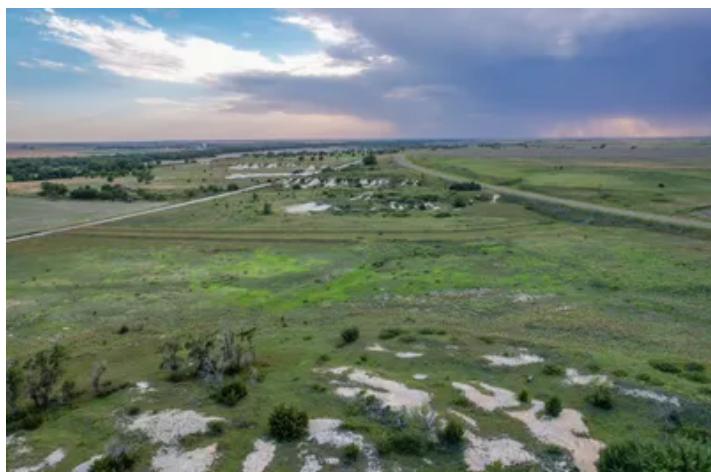


Rural Home Near Webster Lake
2719 370th Ave
Bogue, KS 67625

\$340,000
33.930± Acres
Graham County



Rural Home Near Webster Lake Bogue, KS / Graham County

SUMMARY

Address

2719 370th Ave

City, State Zip

Bogue, KS 67625

County

Graham County

Type

Hunting Land, Ranches, Single Family, Recreational Land,
Residential Property

Latitude / Longitude

39.382087 / -99.661088

Dwelling Square Feet

4400

Bedrooms / Bathrooms

4 / 3

Acreage

33.930

Price

\$340,000

Property Website

<https://arrowheadlandcompany.com/property/rural-home-near-webster-lake-graham-kansas/85922/>



Rural Home Near Webster Lake Bogue, KS / Graham County

PROPERTY DESCRIPTION

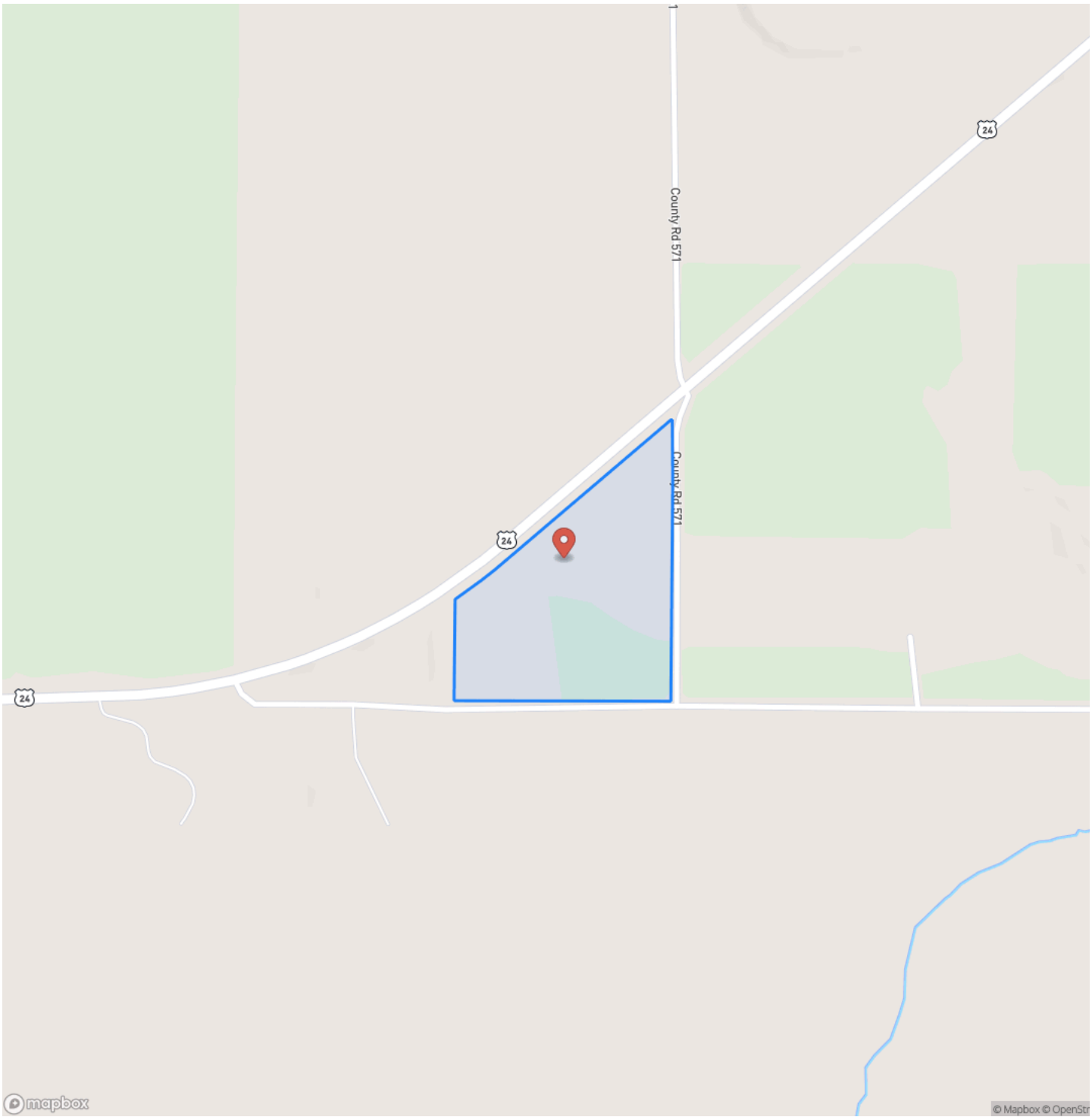
Introducing a beautiful rural home in Graham County, Kansas, situated just off of the Solomon River and Highway 24! Overlooking the beautiful landscape of northwest Kansas, this 4 bedroom, 3 bathroom home sits on 33 +/- acres. As you enter the home, you will be greeted by a gorgeous kitchen that leads into the living room with vaulted ceilings and a stunning fireplace. There is a walkout private deck from the living room to enjoy some beautiful weather as well! The large windows not only let in lots of natural light, but provide you with incredible views from inside! There is a second walk-out patio deck from the dining room as well! Lastly, there is a spacious sunroom/walk-out porch area. Moving down to the 2,200 square foot basement, there is plenty of room for storage as well as hangout rooms for family and guests. To top it off, there is a walk-out patio in the basement that takes you to the wraparound gravel driveway. Adjacent to the home is a 4,950 square foot metal building providing a great amount of space to store a vehicle or other belongings. This property is covered in wildlife and is known to have plenty of deer and turkey that pass through, providing you with hunting potential right out your door. Only 2 +/- miles from Bogue, 10 +/- miles from Hill City, and 13 +/- miles from Webster Lake, the location of this property could not be any better! Here is your chance to own a piece of rural Kansas! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Doug Wagoner at [\(785\) 769-3038](tel:7857693038).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

