

ADDRESS: 1121 N. 4th, HILL CITY
STYLE: RANCH
POSSESSION: DATE OF CLOSING

BEDROOMS: 4
PRICE REDUCED: \$89,900
OCCUPANT: OWNER



MAIN LEVEL

LR: 20'x14' **BR: 10'x10'**
KIT/DR: 13'x16' **BR: 10'x10'**
BATH: FULL **MBR: 14'x22'**

BASEMENT

BR: 15'x15' **BATH: FULL**
UTIL: X

APPROX 1,410 SQ FT

CONST: WOOD FRAME
A/C: CENTRAL
FENCE: CHAINLINK

LOT SIZE: 1 ACRE
HEAT: CENTRAL-Propane
PATIO/DECK: 20' CEDAR OCTAGON SHAPE

2007 TAXES: \$1,406.10
GARAGE: 1-CAR ATTACHED

LEGAL DESCRIPTION: TRACTS 5, 6, 7 IN THE SUBDIVISION NORTH TOWN ADDITION NO. 2, HILL CITY, COUNTY, KANSAS.

INCLUDED IN SALE: DISHWASHER, CURTAINS, CEILING FANS, MICROWAVE, WATER SOFTENER, METAL 12'x25' STORAGE BUILDING. VACANT LOT OF APPROXIMATELY 1/10TH ACRE ADJOINING PROPERTY ON THE SOUTH.

REMARKS: ADDITIONAL REMARKS ON BACK.

J.D. Hininger, Listing Agent

785-567-8019

FARM & RANCH REALTY, INC.

1420 W. 4th • Colby, KS 67701

Donald L. Hazlett - Broker

785- 462-3904 or Toll Free 1-800-247-7863



*The listing broker does not guarantee the information describing this property. Interested parties are encouraged to verify all information through personal inspection or with appropriate professionals.

1121 N. 4TH HILL CITY, KS

- Lovely Ranch Home
- 4 Bedrooms
- 2 Baths
- Attic Fan
- Full Finished Basement
- Covered Porch
- Spacious Yard
- Fruit trees
- Mature Wind Break With Pine And Cedar Trees Surrounding The Property
- 20' Octagon Cedar Deck

