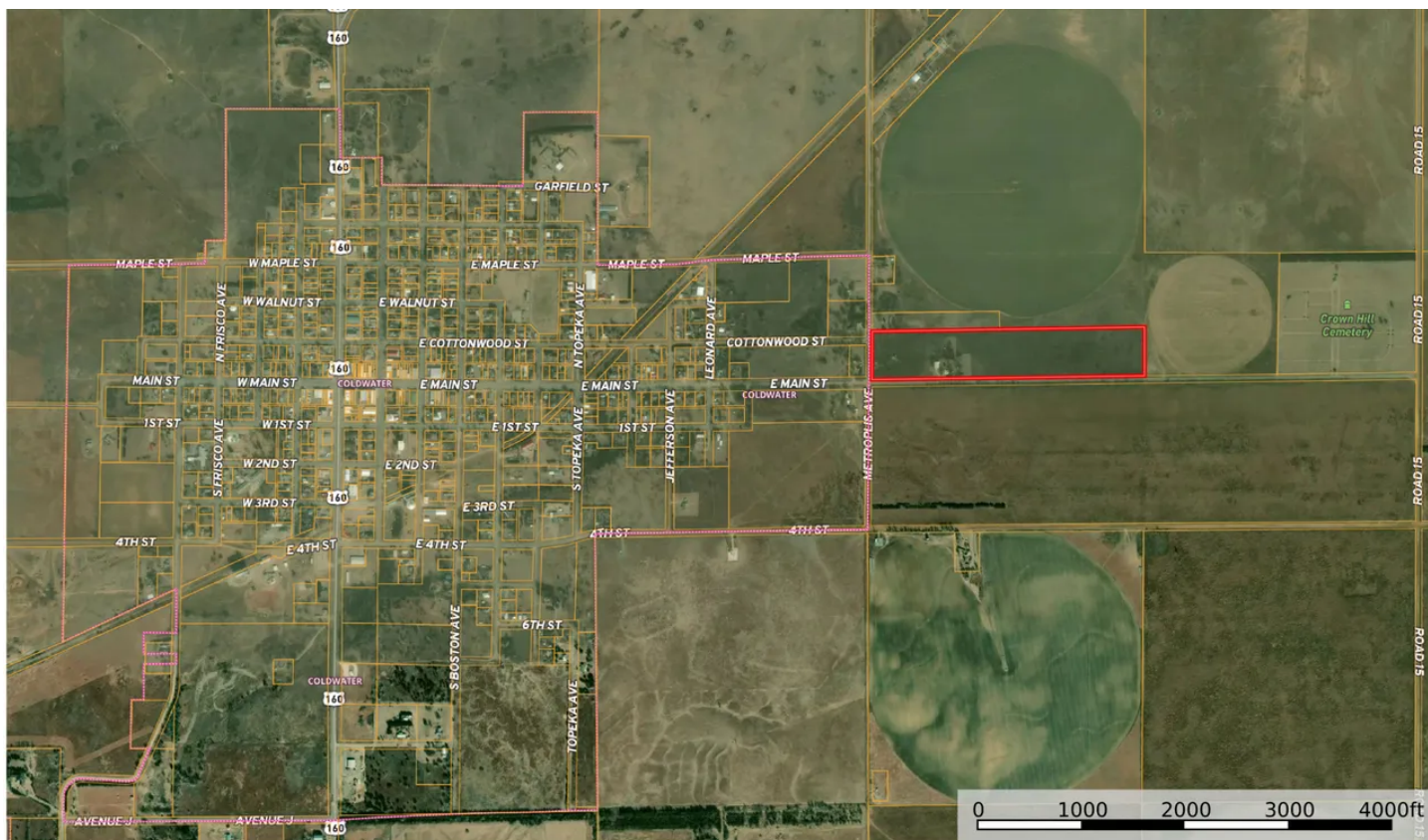


Coldwater 33 living investment
1415 E MAIN ST
Coldwater, KS 67029

\$199,000
33± Acres
Comanche County



Coldwater 33 living investment
Coldwater, KS / Comanche County

SUMMARY

Address

1415 E MAIN ST

City, State Zip

Coldwater, KS 67029

County

Comanche County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Horse Property

Latitude / Longitude

37.270423 / -99.307982

Dwelling Square Feet

1344

Acreage

33

Price

\$199,000

Property Website

<https://greatplainslandcompany.com/detail/coldwater-33-living-investment-comanche-kansas/40069/>



