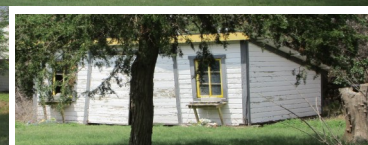




\$225,000



13409 Road 35 – Herndon, KS

LEGAL DESCRIPTION: A tract of Land being 6.53 Acres M/L in the SW/4 in the NW/4 of Section 2-3-31, Rawlins County, KS

Main Level 1,170 sq. ft.

Living Room 15.3x17.5
Dining Room 15x13
Kitchen 13.2x11.7
Laundry *Closet of the kitchen*
Bedroom 1 11.8x13.3
Bedroom 2 9.7x10.3
Bathroom 1 Full 5.7x7.10
Office 5.6x7.3

Rec Room 13.2x9.4

Upper Level 878 sq. ft.

Bedroom 3 15.7x14.4
Bedroom 4 10x17
Bedroom 5 11.7x8.4
Bedroom 6 11.7x8.4
Bathroom 2 3/4 9.7x6.6
Sitting Area 4.4x7

Basement 585 sq. ft. Storage/unfinished

Includes: dishwasher, refrigerator, gas stove, microwave, washer/dryer, mini-blinds, ceiling fans, auto door opener, To include the following buildings: 80x36, 52x48, 11x18, 32x16, 12x10, 16x12, 16x12, 10x9, 14x10, 13x10.

All personal property "AS IS".

STYLE: Old Style

AGE: 1900 Roof: Composition

LOT SIZE: 6.53 Acres

GARAGE: 2 car detached

HEAT: Gas/Floor Furnace

A/C : None

Zoning: Farm Home Site

Construction: frame/siding

2025 TAXES:

\$917.39

AVG. ELEC. BILL:

\$75.00

Water/Sewer/Refuse Well/Septic

AVG. GAS BILL:

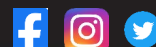
Propane



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



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— REALTY & AUCTION —

785.460.7253 270 N. Franklin Ave. - Colby, KS 67701

#14628

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harrisonra.com



13409 Road 35—Herdon, KS

Tom Harrison

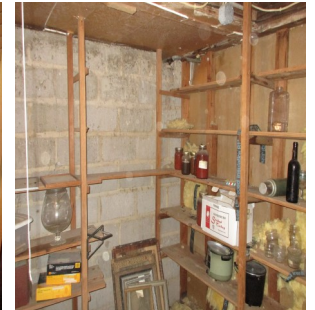
785.462.5014

tharrison@harrisonra.com

Kayla Cowan

785.728.7211

kcowan@harrisonra.com



ABOUT THE PROPERTY

Welcome to this serene country property situated on over 6.5 acres. Ideal for livestock, the land features fencing, an automatic waterer, and several multi-use outbuildings. The 1900 Old Style home offers over 2,000 sq. ft. of living space and includes updates to the electrical and plumbing systems, windows, and floor-furnace controls. Property is located off of Hwy 36 at the Herndon turnoff and South 1 mile. Call to tour this FABULOUS Property Tom 785.443.0136 / 785.460.7253 or Kayla 785.728.7211 / 785.890.7253.



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