

Prairieside Farm

4356 SW 50 St - Kingman, KS

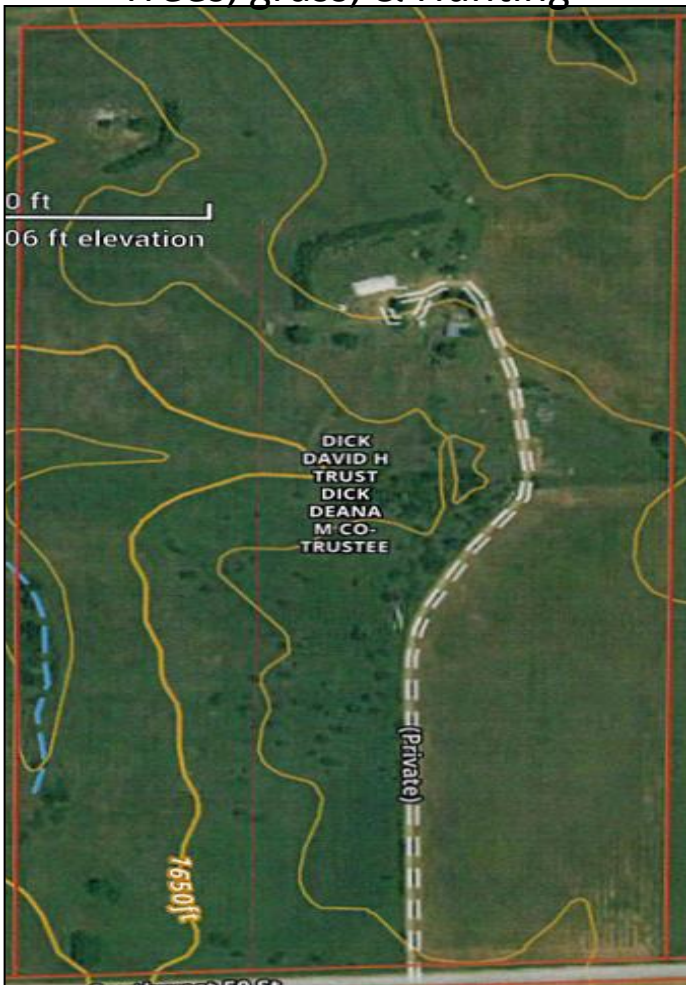
80 acres

★ \$340,000 ★

Energy efficient
2279 sqft berm home
Call today!

Peaceful rural living?
Deer camp?
Upland bird hunting?
Hobby farm?

Trees, grass, & Hunting



Secluded 80 Acres Aerial



Trees and Grass

Energy Efficient



2278 SF Berm Home



North Side of Berm Home



Big Great Room



South Facing Pella Windows for maximum light



www.kingmanksre.com

Scott's Cell - (620) 532-4242

(This Information Deemed Correct But Not Guaranteed)

Prairieside Farm

Pertinent Facts

- * **2023 Taxes:** \$1,961.54
- * **Legal:** W/2 SE/4 Sec 28-T28S-R8W W/ right of way to the East
- * **80 acres:** crop 26.32 - grass 53.22
- * **911 address:** 4356 SW 50 St, KM
- * **Location:** 5 miles south & 5 miles west of Kingman, KS. Paved roads 4 miles east or 1 mile west.
- * All **minerals** transfer, no production
- * **No wind tower** - wind tower effect payment, 2023 = \$1723; 2% annual increase
- * **Electric:** Ark Valley, 200 Amp Box
- * **Water:** Well 130' deep, 1/2 hp submersible pump set on 1" steel, 80 ft deep, underground 1" sch 20 PVC to 5 frost-free hydrants. Water tested 10/7/24, nitrate 1.95, no coli form or e-coli.
- * **Propane:** Owned propane tank
- * **Septic Tank & Lateral:** Installed new in about 1990, Weber from Nashville
- * **Central H&A:** Bryant Plus 90i, 8 ton unit, new coil 5/9/13
- * **Roof:** New metal roof about 15 years ago
- * **Concrete:** Exterior walls have 2" foam, over 200 yards of concrete, water lines flex copper in insulation
- * FSA shows 26.63 A crop, 53.28 A grass cropland, mostly productive, nalim loam, blanket silt loam and Shellabarger sandy loam, was planted to brome, not been hayed or grazed.
- * Prior owner raised sheep and exterior pasture fences all have woven wire.
- * Interior has not been finished, sheet rock was taped and mudded, no trim or cabinets.
- * This property is a true diamond in the rough! Super land, super location, and quality infrastructure. Big solid, well-made berm home, just needs finished.



Prairieside view looking South!



Great room



Kitchen Area



Master Bedroom



Utility Room



Interior of att garage



Bathroom



High Eff. Furnace



200 Amp Breaker Box



Big Shed



Room for pick-up, 4-wheeler, deer blinds, & feeders.