PROPERTY DESCRIPTION

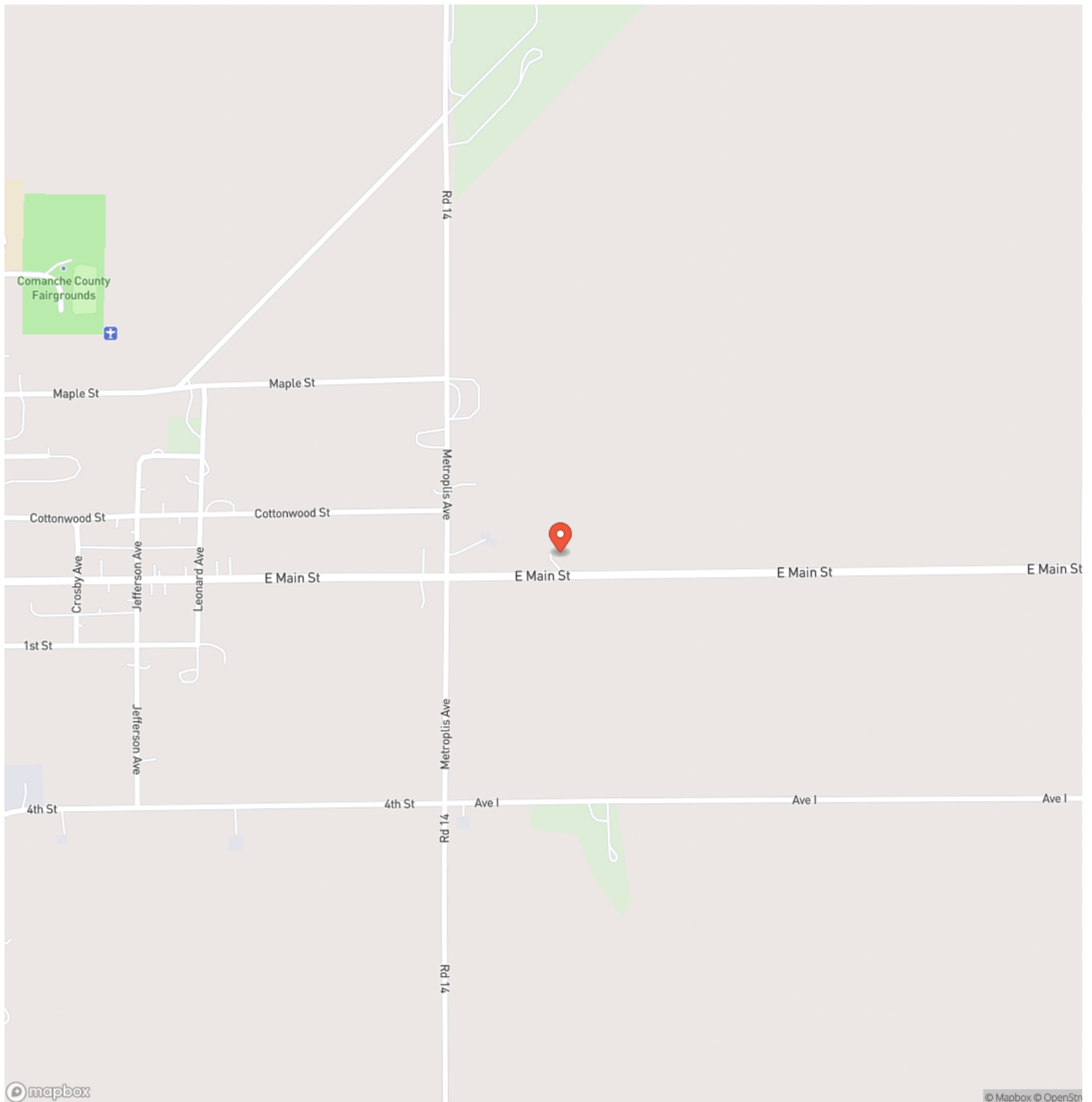
Investment! It's not often that you can find a property that offers the perfect balance of rural living and city luxuries, but this 33-acre +/- property in Coldwater, Kansas does just that. The property is fully fenced, with mature trees and thickets, making it an ideal location for that small acreage hunting, grazing, or building your dream home tract. With the city limits bordering the property, you'll have the convenience of city water, blacktop access, and utilities at your fingertips. The property is being sold with included mineral rights and a radio tower producing a steady stream of income making this property an even more enticing investment. Plus, the 40 x 60 shed, new in 2013, offers plenty of space for storage or other uses. While the current house on the property may not hold much value it would still make an excellent hunting camp or more, the possibilities for this land are truly endless.

