale Room, Roller Mill

Storage Building: concrete floor, bump out for parking semi tractor & trailer units

Water Supply: new pump in the last 7 years, 3.5 hp pump, and 1 new pressure tank

Three Stall Workshop - Heated, used for a paint shop

Fuel Storage - Permitted, Above ground. (2) 5000 gal farm diesel tanks, (2) 1000 gal tanks: 1 gas, 1 HWY diesel

Previous Cattle Operation Location: Storage Bin used for oats, Cattle pens, load out chute all in excellent care

Barn - with bump out for parking a semi-tractor & trailer and Granary.

Avg. Elec. \$300/month - **Avg. Natural Gas** \$62.00/month - Usage will vary subject to use by new owner.

This is only a partial listing of all the great offerings of this property. Contact an Agent with Western Auction & Real Estate for more information!



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"From Concept to Completion!"

Licensed in Kansas, Colorado & Nebraska