

5BR 1BA Country Home on Acreage near Hill City, KS
1998 190th Ave
Penokee, KS 67659

\$44,750
11.6± Acres
Graham County



**5BR 1BA Country Home on Acreage near Hill City, KS
Penokee, KS / Graham County**

SUMMARY

Address

1998 190th Ave

City, State Zip

Penokee, KS 67659

County

Graham County

Type

Farms, Horse Property, Hunting Land, Ranches, Recreational Land,
Residential Property, Single Family

Latitude / Longitude

39.276645 / -99.9961

Dwelling Square Feet

1,441

Bedrooms / Bathrooms

5 / 1

Acreage

11.6

Price

\$44,750

Property Website

<https://greatplainslandcompany.com/detail/5br-1ba-country-home-on-acreage-near-hill-city-ks-graham-kansas/115041/>



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PROPERTY DESCRIPTION

11.6 Acres | 5-Bedroom, 1-Bath Farmhouse | Graham County, Kansas

Discover an affordable country property with plenty of room to create the lifestyle you've been looking for. Located in Graham County, this approximately 11.6-acre property features a charming farmhouse with **five bedrooms and one bathroom**, offering a great opportunity for a buyer looking for space, acreage, and rural living.

The home features **one bedroom on the main level**, along with a spacious living room, dining room, and bathroom. Four additional bedrooms are located upstairs, providing ample room for family, guests, or flexible living arrangements.

Several important updates have already been completed, including a **metal roof replacement approximately five years ago** and electrical improvements with a newer breaker box. Recent exterior cleanup has also helped prepare the property for its next owner, while the home is being offered **AS IS**, including existing personal property and appliances (excluding the deer feeder & cell trail camera).

The acreage provides plenty of room for a variety of rural uses, including **4-H projects, chickens, horses, or a small number of livestock**. The property also offers hunting opportunities for deer, turkey, upland birds, and small game.

Convenient county road frontage provides dependable, year-round access, and the property is located within close proximity to **Hill City, Kansas**.

The electricity is currently on; however, the plumbing and water well have been winterized. Buyers should make their own inspections and verify the condition and functionality of all systems.

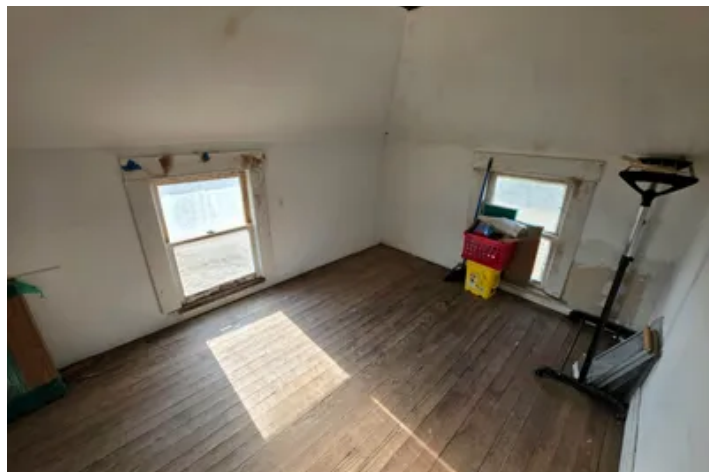
Showings are by appointment only. Please do not enter the property without a real estate agent present unless prior approval has been obtained.

Broker/Agent Ownership Interest.

