

FOR SALE

COUNTRY HOME ON 40 ACRES

11016 Wrangler Rd., Minneola, KS



This is an amazing opportunity to own 40+/- acres of land with a beautiful home, outbuildings and mature trees.

This home features 4 large bedrooms, 3 bathrooms, an attached 2 car garage and a full basement. The main floor has 3,291 square feet, that includes a large living room, kitchen, dining room, utility room and mud room. The living room/dining room has vaulted ceilings with massive solid wood beams, a rustic wood panel accent wall and a large wood-burning fireplace with a large stone chimney and a solid wood beam mantel. Off the open dining room there is a large, covered wooden deck which is approximately 450 square feet. The kitchen has custom granite countertops, original rustic custom cabinets, an eat-in island, and double ovens built into a custom arched stonewall. The east side entry leads to a wide hallway, a full bath with tile flooring, and a nice sized bedroom with a reach-in closet.

On the other side of this stunning home, you will find a large master bedroom with an attached ensuite bathroom and a walk-in closet. Across the hallway there are 2 large bedrooms with reach-in closets and the 3rd bathroom.

In the partially finished 1,645 square foot basement, there is a large family room that has a stone wood-burning fireplace. There is an unfinished storage room with a large concrete encased storm shelter vault that is equipped with electricity. The furnace, which was installed in 2009, has an attached humidifier and the two water heaters were installed in 2002 and 2020. There are 4 nice sized bonus rooms with walk-in closets, 1 has an attached full bathroom that also has access from the basement hallway. There are 2 high efficient furnaces and 2 hot water heaters.

The 10+/- acres surrounding the home features an inground sprinkler system and drip system on all the mature trees. Also located on the property are two grain bins, a machine shed and improvements. Each grain bin holds approximately 3,000+/- bushels. The machine shed is 100'x40' with 14' walls, a full concrete floor, a wood frame, and tin siding. A 50' long lean-to is attached and located on the South side of the machine shed.

DIRECTIONS FROM MINNEOLA: From the intersection of US 283 & 54 Hwy, North 5 miles, then West onto Wrangler Rd., .5 mile. **SIGNS POSTED.**

DIRECTIONS FROM DODGE CITY: From the intersection of US 283 and 400 Hwy South 14 miles on US 283, then West on Wrangler Rd., .5 mile. **SIGNS POSTED.**

TERMS: The Buyer and Seller will split the cost of title insurance and escrow 50/50.

TAXES: The 2022 property taxes totaled \$4,893.84. The 2023 property taxes will be prorated to the date of closing.

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

Year Built	1977
Roof	Composition
Ext. Siding	Cedar Wood Siding
Foundation	Partial Basement (Concrete)
Living Area	3,291 Sq. Ft.
Main Floor	3,291 Sq. Ft.
Basement	1,645 Sq. Ft. (Partially Finished)
Lot Size	40+/- Acres
Living Room	M 18' x 22'
Kitchen	M 16'8" x 10'
Dining Room	M 18' x 10'
Bedroom - Primary	M 15'8" x 14'
Bedroom - 2nd	M 15' x 14'6"
Bedroom - 3rd	M 15' x 16'11"
Bedroom - 4th	M 18'9" x 13'
Bathroom - Primary	M Full
Bathroom - 2nd	M Full
Bathroom - 3rd	M Full
Bathroom - 4th	B Full
Bonus Room - 1st	B 11'6" x 9'7"
Bonus Room - 2nd	B 11'4" x 12'5"
Bonus Room - 3rd	B 11'3" X 14' w/ Attached Bathroom
Bonus Room - 4th	B 11'6" X 11'4"
Mud Room	M 13' x 9'
Family Room	B 35'9" x 14'10"
Utility Room	M 12'3" x 10'
Safe Room	B 17'9" x 13'6"
Heating	B (2) Lennox Furnaces
A/C	B (2) Air Conditioner Condensers
Garage	Attached; 2 Car
Homeowner's Dues	N/A



SELLER: BERNARD ROONEY III ESTATE

LISTING PRICE

\$460,000



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

For more information or private showing contact
Mike Burkhart, Broker
620-430-2000

