

# Farmhouse on the Plains

17.60 Acres

Ellsworth County, KS

\$349,000



HAYDEN  OUTDOORS®

An aerial photograph of a rural farm property. The image shows a large green field with a winding dirt road, a pond in the center, and various farm buildings and structures. The background features rolling hills and more green fields under a clear sky.

## Activities & Amenities

Farm/Crops/Ag  
House/Cabin  
Outbuilding/Barn/Shed/Shop

## Land Details

Address: 1156 Avenue X, Lorraine,  
Kansas 67459, USA  
Closest Town: Lorraine  
Total Acres: 17.60  
Zoning: Farm Homesite  
Estimated Taxes: \$3,195.46 - 2023  
Source of lot size: Assessor/Tax Data

## Building Details

Basement: Unfinished  
Parking Types: Detached Garage  
Outbuildings: 4



## Property Summary

Location: Located 2 miles south of Lorraine, KS and 1 mile north of Highway 4 in Ellsworth County.

Property Address: 1156 Ave. X, Lorraine, KS, 67459





## Improvements

Welcome to this Farmhouse on the Plains, set on 17.6 acres of beautiful countryside, perfect for those seeking a peaceful rural lifestyle with excellent amenities for both living and farming. This property features a 2-car oversized metal shop garage, a large 45' x 75' machine shed with a concrete floor, a vintage barn, as well as 3 additional farm utility buildings that are perfect for additional storage and/or livestock.

The farmhouse itself offers a comfortable and inviting living space with an open floor plan on the main floor, where the dining and living areas flow seamlessly off the kitchen. The living area features a propane fireplace heater insert, creating a cozy atmosphere. Two bedrooms and a full bathroom are also located on the main floor, providing easy accessibility. Upstairs, an additional lofted area offers flexible space for a variety of uses. The unfinished basement includes an oversized utility room, an additional bathroom, and two extra storage rooms. This home is filled with natural light, enhancing its warm and welcoming ambiance. Step out onto the walk-out front porch to take in the stunning sunrises that greet this tranquil setting each morning.



## Improvements

Modern comforts include a soft water and reverse osmosis (RO) system, central heating and air with a furnace replaced in the spring of 2024, and a new roof installed spring of 2024 as well. The property is serviced by rural water for the home, while a dedicated water well supplies water to the livestock pens and corrals extending from the barn. A 1,000-gallon propane tank, rented from Moeder Oil in Great Bend, KS, fuels the home's energy needs, and Starlink internet keeps you connected in this rural retreat.

The large machine shed is well-equipped with a 14' x 20' sliding door and an 11' x 16' sliding door, making it perfect for storing large equipment. All of the outbuildings have electricity running to them, ensuring convenience for any farm operations.

With its extensive facilities, including livestock corrals and pens, this property is well-suited for those looking to embrace a country living. If you're looking for a peaceful place to live out in the Kansas countryside, this property is ready to meet your needs!





### Property Features:

- Quaint farmhouse on 17.6 acres
- 2 miles south of Lorraine, KS and 1 mile north of Highway 4
- House is on rural water
- Water well in place for livestock
- 2 car garage building
- Soft water and RO system in place
- New roof and furnace installed Spring 2024

Please contact the listing agent for more information on this property or to schedule a private showing. (\*\*Financial verification is required\*\*)



