

40± Acre Big Timber Creek Ranch Cheyenne County, KS

2845 Road X, Bird City, KS



If you're looking for a secluded place in the country, then this home and acreage may be perfect for you. The Big Timber Creek runs through this 40± acre ranch north of Bird City, featuring lots of trees and wildlife, which would be ideal for hunting. This property includes a 1,026 sq. ft. home with 3 bedrooms and 1 1/2 baths, an older guest home, and barn.



Grass & Timber



Sub-irrigated Alfalfa

1,026 Sq. Ft. HOME

- **Family Room with Fireplace**
- **Kitchen**
- **3 Bedrooms, 1 1/2 Baths**
- **Front Porch**
- **Full Basement**
- **Gas Heat**

OTHER BUILDINGS

- **20' x 48' Barn**
- **Older Guest House**

ACREAGE:

- **10± Ac. Sub-irrigated Alfalfa**
- **30± Ac. Grass, Trees & Improvements**

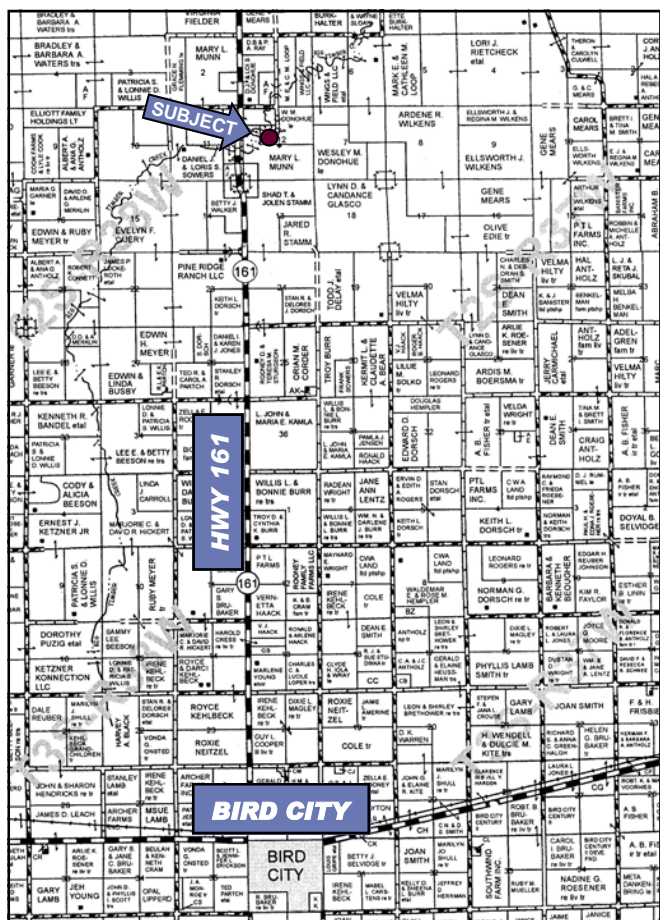
Location:

Approximately 9.5 miles north and 5 mi. east of Bird City on Rd. X.

2008 TAXES: \$367.01

LISTED PRICE: \$150,000

Legals:
SE/4NW/4 Sec. 12, 2-38



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