

LAND AUCTION



14.6 AC± | 1 TRACT | COWLEY CO, KS

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/9/24 | **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: AMERICAN LEGION, 113 E WASHINGTON AVE, ARKANSAS CITY, KS 67005

OPEN HOUSE: 11/2 | 11AM-2PM & 11/7 | 3PM-6PM

15884 US HIGHWAY 166, ARKANSAS CITY, KS 67005

Located just 9 miles east of Arkansas City and adjacent to US Hwy #166, this small hobby farm and country acreage is convenient and easily accessible. The acreage provides 14.6 acres of rolling terrain which allows for some privacy from the highway along with a nice extended driveway entrance, an electronic gate and a picturesque setting with large trees surrounding the home. The property has been surveyed and the approximate property lines can be seen on the aerial photographs within this listing. The home was an original A-frame style home built as a ranch house back in 1976, but it has been remodeled and adjusted over recent years. In approximately 2014 the home was updated with new stone exterior along with vinyl-clad windows, a new patio area and 50-year "Davinci" roofing being just a few of the improvements. The home maintains three bedrooms along with a large living area on the main floor with a wood stove and a great area for family gatherings. There is a 42'X42' metal building used for livestock and/or pets in the area behind the home that has the majority of the floor in cement and four stalls for horses or other livestock. There is also a heated and cooled kennel area within the building for a dog or large pet area along with three dog kennels within the house. There is rural water with a meter in place that supplies the home, barn and yard area. All of this is positioned in a country-style setting with a large yard and a relaxing atmosphere. For the small hobby farm family who has horses or other animals and is in search of a country home that maintains some space and the ability to live the right lifestyle, this property is your perfect fit. It is all things country but with the access and location which makes it convenient. If you are in the market for a country-style acreage or have dreams of building your own hobby farm please reach out to the listing agents and we can schedule your viewing.



Taxes:	\$3,033
Possession:	At closing
Survey needed?:	No survey needed
Brief Legal:	14.6± acres with home and outbuilding part of NW ¼ S21 T34S R5E Cowley Co, KS
Lat/Lon:	37.079545, : -96.880663
Zip Code:	67005

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

TOM MCFARLANE, AGENT: 316.755.6374 | tom.mcfarlane@whitetailproperties.com

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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC | Jefferson Kirk Gilbert, Ranch & Farm Auctions (C000002929), Kansas Broker License # 00237080 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Tom McFarlane, Kansas Land Specialist for Whitetail Properties Real Estate, LLC, 316.755.6374 | Grant Pruitt, Kansas Land Specialist for Whitetail Properties Real Estate, LLC, 316.841.5041 | Brandon Hamel, Auctioneer



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