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**NEW PRICE**  
**2 BEDROOM, 2 BATH**

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**409 CEDAR, COTTONWOOD FALLS, CHASE COUNTY, KANSAS 66845**

**Description:** Investor or Starter Opportunity! Don't miss your chance to own a proven income-producing property with immediate upside. This 2-bedroom, 2-bath home offers central heat and air and a strong rental history, with a long-term tenant recently vacating—giving you the flexibility to place a new tenant right away or move in yourself. Built in 1998, this Skyline manufactured home (15' x 56') features a practical and efficient layout, including a private primary suite with its own full bathroom. The home comes fully equipped with kitchen appliances, along with a washer and dryer for added convenience. Recent improvements include updated skirting and a spacious back deck—perfect for relaxing or entertaining. Situated on a 90' x 110' lot, the property also includes a fenced yard and a 12' x 10' metal-sided storage shed, providing excellent functionality and extra storage space. Whether you're looking for your first investment or to expand your portfolio, this affordable property offers solid potential and immediate opportunity. .

Now Listed at **\$28,000**

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

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