

\$1,250,000



HOME WITH 40.49 +/- ACRES OF GRASSLAND

21350 N ROAD 13, SCOTT CITY, KANSAS 67871

4



3



1,800



Introducing a unique property now available in Western Kansas! This stunning 1,800 sq. ft. brick home boasts 4 bedrooms and 3 bathrooms, complete with a full basement and an attached two-car garage. The property spans 40.49 acres and includes a 48x60 Morton building, a 40x80 quonset, two additional outbuildings, a well, and numerous established tree rows. This setup is perfect for equestrian enthusiasts, outdoor adventurers, or families eager to create their dream space!

The property is fully fenced with metal pipe fencing in the front and a high-tensile electric fence surrounding the rest. Inside, you'll find cross-fencing made of metal pipe or 3-strand barbed wire, ideal for housing horses, cattle, or other livestock, all in excellent condition. The 48x60 Morton building features a bifold door on the east side, suitable for accommodating a small plane or serving as a storage shed for your toys, trailers, or feed. Meanwhile, the Quonset includes a full concrete floor for workshop or storage use, along with a small insulated room that offers versatile options. The two smaller outbuildings can serve as chicken coops, cat houses, or storage sheds.

Give me a call today to schedule your property tour!

ALEC HORTON
Farm & Ranch Specialist
Leoti, Kansas

📞 620-214-2417 ✉️ Alec.Horton@AgWestLand.com



Back at the house, unwind in the spacious living room or den/office beside the cozy, real wood fireplace after a long day. Adjacent to the living room, you'll find the master bedroom with an ensuite bathroom, as well as the kitchen, guest bathroom, and another bedroom on the main floor.

Head downstairs to discover a generous living room, two additional bedrooms, a bathroom, an expansive storage room, a full laundry room with a chute, and a utility room. This property truly has everything a family could desire! Its location is a major advantage, being close to the highway yet set back just 0.3 miles on well-maintained gravel roads, ensuring easy access even in inclement weather. You're only 18 minutes from Garden City and 15 minutes from Scott City.

Property Taxes - \$3,546.51

Legal Description- The NW Quarter of Section Six (6), Township Twenty-One (21) South, Range Thirty-Two (32) West of the 6th P.M. Finney County, Kansas, Acres 40.49, A TR Beginning 980.49' S of NW Corner Section Then E 2440.07' Then S 732' Then W 2441.69' Then N 731.98' to POB



Property Directions

From Garden City, Kansas: From the Highway 50 & 83 intersection, travel north on Highway 83 for 17 miles. Turn right onto N Road 13 where the highway begins to curve. Travel north on N Road 13 for .3 miles. The drive to enter the property is on your right.

From Scott City, Kansas: From the Highway 96 & 83 intersection, travel south on Highway 83 for 16 miles. Turn left onto N Road 13 where the highway begins to straighten out. Travel north on N Road 13 for .3 miles. The drive to enter the property is on your right.

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