

# Modern Ranch Style Home in the Flint Hills

20+/- Acres in Chase County w/ Roping Arena

## OPEN HOUSE DATES

Thursday, 09/10/2020 from 6:00 – 7:00pm

Sunday, 09/13/2020 from 2:00 – 4:00pm

Within  
5 mi from  
Cottonwood  
Falls

# New Price!

Griffin Real Estate & Auction

305 Broadway, Cottonwood Falls, KS

Office: 620-273-6421

[www.GriffinRealEstateAuction.com](http://www.GriffinRealEstateAuction.com)



## NEW LISTING

**ADDRESS:** 1594 T Rd., Cottonwood Falls, Chase County, Kansas 66845

**DIRECTIONS:** From Cottonwood Falls, Kansas, go south on HWY-177 for 5.0 mi to 152 Rd, turn east and continue for 0.5 mi and then south for 0.25 mi to 150 Rd, turn east and continue 0.5 mi to T Rd, turn north and continue for 1.1 miles to the driveway on the west side of the county road.

**DESCRIPTION:** This one is a show stopper! This 5 bedroom, 3.5 bathroom home with a walk out basement sits on approx. 19.4 acres, located just 5 mi from Cottonwood Falls with beautiful views of the Flint Hills. The home was built in 2011 and includes 1,740 sq. ft. on the main floor plus a full, finished basement and an attached garage. The open concept great room creates a wonderful family and entertaining area where you can work in the kitchen while enjoying the family room and the fireplace. The home features a metal, Spanish style roof, CH/CA, Saltillo tile floors, an open floor plan, fireplace, master suite, office, outdoor deck and patio areas, rural water and so much more! The outdoor space is just as impressive as the indoors! If you enjoy horses, you will appreciate the 150'x250' arena with return alley, plus an open horse barn with 5 stalls and a 10'x15' tack room and 5 separate fenced areas for horses or livestock. This property is a must-see! This could be your forever home!

### NEW PRICE!

**Listed at \$389,000.00**

Heidi Maggard  
Broker  
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Chuck Maggard  
Sales/Auctioneer  
620-794-8824



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*Call us with questions or check our website for more information.*

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