- **Mineral Rights Included**
- **Tower Lease: \$8,000/yr thru 2026, \$9,000/yr [2026-2031](#)**
- **Tower Lease renegotiates in 2031**
- **City Utilities**
- **40X60 Shed**
- **Wildlife**
- **Great Location**
- **motivated seller**
- **offers encouraged**
- **Seller Financing potential**
- **\$5,000 offered towards demolition of house**

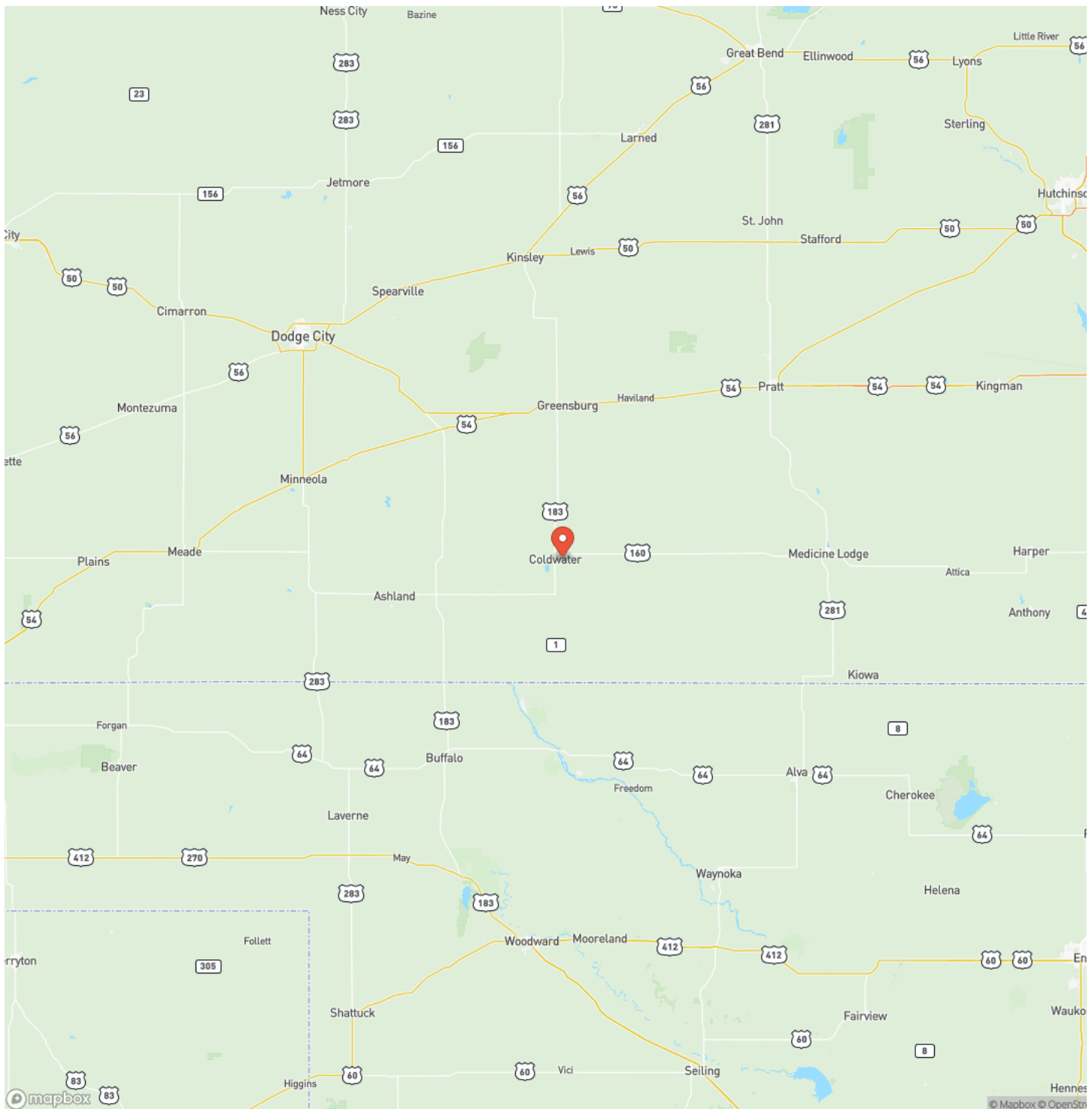
Coldwater 33 living investment
Coldwater, KS / Comanche County



Locator Map



Locator Map



Satellite Map



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.



Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
greatplainslandcompany.com

