

ADDRESS: 1121 N. 4th, Hill City
STYLE: Ranch
POSSESSION: Date of closing

BEDROOMS: 4
PRICE: \$86,000
OCCUPANT: Owner



MAIN LEVEL

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

BASEMENT

BR: 15'x15'
UTIL: X
BATH: Full

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

2010 TAXES: \$1,770.94
GARAGE: 1-Car - attached

LEGAL DESCRIPTION: TRACTS 5, 6, AND 7, NORTH TOWN ADDITION NO. 2 TO THE CITY OF HILL CITY, GRAHAM COUNTY, KANSAS, AND A TRACT OF LAND IN THE S/2NE/NE/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 23 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 120.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID TRACT 7, NORTH TOWN ADDITION NO. 2, TO THE CITY OF HILL CITY, KANSAS, THENCE WEST 25 FEET, THENCE NORTH 20 FEET, THENCE EAST 25 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT NO. 7, THENCE SOUTH ON SAID WEST LINE 20 FEET, TO THE PLACE OF BEGINNING.

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.



- 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

1121 N. 4TH HILL CITY, KS

