

Ellis County Residence & Shop on 3 +/- Acres Selling For:



Renee & Melissa Fisher -Private Treaty-

**PROPERTY
LOCATION:**

2227 110th Ave, Ellis, KS 67637



LAND LOCATION:

From Ellis, KS, I-70 Exit #145, North 2 ½ miles to Locust Grove Road, West 1 mile to 110th Ave., North 1 ¼ miles to the property driveway.

LEGAL DESCRIPTION:

A tract of land located in the Northeast Quarter of the Southeast Quarter (NE/4 SE/4) of Section Eighteen (18), Township Twelve (12) South, Range Twenty (20) West of the 6th P.M., Ellis County, Kansas. For a copy of the survey and full legal description, contact the listing agent.

GENERAL INFORMATION:

This property offers beautiful views and excellent access, located just 2 miles from blacktop roads north of Ellis, KS. The ranch-style earth home residence, a wood-frame structure with a brick exterior, was built in 1984 and has been well-maintained by the original owner. This property will provide a family with the opportunity to enjoy rural residential ownership. The dwelling contains 2,471 ft² all on one level. The open-concept kitchen and dining area showcases a modern layout with excellent storage and cabinetry, and a center island—perfect for entertaining and everyday family life. Wide hallways and doorways add to the home's spacious and functional design. All three bedrooms are generously sized and offer ample closet space. The attached oversized garage allows for plenty of space for 2 larger vehicles, as well as a shop area to the front for storage or a work area. Recent updates include a new septic tank and laterals installed in 2025, and the private water well has proven to be reliable. For added peace of mind, the home also features an above-ground concrete storm shelter. Appliances are negotiable with the home. A 24' x 40' shop offers additional space for vehicles, equipment, or recreational items. Appliances are negotiable, and excellent possession terms make this property even more appealing. This is a rare opportunity to enjoy peaceful rural living. Make this your forever home.

PROPERTY FEATURES:

Full Baths: 2
Cooling: Central Force Air
Heating: Forced Air Gas
Appliances: To Be Negotiated
H/W Heater: Gas
Septic: New Septic installed in 2025
Concrete above-ground Storm Shelter
Detached Shop: 24 x 40 Pole Shed

TAXES:

Prorated to the Date of Closing. 2025 Real Estate Taxes were \$3,191.56.

EXTERIOR FEATURES:

Style: Ranch Style/Earth Home on a Crawl Space
Construction: Wood frame, Concrete, Composition shingle Roof
Water: Private Water Well
Garage: 2-car attached
Utilities: Electricity, LP Gas, Septic
3.1 Acres with a nice established Cedar Shelt belt to the Northwest of the home.

MINERALS:

Minerals to transfer to the buyer to the extent owned by the seller.



**FOR MORE INFORMATION, SCAN
THE QR CODE TO BE
DIRECTED TO OUR WEBSITE**



TERMS: The Property will be sold "as-is" with the PURCHASER having the right to fully inspect the property with any needed repairs to be the responsibility of the PURCHASER. SELLER agrees to convey said property by a good and sufficient deed to the purchaser, subject to easements, restrictions, roads, rights-of-way leases, reservations, and county zoning regulations of record. Deed to be delivered to the PURCHASER at the time of settlement.



Owner's title insurance policy to be split 50% to the SELLER and 50% to the PURCHASER. Title Insurance to be prepared by Security First Title, Hays, KS. This tract is being sold by U.S. Meets and Bounds survey. If the purchaser feels that an additional survey is needed, the cost shall be the responsibility of the Purchaser. **Listing Agent: Jason Pfeifer (785) 483-1805**



Agency Disclosure: Farmland Auction & Realty Co., Inc is the agent of the seller. If purchaser desires representation, legal council is advised.

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