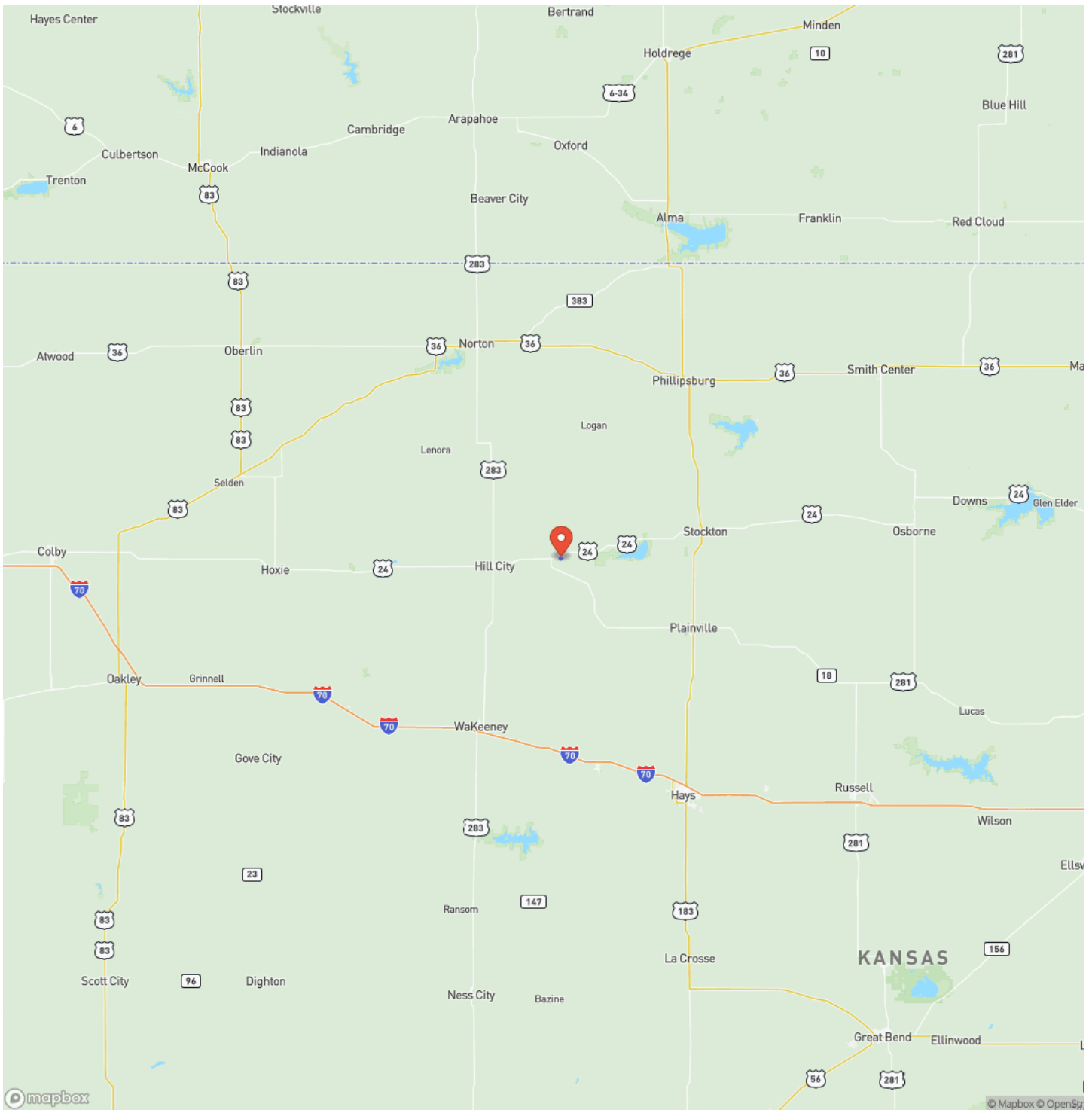
**Rural Home Near Webster Lake
Bogue, KS / Graham County**



