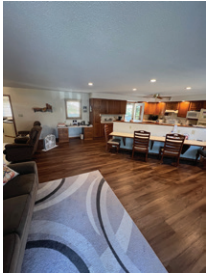


FOR SALE

Country Home on 5+ Acres 28121 N Road, Fowler, KS



Directions from Fowler, KS: From the intersection of Hwy 54 and 26 Road, go 6 miles south to Hwy 160, then approximately 2.5 miles east to the subject property.

The property at 28121 N Road is located on a spacious 5.37-acres in the serene countryside of Meade County, KS. This single-story ranch-style home spans 1,696 square feet and is on a permanent concrete foundation. The exterior features freshly painted Hardie board siding. Inside, the home features three bedrooms on the main level, along with two bonus rooms in the basement. It offers three full bathrooms, double-pane crank-out Anderson windows, a two-year-old composition shingle roof, an attached oversized two-car garage, and a 36' x 18' inground pool.

The primary bedroom is conveniently located on the main level and boasts wall-to-wall laminate plank flooring, an ensuite bathroom with a vanity, tub/shower combination, and a linen closet. This room also has his/her reach-in closets. There are two additional bedrooms on the main level – one with the same updated laminate plank flooring and another with wall-to-wall carpeting. Both bedrooms have spacious reach-in closets. The main level bathroom is well-appointed with a large vanity and a tub/shower combination.

The open concept design of the living room, kitchen, and dining area creates a warm and inviting atmosphere. The kitchen features a spacious double-sided island and a built-in desk area. Adjacent to the kitchen, you'll find the living and dining rooms, with a sliding glass door in the dining area that opens to the back patio. Completing the main floor is a convenient galley-style utility room with washer/dryer hookups and a built-in laundry cabinet.

The fully finished basement offers a large family room with a wood-burning fireplace, two bonus rooms, one bathroom, and an in-home workshop area with built-in storage room, shelves and access into the garage. One bonus room includes two reach-in closets and newer wall-to-wall carpeting, while the second bonus room features a large reach-in closet and the same newer wall-to-wall carpeting. The basement bathroom is a full bath, complete with a vanity and tub/shower combination.

The property features a generous side yard with established cedar trees that line the property (with most on an underground drip system), a 40' x 30' outbuilding, and a 36' x 18' inground pool with a diving board.

An additional notable feature of the home is the built-in central vacuum system. The oversized two-car garage offers convenient service doors to both the front and back yards, as well as direct access into the house.

PLEASE NOTE: Plans are in place for the installation of a new septic system. The sellers are open to discussing and negotiating the details of these plans with interested buyers.

TERMS: \$7,500 down at the signing of a purchase contract. Balance of the purchase price will be due upon closing. The seller guarantees clear title upon closing. The buyer and seller will split the cost of title insurance and escrow 50/50. Meade County Title Services, LLC. will serve as the closing agent and will prepare and complete all title work

TAXES: The 2025 real estate taxes will be prorated to the date of closing.

MINERALS: The entirety of the sellers' mineral interest, if any, will transfer with the sale of the real estate.

POSSESSION: At closing and upon full payment of purchase price.

Year Built	1973
Roof	Composition Shingle
Ext. Siding	Hardie Board Painted Siding
Foundation	Concrete
Main Fl. Living Sq. Ft.	1,696 Sq. Ft.
Lot Size	5.37 Acres (Primary Site: 1.60 Acres; Ag: 3.77 Acres)
Living Room	Main Level - 16' x 23'
Living Room 2	Basement - 15' x 23'
Kitchen	18' x 23', Large Island, Eat-in Kitchen
Bedroom - Primary	Main Level, 12' x 15' w/ Ensuite Bath, Double Closets
Bedroom - 2	Main Level, 11.5' x 9', Reach-in Closet
Bedroom - 3	Main Level, 12' x 8', Reach-in Closet
Bonus Room - 1	Basement, 11' x 24', Carpet, 2 Reach-in Closets
Bonus Room - 2	Basement, 10' x 13.5', Carpet, Reach-in Closet
Bathroom - Primary	Full Bathroom w/ tub shower
Bathroom - 2	Main Level, Full Bathroom w/ walk-in shower
Bathroom - 3	Basement, Full Bathroom w/ tub shower
Utility Room	Main Level w/ Washer/Dryer Hookup
Dining Room	16' x 11.5', Carpet, Sliding glass door to patio
Heating	Central Heat
A/C	Central Air
Garage - Attached	2 Car, Finished and insulated, Forced propane heat
Homeowner's Dues	N/A



LISTING PRICE \$420,000.00

Seller: David and Sarah Weber

For a printable sale bill, more color photos and more information visit
www.soldbyburkhart.com

Mike Burkhart, Broker
at 620-430-2000

