

## NEW LISTING

### 18.9 ACRES WITH HOME IN CHASE CO FLINT HILLS



### 546 EF RD, CEDAR POINT, CHASE COUNTY, KANSAS 66843

**Description:** There is so much to like about this property! Located in the Flint Hills of Chase County, this 18.9 acre tract lays between Cedar Point and Clements with great access to Highway 50. The acreage has dramatic elevation changes with amazing views, stacked stones fences and other limestone rocks and outcroppings, plus 2 ponds between the house and the highway. The 896 sq. ft. house built in 1910 has seen a ton of updates since 2015 when it was taken down to the studs and remodeled (new windows, doors, insulation, CA, heat pump, wiring, PEX plumbing, bathroom, kitchen with stainless steel Whirlpool appliances and much more). Since then, the roof has been replaced, as well as the septic system and the well pump. All of these improvements are ready for you to enjoy this 2 bedroom, 1 bath home that features a large wrap around porch, 9-ft ceilings and open concept kitchen/living room. Outside, there is a 32x32 insulated shop with 110v/220v hookups, a potential office with a canning cellar, a lean to and a few other older improvements. You will fall in love with all the character this property has to offer, give us a call to schedule a tour!

Listed at **\$300,000**

For more photos, see our website at:  
[www.GriffinRealEstateAuction.com](http://www.GriffinRealEstateAuction.com)

**Heldl Maggard**  
Broker  
620-794-8813

**Chuck Maggard**  
Sales/Auctioneer  
620-794-8824



**Office:**  
305 Broadway,  
Cottonwood Falls, KS 66845  
Phone: 620-273-6421  
Fax: 620-273-6425  
Toll Free: 1-866-273-6421

[www.GriffinRealEstateAuction.com](http://www.GriffinRealEstateAuction.com)  
[griffinrealestateauction@gmail.com](mailto:griffinrealestateauction@gmail.com)