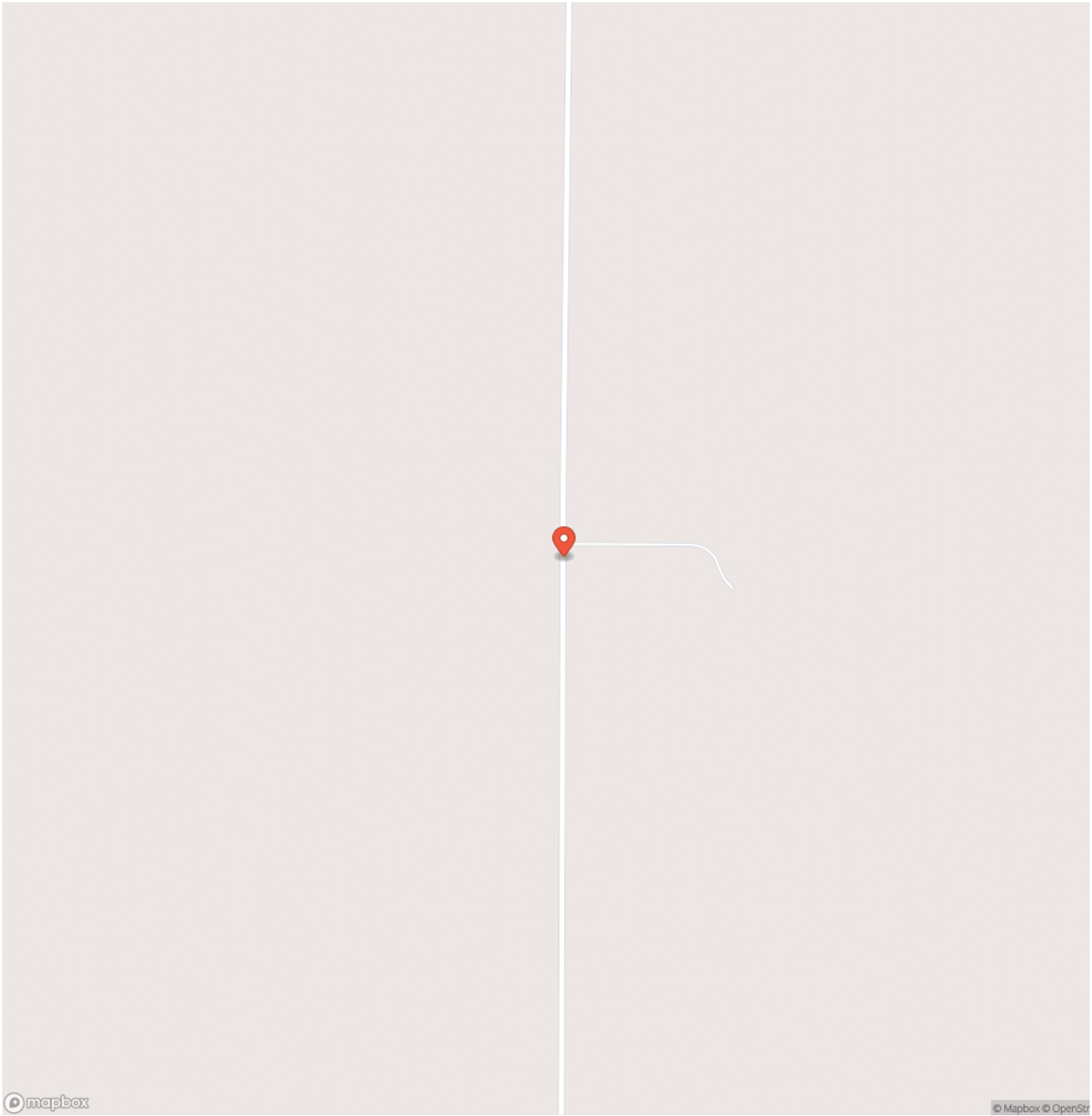
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified upon first contact and present at the initial showing to participate in any real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Great Plains Land Company.



