

# 535 ± Acres & Great Country Home Cheyenne County, KS

1690 Road R, St. Francis, KS



## 535± Acres in Cheyenne County, KS

- ▶ 495± Acres Native Pasture
- ▶ 40± Acres CRP (contract expires in 2013)
- ▶ 2,800 Sq. Ft. Home
  - 1,792 Sq. Ft. Main Floor
    - Living Rm, Kitchen, Office or Dining Area
    - Kitchen w/Stainless Steel Appliances & Custom Oak/Walnut Cabinets
    - Master Bedrm. & Bath, 2nd Bedrm. & Bath
    - Gas Fireplace
    - Surround Sound System
  - 1,008 Sq. Ft. Walk-out Basement
    - Living Rm., Kitchen with Appliances
    - 2 Bedrooms, 2 Bathrooms
    - 2 Laundry Rooms w/Washer/Dryer Hookups
- ▶ Large Finished Built-in 3-Car Garage/Workspace
  - Heated Concrete Floor
- ▶ 2 Acre Lake, Spring-fed, Stocked
- ▶ 2 Acre Blackberry Vineyard
- ▶ 2 Metal Buildings: 50'x100' & 40'x80'
- ▶ 1/2 Mineral Rights for 10 Years
- ▶ Other Extras
  - In-floor Radiant Heat
  - Hepa Filtration System Throughout
  - Geothermal Heat, AC & Hot Water
  - Window Treatments Included
  - 10'x20' Front Porch & Enclosed Courtyard Area
  - 14'x28' Back Patio with Roll-up Awning
  - Snowmelt System in Driveway, Porch & Patio
  - Private Well & Septic Systems
  - Underground Sprinkler System
  - Utilities Underground in Conduit

THIS BEAUTIFUL RANCH is a once-in-a-lifetime opportunity! The property includes a spacious, well-built 2,800 sq. ft. 4-bedroom 4½-bath home, 495± acres native pasture and 40± acres just coming out of CRP. Other improvements include two metal shops, a stocked, spring-fed lake and blackberry vineyard. The ranch is located 5 mi. northeast



Contact : Rodney Shay 785-332-2566

- ▶ 2013 TAXES: \$3,004.58
- ▶ CALL FOR PRICE



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**ADDITIONAL PHOTOS**



**KITCHEN**



**KITCHEN**



**LIVING ROOM ROCK FIREPLACE**



**OFFICE OR DINING ROOM AREA**



**GARAGE**



**FRONT VIEW**

**ADDITIONAL PHOTOS**



**MORRIS RANCH ENTRANCE**



**VIEW FROM DRIVEWAY**



**ANOTHER PHOTO OF LAKE**



**PASTURE**



**50'x100' SHOP**



**40'x80' SHOP**

**ADDITIONAL PHOTOS**



**WINDBREAK**



**VINEYARD**



**VIEW FROM SOUTHEAST**