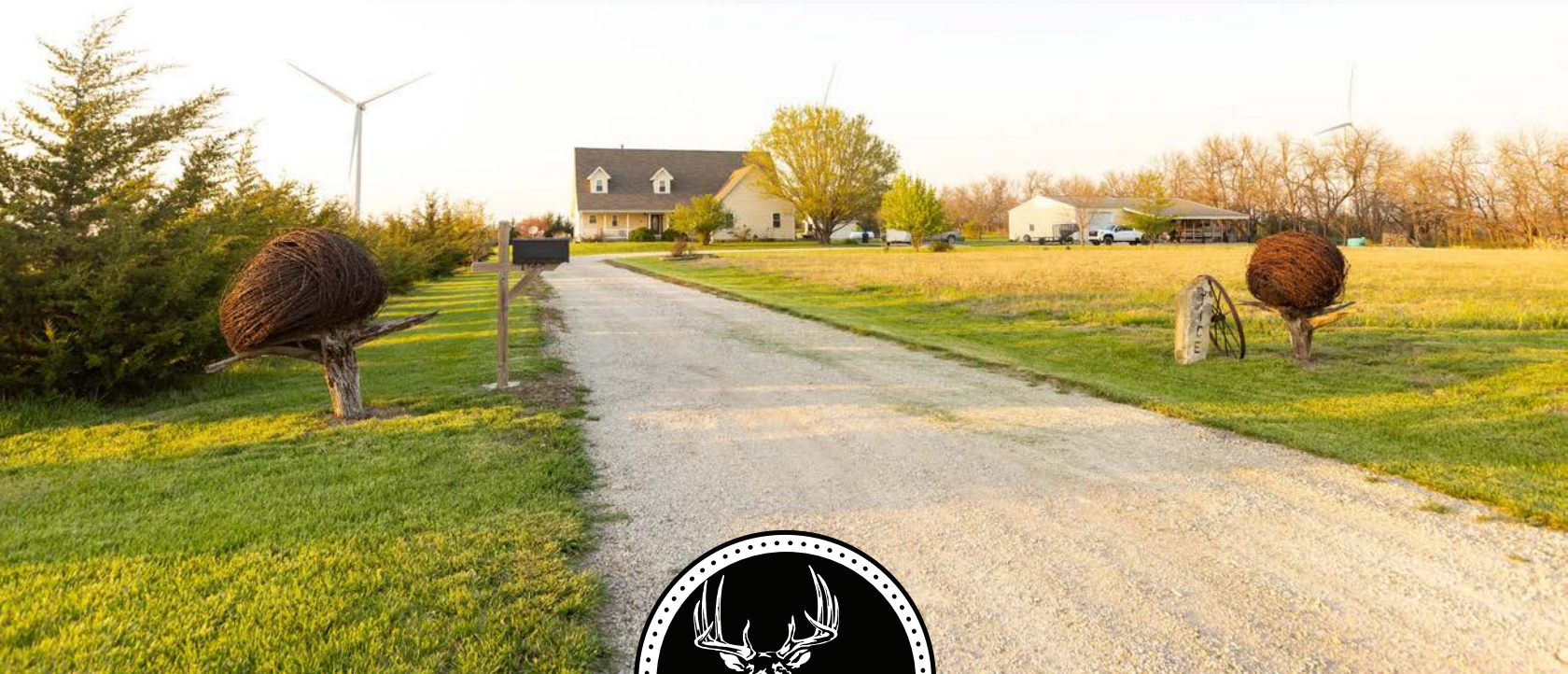


MIDWEST LAND GROUP PRESENTS

10 ACRES IN

COFFEY COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL COUNTRY HOME

Nestled in the peaceful countryside of Coffey County, Kansas, this impeccably maintained country estate exudes charm and elegance. With a spacious 4,200 square foot layout, this well-crafted home offers four bedrooms and three and a half baths, for plenty of space for your whole family. Step into an open floor plan kitchen, complete with a central island and attached breakfast dining area bathed in natural light, courtesy of surrounding windows. The kitchen features a unique corner sink, providing picturesque views of the backyard oasis. The first-level master bedroom offers a very nice en suite bathroom, walk-in closet, and walk-out to the back porch, perfect for enjoying morning coffee or sunsets. Gather with loved ones in the family room, anchored by a cozy fireplace and vaulted ceilings, seamlessly flowing into the attached dining room. Upstairs, a spacious secondary family room serves as a versatile space, perfect for a hangout area for kids, centered by three additional bedrooms

and a full bathroom on the upstairs level. The mostly finished basement presents endless possibilities, boasting a potential theater room, an in-home gym, and a secure walk-in gun safe with a vault door. Situated on 10 +/- acres of picturesque countryside, the property includes a beautiful pond built specifically for fishing and is full of big catfish and bluegill. Additionally, a 40'x60' shop provides ample space for your hobbies and storage, 14'x20' finished with concrete floors, insulation, electricity, and heat. There is another shed with overhead door electricity and an outdoor/indoor dog kennel. The well-thought-out landscaping and numerous outside sitting areas, create lots of options to get outside and enjoy food, family, and fun. This exceptional property offers the perfect blend of comfort, functionality, and natural beauty. In addition, the sellers own the surrounding 70 acres of land and the buyers will receive first right of refusal on the purchase of the remaining acreage.