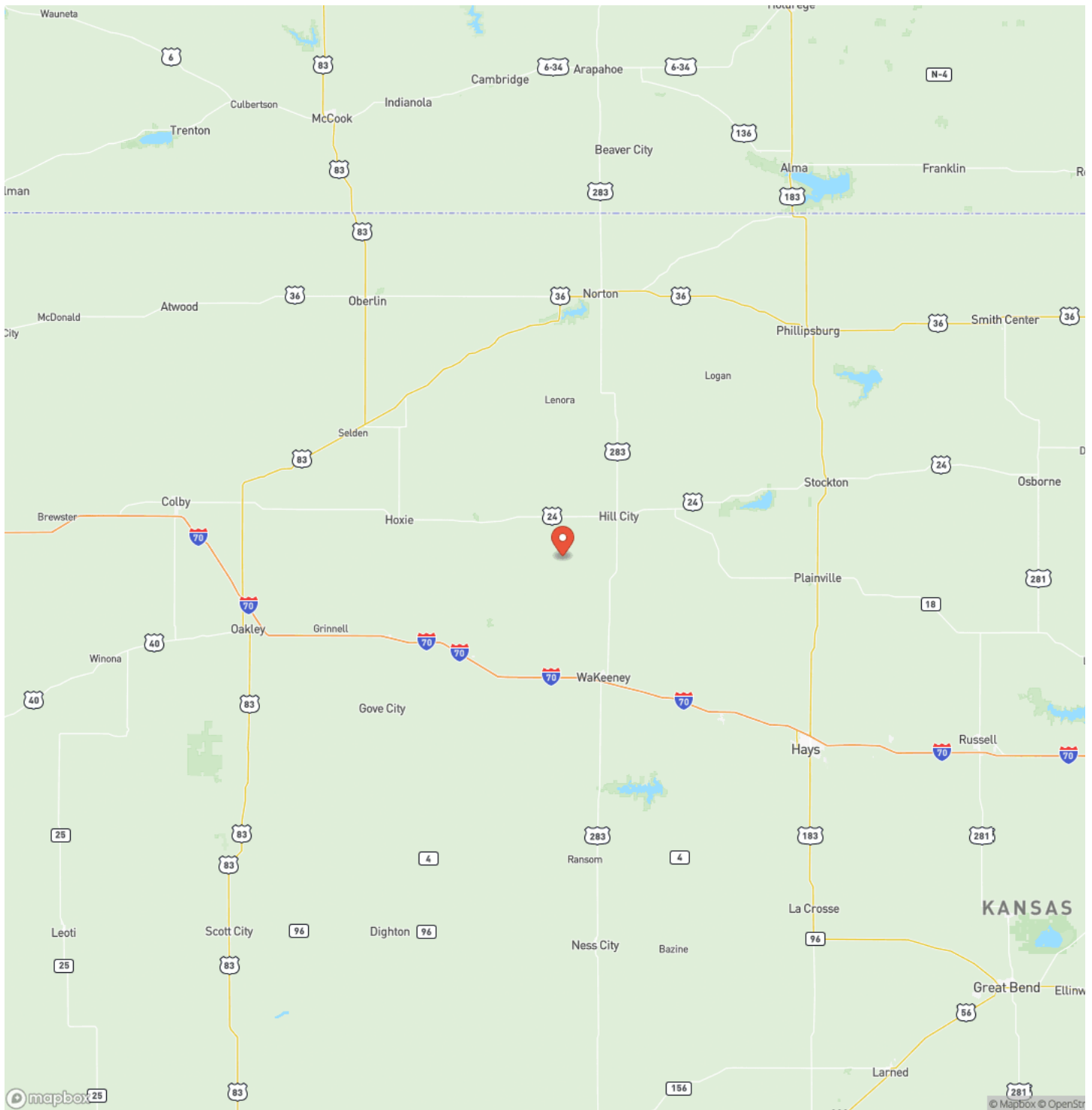
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Penokee, KS / Graham County**



