

**2100 Sq. Ft. Country Home On 4 Acres For  
Sale In Labette County, KS**  
20083 Pratt Rd  
Parsons, KS 67357

**\$275,000**  
4 +/- acres  
Labette County





## 2100 Sq. Ft. Country Home On 4 Acres For Sale In Labette County, KS Parsons, KS / Labette County

### **SUMMARY**

**Address**

20083 Pratt Rd

**City, State Zip**

Parsons, KS 67357

**County**

Labette County

**Type**

Farms, Residential Property

**Latitude / Longitude**

37.292952 / -95.249668

**Dwelling Square Feet**

2100

**Bedrooms / Bathrooms**

4 / 2.5

**Acreage**

4

**Price**

\$275,000

**Property Website**

<https://www.mossyoakproperties.com/property/2100-sq-ft-country-home-on-4-acres-for-sale-in-labette-county-ks-labette-kansas/21718/>



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### **PROPERTY DESCRIPTION**

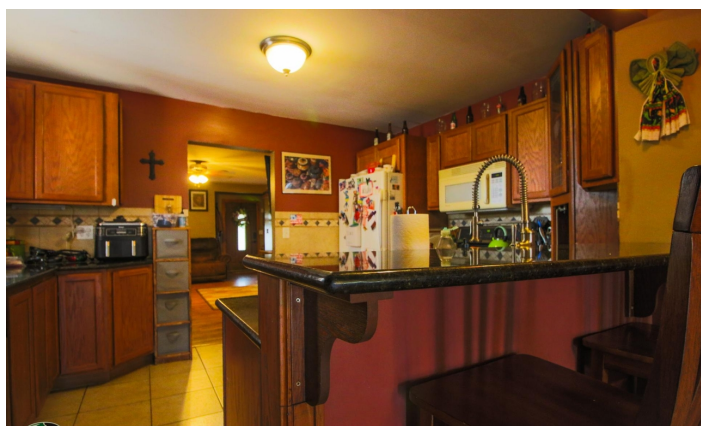
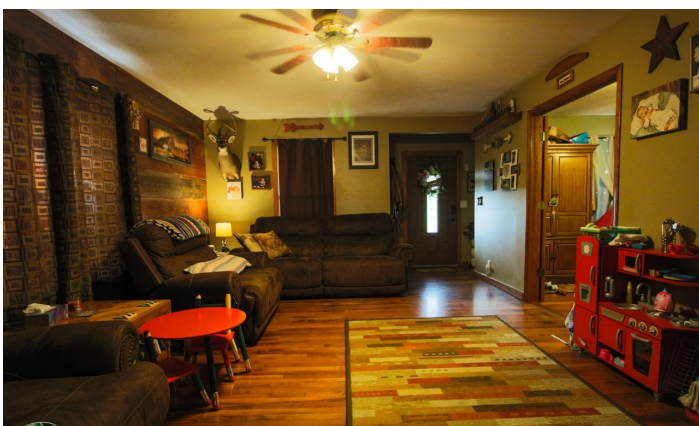
Are you looking for country living but still want to be close to town?? This country home might be just what you're looking for! Located on Pratt Rd 2 miles south of Parsons the home sits on 4 +/- acres. The home has a ton of curb appeal and you can't help but be welcomed by the porch and new metal siding. At 2100 sq. ft. this 4 bedroom, 2.5 bathroom home has plenty of room for the whole family. On the lower level the living space gives way to the kitchen, large dining and play room. Down the hallway is a bathroom and the large master suite. Up stairs has 3 bedrooms and extra storage in the attic spaces. A nice size mud room leads out to the 2 car garage. The home has a ton of updates and extra features any owner will appreciate. Outside there is a new 30'x40' shop with double bay doors, a wood shed with a Hardy stove to heat the house and a really nice back porch. The yard has a garden spot and plenty of fruit and nut trees for harvesting. The 4 acres is all pasture and could be a nice spot for a few animals. This type of home on small acreage is in high demand right now, contact Certified Land Specialist Kale Kitterman at 620-249-3882 to schedule a showing.