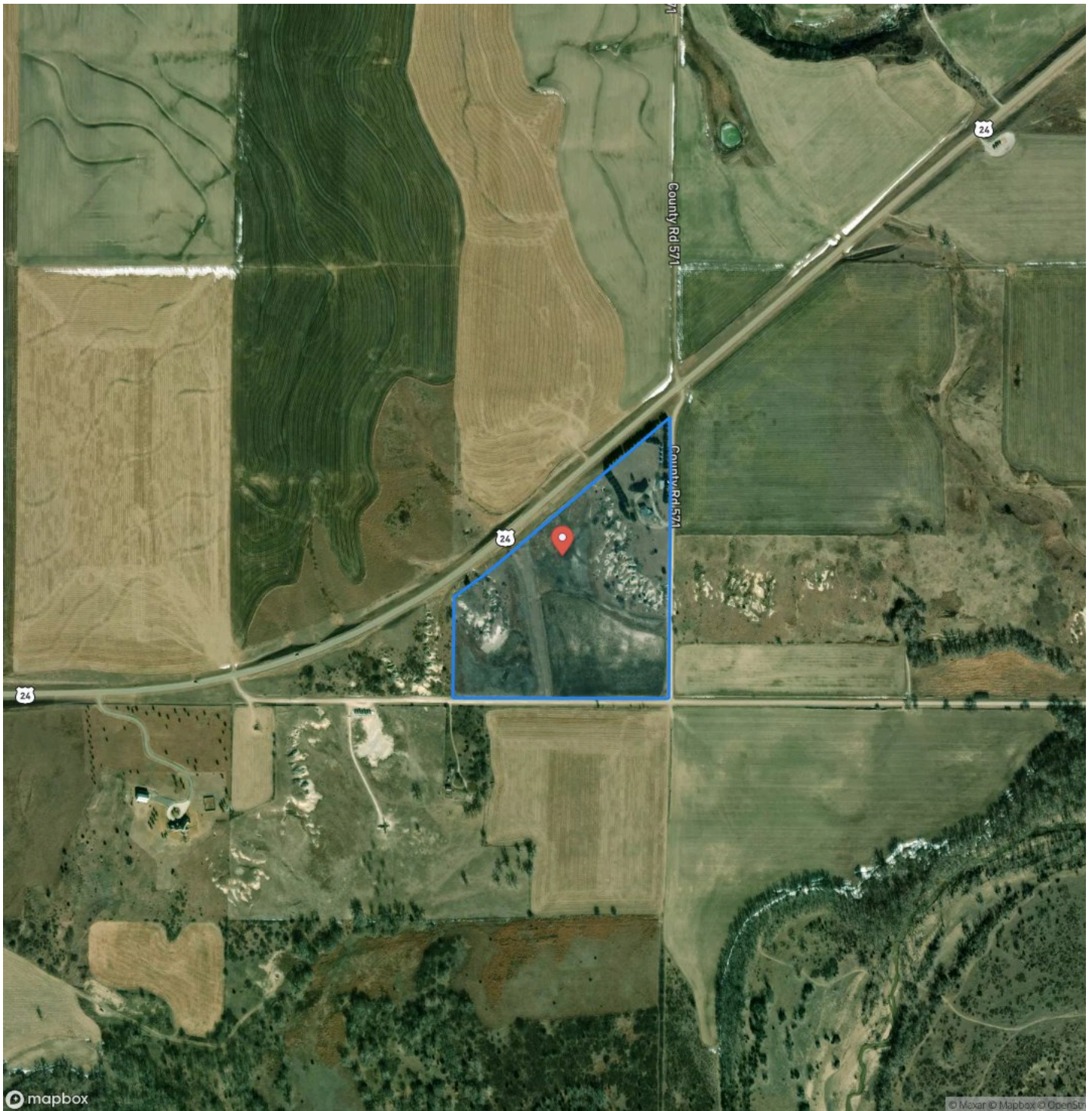
Locator Map



Locator Map



Satellite Map



Rural Home Near Webster Lake Bogue, KS / Graham County

LISTING REPRESENTATIVE

For more information contact:



Representative

Doug Wagoner

Mobile

(785) 769-3038

Email

doug.wagoner@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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.

[illegible]

www.arrowheadlandcompany.com

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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