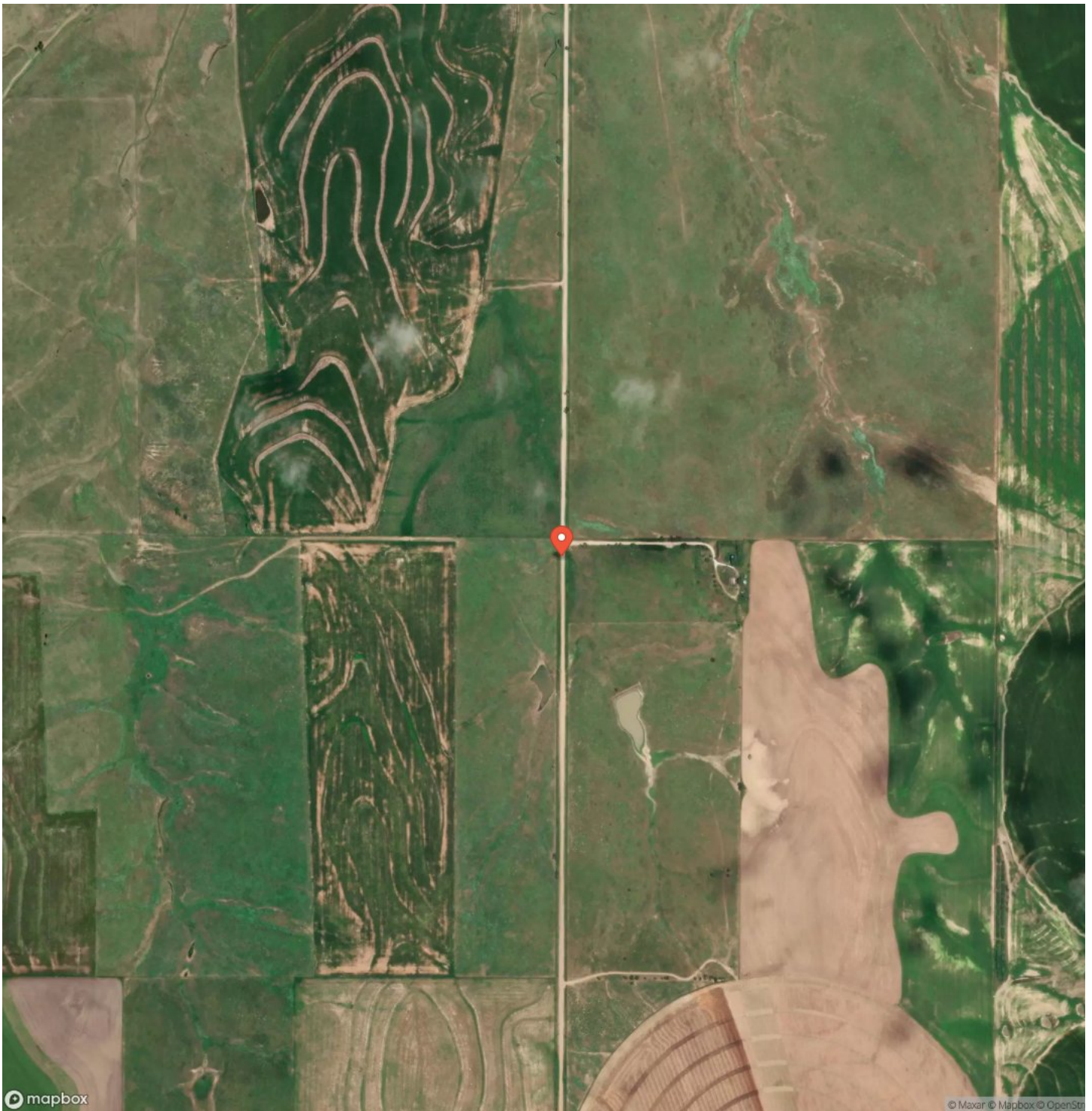
Locator Map



Locator Map



Satellite Map



5BR 1BA Country Home on Acreage near Hill City, KS Penokee, KS / Graham County

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hunning

Mobile

(970) 227-1230

Office

(308) 524-9320

Email

daniel@greatplains.land

Address

City / State / Zip

Merino, CO 80741

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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