PROPERTY FEATURES

PRICE: **\$625,000** | COUNTY: **COFFEY** | STATE: **KANSAS** | ACRES: **10**

- 4 bedrooms
- 2 1/2 bathrooms
- First-level master bedroom
- Great layout
- Very quiet road
- In-home gym
- Built-in safe room
- Tons of storage
- Beautiful pond with great fishing
- Option to buy additional 70 acres
- Very nice shop/outbuilding
- Additional garage with indoor/outdoor dog kennel



4 BEDROOM, 2 1/2 BATHROOM HOME



FIRST-LEVEL MASTER BEDROOM



GREAT LAYOUT



BEAUTIFUL POND



VERY NICE SHOP



10 +/- ACRES



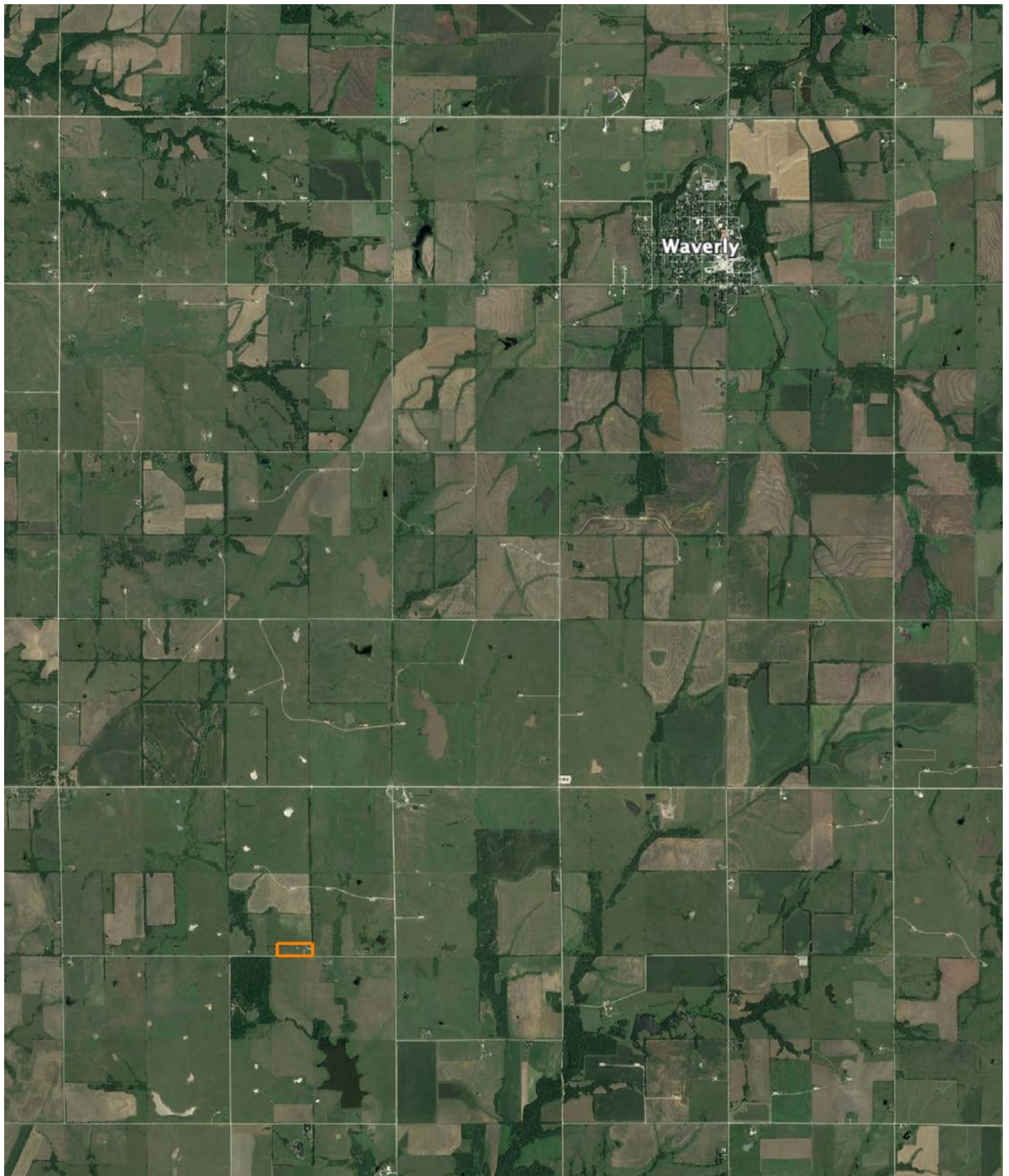
ADDITIONAL PHOTOS



AERIAL MAP



TOPOGRAPHY MAP



AGENT CONTACT

Born in Missouri, Nate Flynn always had great outdoor experiences at his fingertips. Some of his earliest memories involve hunting or fishing with his Dad, Grandpa and Uncle. He picked up a bow at age 12 – taking his first Whitetail that same year – and has gone on to become an accomplished hunter with a number of quality animals harvested so far. Having bought and flipped homes for several years, it was natural for Nate to earn his real estate license and bring his knowledge, experience and respect for land to Midwest Land Group. As a professional hunting guide since the age of 19, he's worked with hunters of all expertise levels and understands what type of experience each is looking for so he can find properties that cater to those needs.

When he's not connecting buyers and sellers with land, Nate and his father run a successful 300-acre row crop farming operation in northwestern MO. If his face looks familiar, perhaps you've booked a hunt with him at Central Dakota Lodge, a hunting lodge in North Dakota, that he started with his family. Or maybe you've seen him starring on the Outdoor Channel's award-winning "Heartland Bowhunter," where he is also part of their pro staff. Even though he's traveled and hunted all across the country, Nate lives in Missouri with his wife, Lauren, and knows Missouri and Kansas land like the back of his hand. This along with a lifetime of hunting, fishing, guiding, farming and filming gives Nate a good eye for matching the right land with the right buyer. When working with Nate, you'll appreciate his knowledge and approach to helping his clients make the best decisions possible related to land ownership.



NATE FLYNN, LAND AGENT
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