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**PROPERTY SHOWINGS:** With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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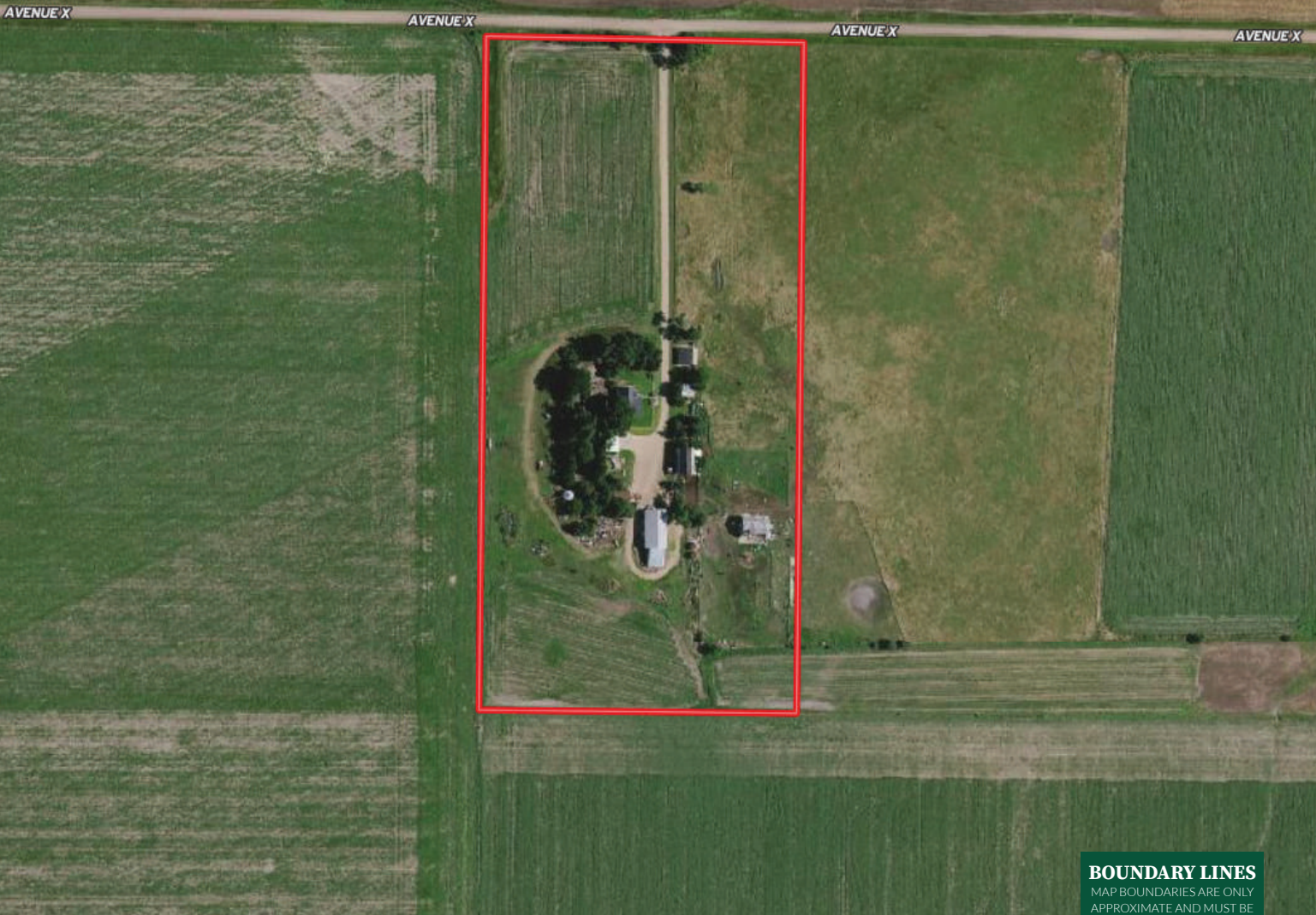


*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

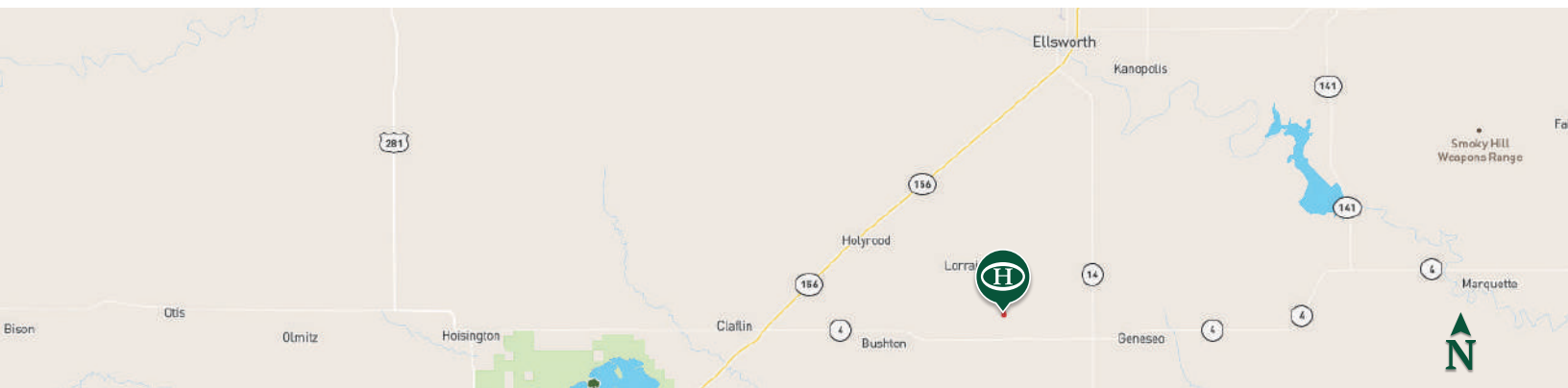
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 Boundary






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FARM, RANCH & RECREATIONAL REAL ESTATE





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