

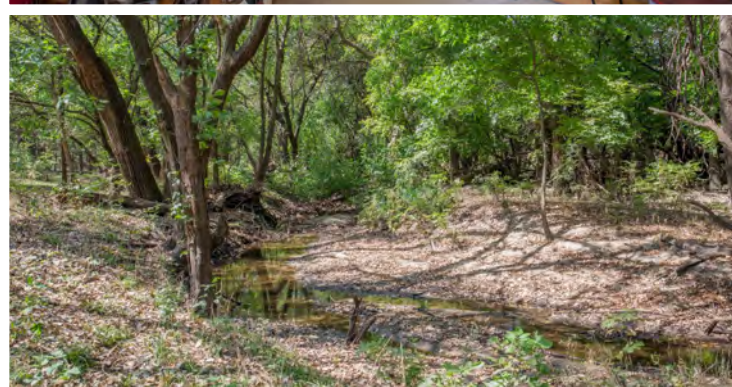
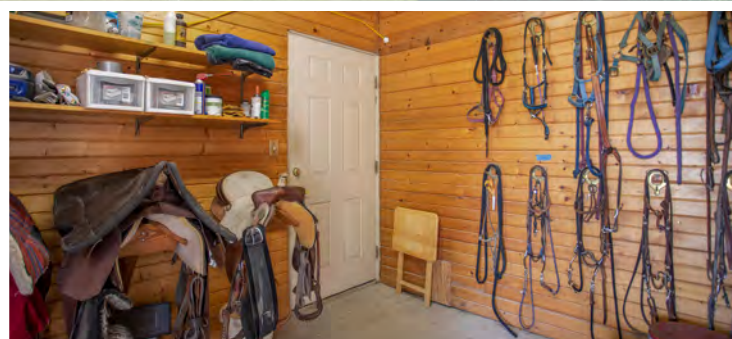


**R|S**  
RUPP|STEVEN

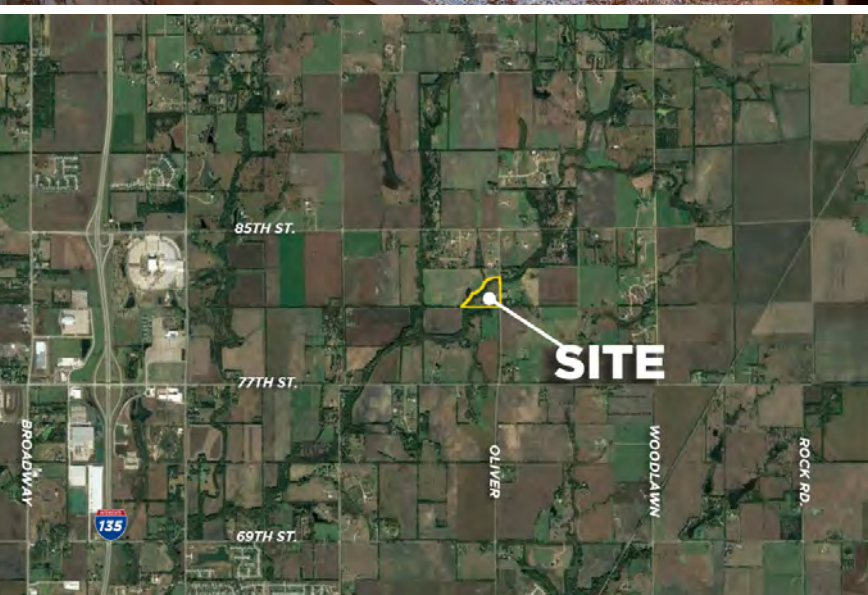
# PRIVATE COUNTRY ESTATE & HORSE PROPERTY

For Sale – 8225 N. Oliver, Valley Center, KS 67147

**SPACIOUS RANCH HOME ON 16.85 ACRES – HORSE BARN – WORKSHOP  
PASTURE – TIMBER – CHISHOLM CREEK – HORSE RIDING TRAILS**



Your new home awaits in this private country estate and horse property that is located just north of the Wichita, Kansas metro area. Pride in ownership is evident as you enter the land and drive up to the well-maintained ranch style home, complete with a separate workshop building, turnkey horse barn and pastures. The 16.85 acres of land provides great amenities and character. The Chisholm Creek is the west boundary of the land and creates a private setting with heavy timber, live water, wildlife, and horseback riding trails for your family's enjoyment. The home has three bedrooms, including a spacious master bedroom and master bathroom suite with a large walk-in closet. The kitchen is upgraded with granite countertops and flows into the dining area and family room, with an abundance of natural light and beautiful country views. The horse barn has six horse stalls and is set up for the next family to enjoy the ease of owning your own horse property minutes from the city. Don't miss this opportunity to purchase your dream home with acreage.



**ReeceNichols**  
SOUTH CENTRAL KANSAS  
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.



**JOHN RUPP**  
316.250.5198  
johnrupp@reecenichols.com



**JAKE STEVEN**  
316.708.5960  
jake@reecenichols.com



**Price:** \$550,000.00

**Legal Description:** Long legal, contact agent

**Total Acres:** 16.85 ± acres

**Utilities:**

- Septic
- Rural Water
- Propane (Leased)

**Schools:** USD 262 Valley Center

**2018 Taxes**

General: \$ 4,300.50

Specials: \$ 5.88

**Home Details**

Main Floor: 2,578 ± SF

Basement: 968 ± SF Partially Finished

Bedrooms: 3

Total Baths: 4 - 2 full, 2 half

Garage: 2 car oversized

Year Built: 1963

HVAC: Central Heat and Air

**Additional Features:**

Detached Garage/Workshop: 768 ± SF with overhead door

Horse Barn: 1800 ± SF, 6 stalls

Granite countertops in kitchen

Spacious master bedroom with bathroom and large walk-in closet

Blacktop road with easy access



**ReeceNichols**  
SOUTH CENTRAL KANSAS  
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.



**JOHN RUPP**  
316.250.5198  
johnrupp@reecenichols.com



**JAKE STEVEN**  
316.708.5960  
jake@reecenichols.com