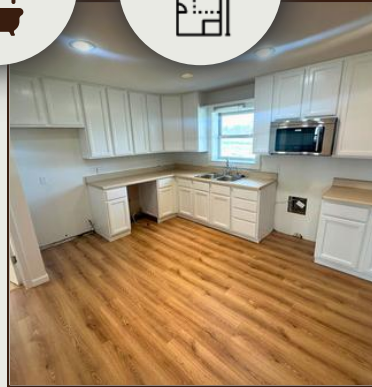
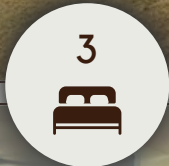
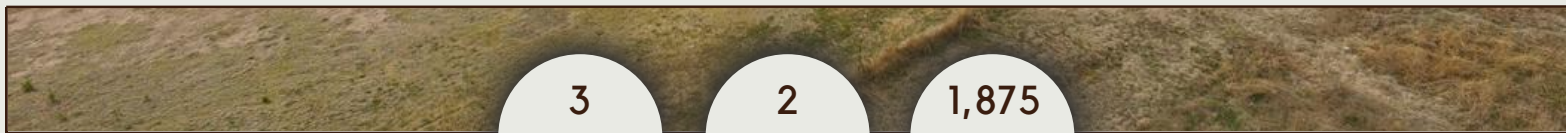


\$365,000



HOME WITH 112.21 +/- ACRE PASTURE

1250 S CHEROKEE ROAD, MODOC, KS 67863



This beautiful farmhouse situated on 112.21+/- acres of grassland, just miles from Scott City, is a dream home for the person or family looking to get out in the country and have a piece of land to call their own! Perfectly set up to run a few head of cattle or have your horses out on grass, this property has two wells with two automatic water troughs. One well feeds water to the home and farmstead property, while the other solar well feeds water to a horse tank in the pasture. On the northeast part of the property, there is a pond that has been recently cleaned out and is currently holding water. Moving into the house you will find three bedrooms and two full bathrooms, along with two family rooms and a nice-sized kitchen and dining room. This house has just been recently remodeled with new floors, new paint throughout, a new vanity in the guest bathroom, a brand new furnace, and all new electrical outlets and light switches. Outside you will find the two-car, detached garage that has a built-in 10.5' x 11.5' concrete bunker! All the foundations and exterior walls for the home and garage are made from 8" thick concrete! Other features include a concrete basketball court, chicken coop, corrals, and a drip system for the tree rows.



Give me a call today to schedule your property tour!

ALEC HORTON
Farm & Ranch Specialist
Leoti, Kansas

📞 620-214-2417 ✉️ Alec.Horton@AgWestLand.com



Property Taxes - \$3,553.78

Legal Description- N 1/2 of the NW 1/4 of 27-18S-34W 77.76 Acres, SE 1/4 of the SW 1/4 of 22-18S-34W 33.12 Acres, SE 1/4 of the SE 1/4 of the SE 1/4 of the SW 1/4 of 22-18S-34W 1.33 Acres



Home Features

- 3 bedrooms, 2 bathrooms
- 1,875 sq. ft. home
- Built in 1996
- Many updates throughout the home
- Exterior walls, floor, and foundation are 8" concrete
- 22'8" x 35' 2 car garage
- 10'6" x 11'6" concrete saferoom/bunker in garage

Well Information

- House well drilled in 1996, 16 GPM, 134' static level, 152' well depth.
- Solar well in pasture 15 GPM.

Property Features

- Chicken coop & corrals/cattle shoot
- Drip system for tree rows
- Wood post 3 wire fence



Directions - From Scott City, travel west on Highway 96 for 8 miles. Turn south on Cherokee Road and travel 1.25 miles. Turn left and head west down the drive for 200 yards.

The information contained herein is as obtained by AgWest Land Brokers LLC—Holdrege, NE from the owner and other sources. Even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to the correctness of any data or descriptions. The accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein. Maps are for illustrative purposes only and are not intended to represent actual property lines.