



\$260,000



1101 Grand Ave. – Goodland, KS

LEGAL DESCRIPTION: Lots 9, 10, 11, & 12, Block 68, the Original town of Goodland, Sherman County, KS

Main Level 2496 sq. ft.

Living/Dining 32x13
Kitchen 16x12
Bedroom 1 22x13
Bedroom 2 12.6x11.6
Bedroom 3 11.6x11
Bathroom 1 7x7
Bathroom 2 11x7

Living Area 25x18
Utility 15x15.6

Basement 984 sq. ft.

Den 17x12
Bathroom 3 9x8

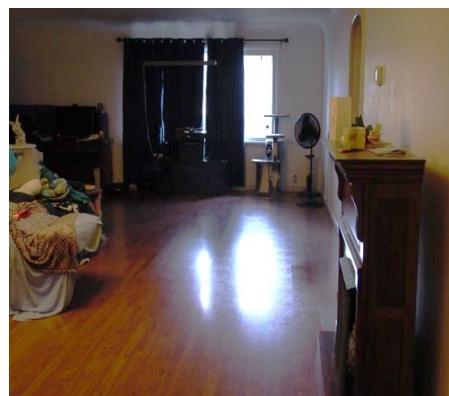
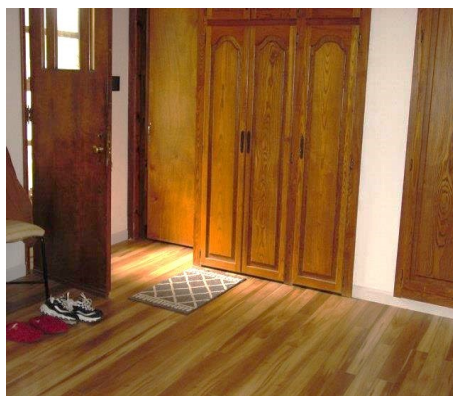
Includes: dishwasher, garbage disposal, refrigerator, range, oven, hood, washer/dryer, ceiling fans, window coverings

All personal property "AS IS".

STYLE: Ranch
AGE: 1952
LOT SIZE: 100x140=14,000
GARAGE: 1 car det.

HEAT: Gas/Central Heat
A/C : Central Air
Zoning: Residential
Construction: Frame/siding/st

2025 TAXES: \$4,046.64
AVG. ELEC. BIL \$270.00
Water/Sewer/Refuse
AVG. GAS BILL \$107.00



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification. Neither seller or information providers shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.



TOM HARRISON, BROKER / AUCTIONEER



HARRISON
— REALTY & AUCTION —

785.890.7253
785.460.7253

415 E. 17th Street – Goodland, KS 67735
270 N. Franklin Ave. - Colby, KS 67701

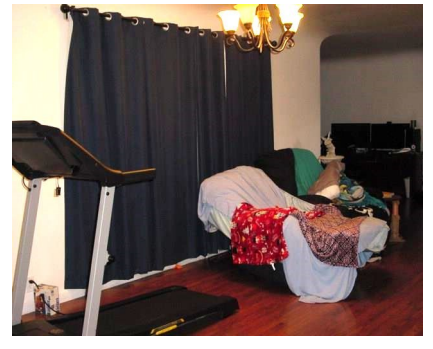
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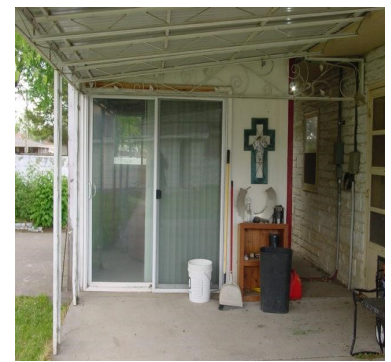
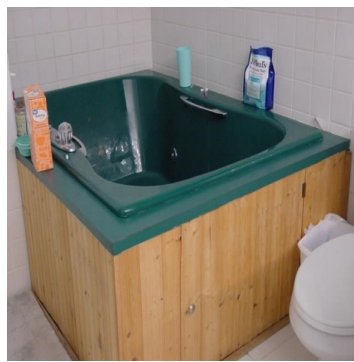
Rose Koggie 785.821.1179
rkoggie@harrisonra.com

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Goodland, KS



ABOUT THE PROPERTY

Check out this Mid-Century Rancher situated on a large corner lot which is close to the downtown area of Goodland, KS. It offers many features found in homes of this genre'. Coved Ceiling in the Living Room, Arched Doorways, Cedar Lined Closets, Large Rooms and Windows. This home has had updates to include wiring upgrades, newer sheet rocked walls, newer flooring in most rooms, rebuilt fireplace, lots of newer ceiling fans and light fixtures. The basement offers an apartment with living room/bedroom, kitchen and full bath. Great space for the kids too. Out back you will find a separate Hot Tub room with Hot Tub, covered patio, detached single garage, and lovely yard which has underground sprinklers. Mature trees, shrubs, bushes and flower beds to enjoy in the summer. This great property will impress you with its amenities and generous size. Call Rose Koggie to view this unique Goodland property. Call 785-890-7253 or 785-821-1179.



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