

MIDWEST LAND GROUP PRESENTS

7 ACRES IN

CLARK COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

IDYLIC CUSTOM RANCH HOME WITH 2 LARGE SHOPS ON RURAL 7 +/- FARMSTEAD

This 7 +/- acre farmstead has every feature anyone could want for rural living. The 4,160 square foot home has 3 beds, 3.5 baths, along with 4 bonus rooms, and 2 large shops.

As you pull onto the property you will appreciate diverse views overlooking wheat fields, Bluff Creek, and the distant red hills. A covered front porch and large bay windows allow you to take it all in. Through the front porch and entryway are the living room and dining area that is designed for hosting. The living room and dining room have large bay windows, vaulted ceilings, and plenty of room for all the extended family or harvest crew at mealtime. The adjacent kitchen has custom oak cabinets, a large center island, and a walk-in pantry to provide all the storage one could need for preparing home-cooked meals. Down the hall are more cabinet storage, two bedrooms with oversized closets, a hall bath with a tub-shower combo, and the master suite with a built-in shower and a large walk-

in closet. As you walk down the stairs you will find another living area with great natural lighting next to another full bathroom. Down that hall, you will find 4 bonus rooms and closets along with another large play area and storage room. Leaving the house, you walk by the 1/2 bath, mud room, and office out to the attached garage with doors designed to fit full-size pickups. Outside you will find a fenced-in hot tub perfect for enjoying the stars and sunsets, an expansive front and backyard for kids and animals to run and play, a well-kept chicken coop, a fenced-in garden area, and a mature tree row.

Behind the house are an insulated 40'x64' shop with plumbing installed for heated floors, a large gravel area to park and move equipment, and another 50'x100' storage shed.

This type of property doesn't hit the market often, and is one you'll be sure to want to see!



PROPERTY FEATURES

PRICE: **\$397,500** | COUNTY: **CLARK** | STATE: **KANSAS** | ACRES: **7**

- 4,160 square foot home
- 7 +/- acre homestead
- Automatic propane generator
- Fiber optic internet
- 8-foot insulated garage doors
- On-demand electric water heater
- Pella double-pane windows
- Fenced-in hot tub
- Fully brick
- RO system
- 2 water wells
- 2 large shops
- 14 miles from Protection
- 16 miles from Ashland
- 18 miles from Bucklin
- 19 miles from Coldwater
- 45 miles from Dodge City



4,160 SQUARE FOOT HOME

The 4,160 square foot home has 3 beds, 3.5 baths, along with 4 bonus rooms, and 2 large shops. A covered front porch and large bay windows allow you to take it all in. The living room and dining room have large bay windows, vaulted ceilings, and plenty of room for all the extended family or harvest crew at mealtime.



ADDITIONAL MAIN FLOOR PHOTOS



DOWNSTAIRS PHOTOS

As you walk down the stairs you will find another living area with great natural lighting next to another full bathroom. Down that hall, you will find 4 bonus rooms and closets along with another large play area and storage room.



8-FOOT INSULATED GARAGE DOORS



FENCED-IN HOT TUB



2 LARGE SHOPS

Behind the house is an insulated 40'x64' shop with plumbing installed for heated floors, a large gravel area to park and move equipment, and another 50'x100' storage shed.



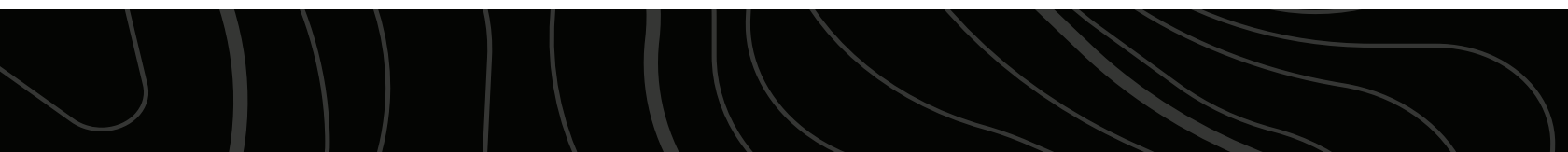
ADDITIONAL PHOTOS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Drew Reimer grew up around agriculture and has been involved in the business ever since. His roots are in land, whether it's farming, ranching, investing, or recreation. It's a true generational passion. His great-great-grandfather immigrated to central Kansas from Russia, and the home quarter has been in the family ever since. This gave him a deep understanding of how important and integral land is for many people.

Born and raised in the small town of Ashland, KS, Drew went to Dodge City Community College to learn to fly and instruct in helicopters. Since then, he's flown ag (crop dusting/aerial applicator), flying both fixed wing and helicopters from the Corn Belt in Nebraska and Illinois to beans, cotton, milo, wheat, potatoes and pasture across Kansas, Oklahoma and the Texas panhandle, to lettuce spinach and broccoli in Arizona and California.

Drew bought his first rental house at 23 and has been investing in real estate ever since. Today, he's able to combine his love of the outdoors with his love for real estate at Midwest Land Group, helping clients make the best decisions, achieve their goals, and experience a smooth transaction. When he's not working, you can find him either water or snow skiing, watching his brother play Nebraska football, or at church leading the middle and high school youth group. Drew and his wife, Alyssa, live in Lakin, KS.



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