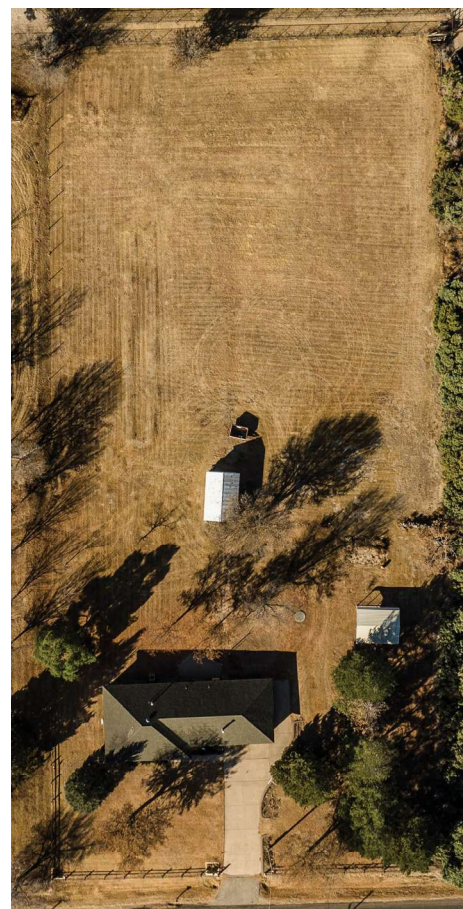


# HOME FOR SALE

## 1865 Matt Down Lane, Dodge City



This home, situated on 2-acres, is surrounded by mature trees, has a beautiful view of Dodge City and is located across from Prime on the Nine Restaurant and Mariah Hills Golf Course.

The brick home has 3 bedrooms, 2 full bathrooms, a full basement, an attached 2-car garage, and a carport. The main floor measures 1,743 square feet, which includes a large living room with a picture window, a kitchen with an eat-in island, a dining room, pantry, and utility room. The large master bedroom has an ensuite bathroom and reach in closet. Additionally, there are 2 more spacious bedrooms and a full bathroom finishing the main floor.

In the partially finished 1,743 square foot basement, there is a large family room with a wood-burning fireplace and a built-in bar area. Plus, a large bonus room with walk-in closet, and a large unfinished storage room that contains the hot water heater and Lennox furnace.

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

**TAXES:** The 2023 property taxes total \$3,117.06 and will be prorated to the date of closing.

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

**For a private showing, please contact  
Mike Burkhart @ 620-430-2000**

**\*Please allow for 24-hour notice when scheduling a private showing\***

**LISTING PRICE \$429,000**

**SELLERS: Douglas & Shirley Ullom**



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



Year Built	1974
Roof	Composition
Ext. Siding	Brick
Foundation	Full Basement (Partially Finished)
Living Area	1,743 Sq. Ft.
Main Floor	1,743 Sq. Ft.
Basement	1,743 Sq. Ft. (Approx. 50% Finished)
Lot Size	2+/- Acres
Living Room - Main	22'9" x 12'9"
Kitchen - Main	9'5" x 12'
Dining Room - Main	13' x 13'2"
Bedroom - Primary - Main	15'6" x 11'8"
2nd Bedroom - Main	11'9" x 11'8"
3rd Bedroom - Main	12'9" x 11'
Primary Bathroom - Main	Full
2nd Bathroom - Main	Full
Bonus Room - Base.	11'6" x 9'7"
Family Room - Base.	18'5" x 42'6"
Utility Room - Main	12'3" x 10'
Heating	Lennox Furnace
A/C	Air Conditioner Condenser
Garage	Attached 2 Car plus Carport
Homeowner's Dues	N/A