

# FOR SALE

**614 N. 3RD AVE. - HILL CITY, KS  
GRAHAM COUNTY, KANSAS**



## MAIN LEVEL

LR: 17'1"x12'      BR: 11'3"x10'10"  
DR: 11'1"x13'6"      BR: 11'4"x10'8"  
KIT: 17'1"x9'1"      M/BR: 12'4"x16'8"  
BATH: 2      UTIL: X

## PARTIAL BASEMENT



**GARAGE: DETACHED - 24X30'**

**LOT SIZE: 50'x140'**

**AC/HEAT: CENTRAL**

**2010 REAL ESTATE TAXES: \$1,321.96**

**LEGAL DESCRIPTION:** Lots 9 & 11, Block 5 in the Hill's Home Addition to the City of Hill City, Graham County, Kansas.

**INCLUDED IN SALE:** Range, refrigerator, water softener, ceiling fans, and all window treatments.

**REMARKS:** Lots of shade trees in a very quiet neighborhood. Located only 1 block from the hospital.



## FARM & RANCH REALTY, INC.

**J.D. HININGER, Listing Agent (785-567-8019)**

**1420 W. 4<sup>th</sup> – Colby, KS 67701**

**Toll Free - 800-247-7863**

**Donald L. Hazlett - Broker**



For a virtual tour visit [www.farmandranchrealty.com](http://www.farmandranchrealty.com)

"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."