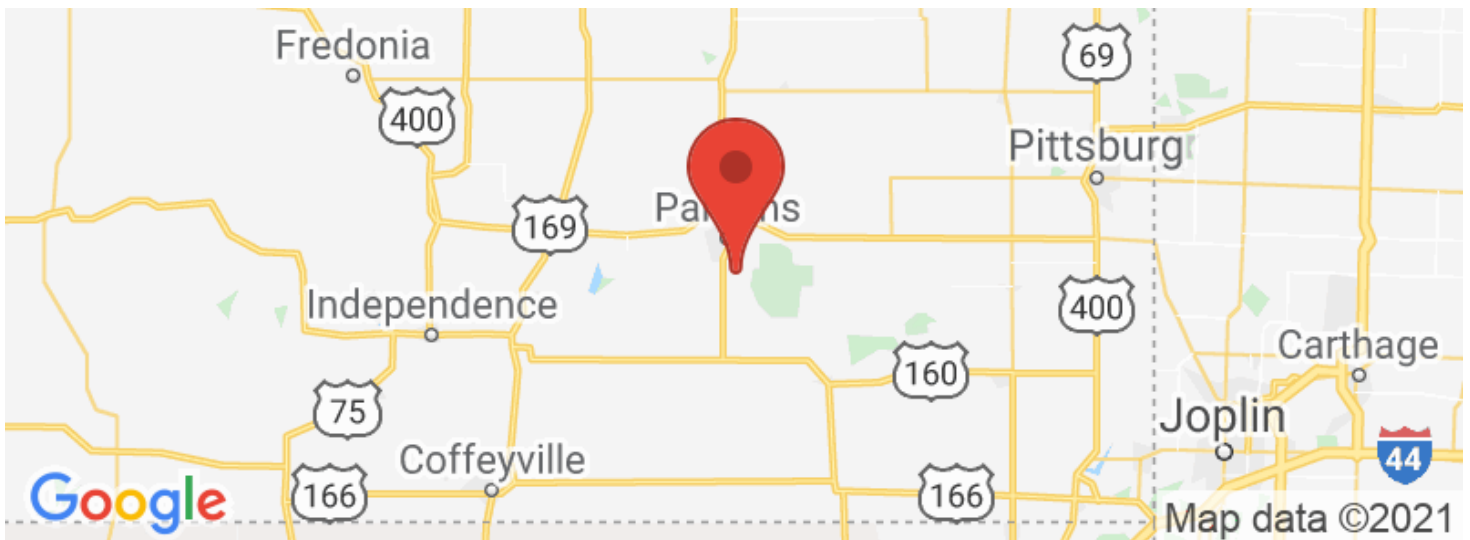
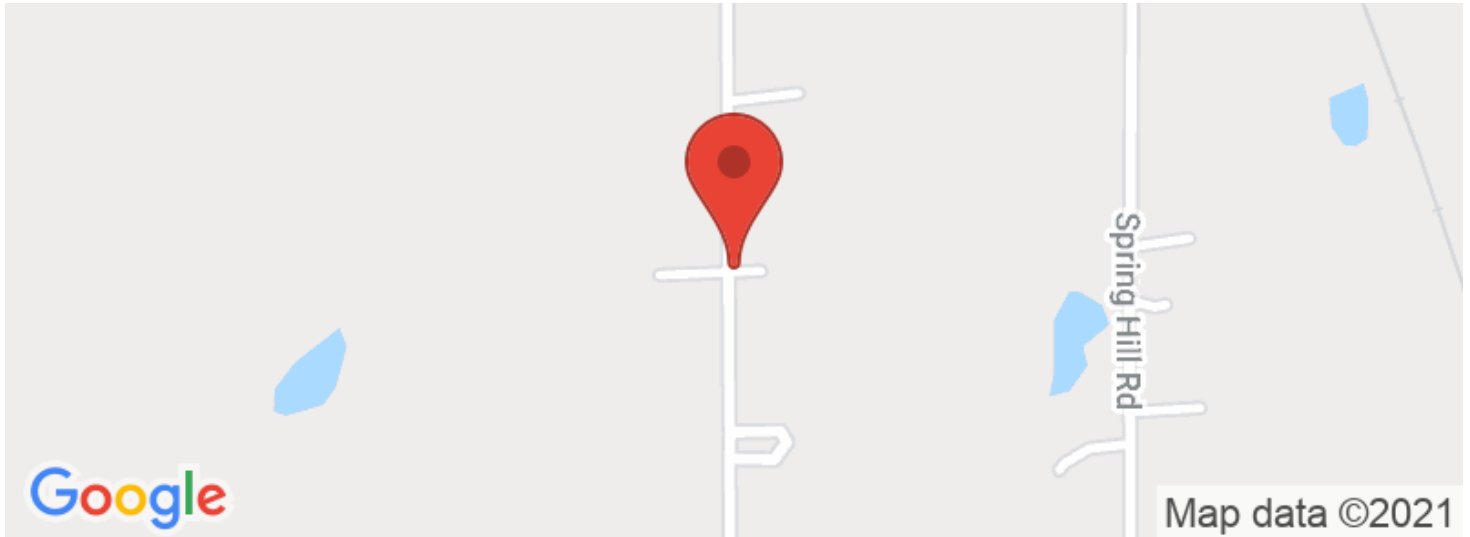
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**Parsons, KS / Labette County**

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## Locator Maps





## Aerial Maps





2100 Sq. Ft. Country Home On 4 Acres For Sale In Labette County, KS  
Parsons, KS / Labette County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Kale Kitterman

**Mobile**

(620) 249-3882

**Email**

kkitterman@mossyoakproperties.com

**Address**

1700 W 4th Street

**City / State / Zip**

Oswego, KS 67356

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**NOTES**

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**MORE INFO ONLINE:**

**MossyOakProperties.com**





## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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**Mossy Oak Properties of the Heartland**

**155-D East Fantinel Drive**

**Springdale, AR 72762**

**(479) 527-0326**

**MossyOakProperties.com**

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