



R | S
RUPP | STEVEN
ReeceNichols South Central Kansas

FOR SALE

Equestrian Estate

Address: 2611 S 208th St W, Goddard, KS 67052
COUNTRY HOME ON 9.51 +/- ACRES - POOL - OUTBUILDINGS - POND
HORSE BARN W/STALLS & INDOOR ARENA - 4 FENCED PASTURES



Online Bidding - www.ReeceNicholsAuction.com

Jake Steven, ALC 316.708.5960 jake@reecenichols.com	John Rupp, ALC 316.250.5198 johnrupp@reecenichols.com	Reese Bayliff 316.258.6062 rbayliff@reecenichols.com	Lindi Lanie 316.312.9845 lindi@reecenichols.com
--	--	---	--

Equestrian Estate in Goddard, KS

Price: \$650,000.00
Lot Size: 9.51 +/- Acres
Total SF: 3,402 +/- SF
Above Ground SF: 1,713 +/- SF
Basement: 1,689 +/- SF
Bedrooms: 4
Baths: 3 full, 1 half
Garage: 3 car oversized
HVAC: Central - All Electric
Year Built: 1989
Schools: USD 265 - Goddard
Schools Taxes: General - \$4,726.45
 Specials - \$ 7.90

Home Features:

- 2011 updates: Roof, Siding, Some Windows, Rebuilt Deck
- Wood Burning Fireplace
- Basement Wet Bar
- Geothermal Water Source Heat Pump
- All Electric

Exterior Features:

- Pool
 - New Pool Liner and Sand Filter in 2022
 - Automatic Pool Cover
 - No Heater
- 4 Fenced Pastures
- Stocked Fishing Pond with Dock
- Sand Catch Pen
- 3 Loafing Sheds

Horse Barn Details:

- Insulated
- Stables - 1,768 +/-SF (52' x 34')
 - 4 stalls, including a foaling stall
 - Equiterr Flooring in stalls
 - Tack/Feed Room
 - Wash Rack Room
 - Hay Room - 10' x 40'
- Indoor Arena - 60' x 80'
- Automatic Mist System



All information deemed reliable but not guaranteed. Buyers and Agents are to verify all information at their sole discretion. Listing Broker and Agent do not make any guarantees or warranties of any kind.