

## NEW LISTING

### 9.9 ACRES WITH BRICK RANCH STYLE HOME & POND



### 1915 ROAD E, EMPORIA, LYON COUNTY, KANSAS 66801

- 9.9 Acres
- Brick Ranch Style Home
- 3 Bedrooms
- 2 Baths
- 1,976 sq. ft.
- Built in 1976
- Pond
- Outbuilding
- Less than 5 mi from town

**Description:** What a great opportunity to purchase a smaller acreage close to town with its own pond! This 9.9 acre tract is located less than 5 miles from town with less than 2 miles of gravel. The brick ranch style home was built in 1976 with 3 bedrooms and 2 baths. There are 1,976 total finished sq ft with 1,248 sq ft on the main floor and 728 sq ft in the finished basement plus a 2-car garage in the walk out basement. The home has been well cared for and has a new roof, a fireplace in the basement and great views of the pond. The back porch overlooks the stocked pond and hay meadow to the west that provides a great country feel. The 30x50 outbuilding was built in 2019 and has concrete floors, electricity and 2 overhead doors plus an additional car port and older shed. You will love the layout and features of this property, come and see for yourself!

Listed at **\$319,900**

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