



OFFERED AT:

\$ 350,000

1201 9 RD Stockton, Rooks County, Kansas

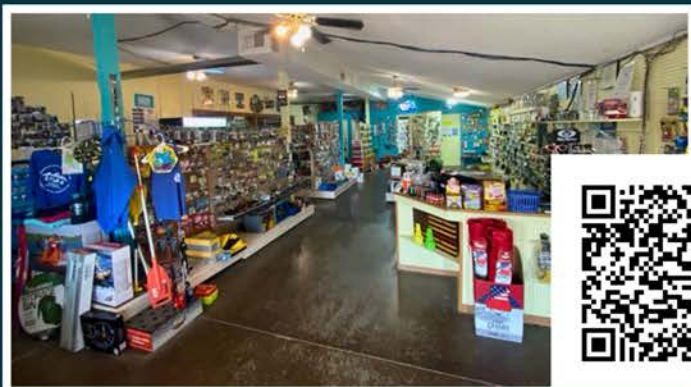
BAIT & TACKLE SHOP + 3 BED, 2 BATH HOME

Legal Description - S32, T07, R19, ACRES
2.2, TR BEG 400' W & 25' S OF NE COR NE4,
E 380', S 475', NWLY 575' TO POB

Acres - 2.20+/-

Property Taxes - \$4,743.98

For Sale: Webster Bait & Tackle Shop, a well-established retail store on 2.20 acres overlooking Webster Lake in Rooks County, KS. Located near Webster State Park, the 60'x70' store offers bait, tackle, groceries, and more, with space for expansion. This turn-key business includes all inventory, furniture, and equipment, with the owners providing a transition period for the new buyer. Additionally, a move-in-ready 3-bedroom, 2-bathroom home and a detached 3-stall garage/shop are included. The property features RV, camper, and boat storage, making it a unique opportunity in a market with limited competition. Schedule a showing to seize this chance to own a successful business by the lake!



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BAIT & TACKLE SHOP INFORMATION

- 60'x70' building built in 1988 with 4,200 sq. ft. (3,300 finished).
- All inventory, furniture fixtures, and equipment included as of the day of sale.
- Very few competitors in the area - great for visitors and locals.

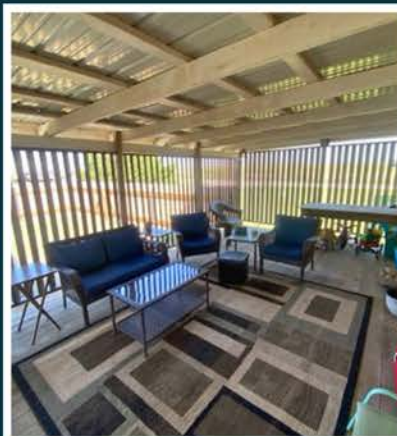


Become your own boss at the beautiful Webster Lake and Webster State Park!



HOUSE AND GARAGE INFORMATION

- 3 Bed, 2 Bath, move-in ready home built in 1998 (1,456 sq. ft.)
- Large living room with fireplace, large kitchen, laundry room
- Covered wood deck on the back with a TV hookup and a new fence
- Detached, 3-stall garage with a large shop (30'x48', 1,440 sq.ft.)



PROPERTY DIRECTIONS: 9.5 MILES WEST OF STOCKTON, KANSAS ON HIGHWAY 24 AND 1 MILE SOUTH ON ROAD 9

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