

**NEW PRICE**

**44 +/- ACRES IN MARION CO WITH HOME**



**1753 190TH, MARION, MARION CO, KANSAS 66861**

**Description:** Location, Location, Location! Properties like this are difficult to find! Located just 2 miles from town on a paved road, this one checks all the boxes. The 44 acre tract features a 2,016 sq ft home that was built in 2010 with 2+ bedrooms, 2 ½ baths and a large loft area. Be prepared to entertain in this home, the great room has 17-ft vaulted ceilings, open kitchen with bar top seating, a large porch, a hot tub and a fire pit. Inside you will appreciate the hickory floors, stainless steel appliances, a primary bedroom with a private bath and walk in closet, rural water, pellet stove, an attached 2 car garage and a full unfinished basement. Outside you have a ton of options starting with a 60x40 metal building with concrete floors, electricity, water and a stove for heat plus a couple of other older outbuildings. If you want livestock or horses, there are older pipe pens, a loafing shed with water, and an approx. 31 acre native and mixed grass pasture with a pond. With so many opportunities, paved road access and 2 miles from town, you might wait a lifetime to find a set up like this again.

**NOW Listed at \$519,500**

*For more photos, see our website at:  
[www.GriffinRealEstateAuction.com](http://www.GriffinRealEstateAuction.com)*

**Heldl Maggard**  
Broker  
620-794-8813

**Chuck Maggard**  
Sales/Auctioneer  
620-794-8824



**Office:**  
305 Broadway,  
Cottonwood Falls, KS 66845  
Phone: 620-273-6421  
Fax: 620-273-6425  
Toll Free: 1-866-273-6421

[www.GriffinRealEstateAuction.com](http://www.GriffinRealEstateAuction.com)  
[griffinrealestateauction@gmail.com](mailto:griffinrealestateauction@gmail.com)