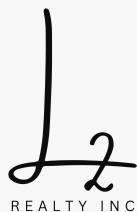


**Rustic Retreat and Investment Opportunity in Charming  
Rural Property**  
105 G  
Niotaze, KS 67355

**\$45,000**  
0.170± Acres  
Chautauqua County



## Rustic Retreat and Investment Opportunity in Charming Rural Property Niotaze, KS / Chautauqua County

### SUMMARY

**Address**

105 G

**City, State Zip**

Niotaze, KS 67355

**County**

Chautauqua County

**Type**

Residential Property

**Latitude / Longitude**

37.067562 / -96.014027

**Taxes (Annually)**

63

**Dwelling Square Feet**

552

**Bedrooms / Bathrooms**

1 / 1.5

**Acreage**

0.170

**Price**

\$45,000

**Property Website**

<https://l2realtyinc.com/property/rustic-retreat-and-investment-opportunity-in-charming-rural-property-chautauqua-kansas/43086/>





## Rustic Retreat and Investment Opportunity in Charming Rural Property Niotaze, KS / Chautauqua County

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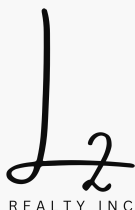
### **PROPERTY DESCRIPTION**

Escape the hustle and bustle of your busy life and immerse yourself in the peacefulness of this charming cabin nestled in the heart of a rural town. Built in 2008, this cabin exudes a cozy and inviting atmosphere, perfect for a getaway or even an investment property. Whether you are looking for a quiet retreat or a prime hunting base, this property offers the best of both worlds.

Key Features:

- **Cozy Cabin:** Step into a world of comfort as you enter this well-maintained cabin. The rustic charm creates an instant feeling of home. The cabin's open layout ensures plenty of space to unwind after a day of outdoor adventures.
- **Nature's Haven:** Situated in a quiet rural town, this property boasts access to all of nature's beauty – the nearby possibilities are endless!
- **Upgraded Amenities:** Rest easy knowing that this cabin has been thoughtfully upgraded. In 2019, all windows were replaced, flooding the interior with natural light and enhancing energy efficiency. Stay comfortable year-round with the addition of two mini splits for efficient heating and cooling. A brand-new tankless water heater ensures you'll have plenty of hot water, even during extended stay.
- **Spacious Storage:** Unwind and stow away all your outdoor gear in the generously sized storage building located in the backyard. Whether it's hunting equipment, camping gear, or gardening tools, you'll have plenty of room to keep everything organized.
- **Modern Convenience:** The cabin comes complete with all appliances, making your stay or future rental easy and hassle-free. Whip up delicious meals in the fully equipped kitchen, then enjoy them at the "flip top bar" or out on the charming porch.
- **RV Hookup:** This property has plenty of room and possibilities for an RV hookup. There is ample space to offer you the convenience of bringing your home on wheels. Park your RV and enjoy the amenities of the cabin while having your adventure vehicle right at your doorstep.
- **Investment Potential:** Looking to make a smart investment? This property holds excellent potential as a rental, providing an opportunity for attractive returns while allowing others to experience the rural lifestyle.

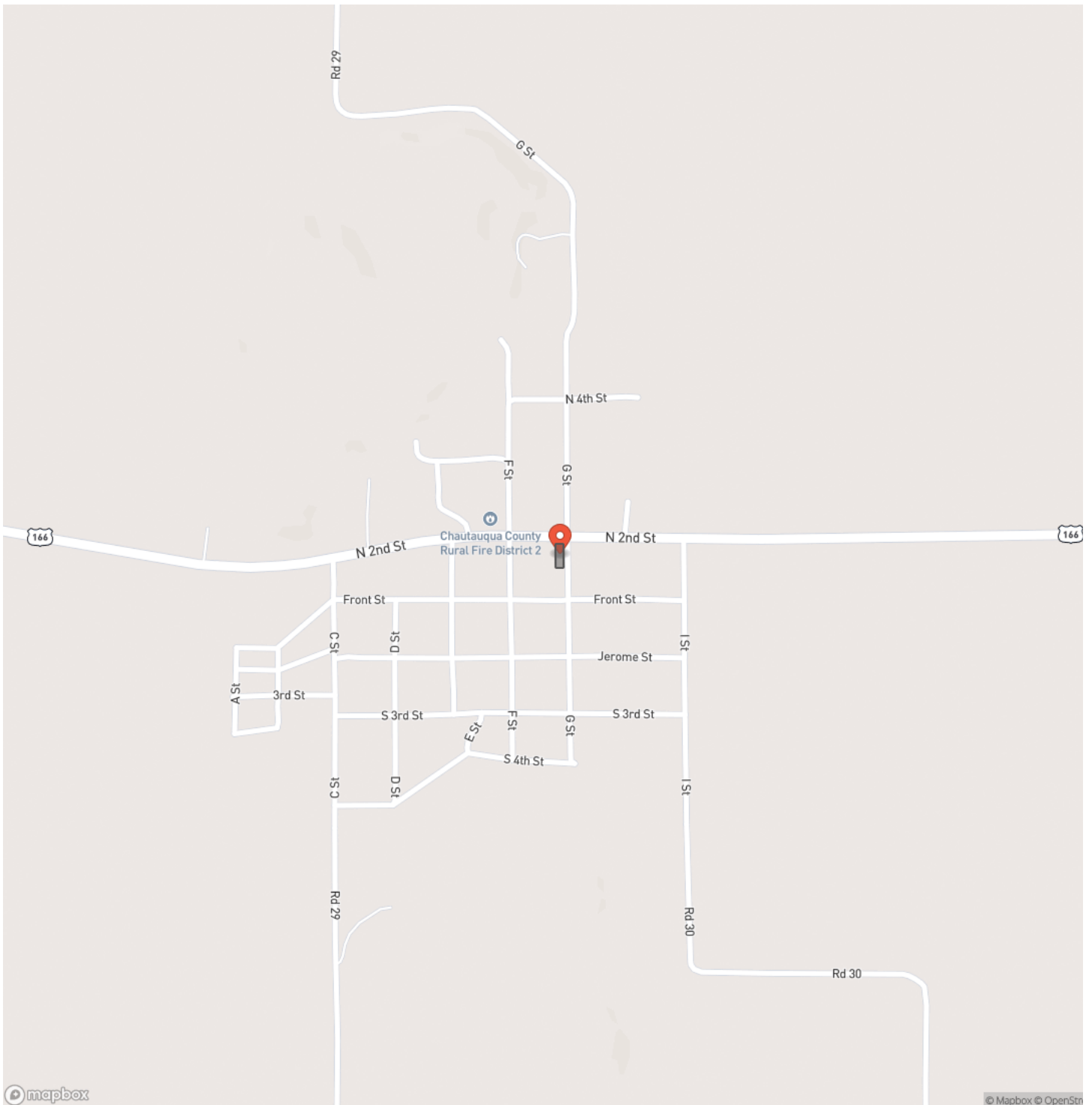
Don't miss your chance to own this delightful cabin and unlock the door to a world of relaxation, adventure, and investment potential. Schedule a viewing today by calling Casey or Kristina at [620-330-7440](tel:620-330-7440).



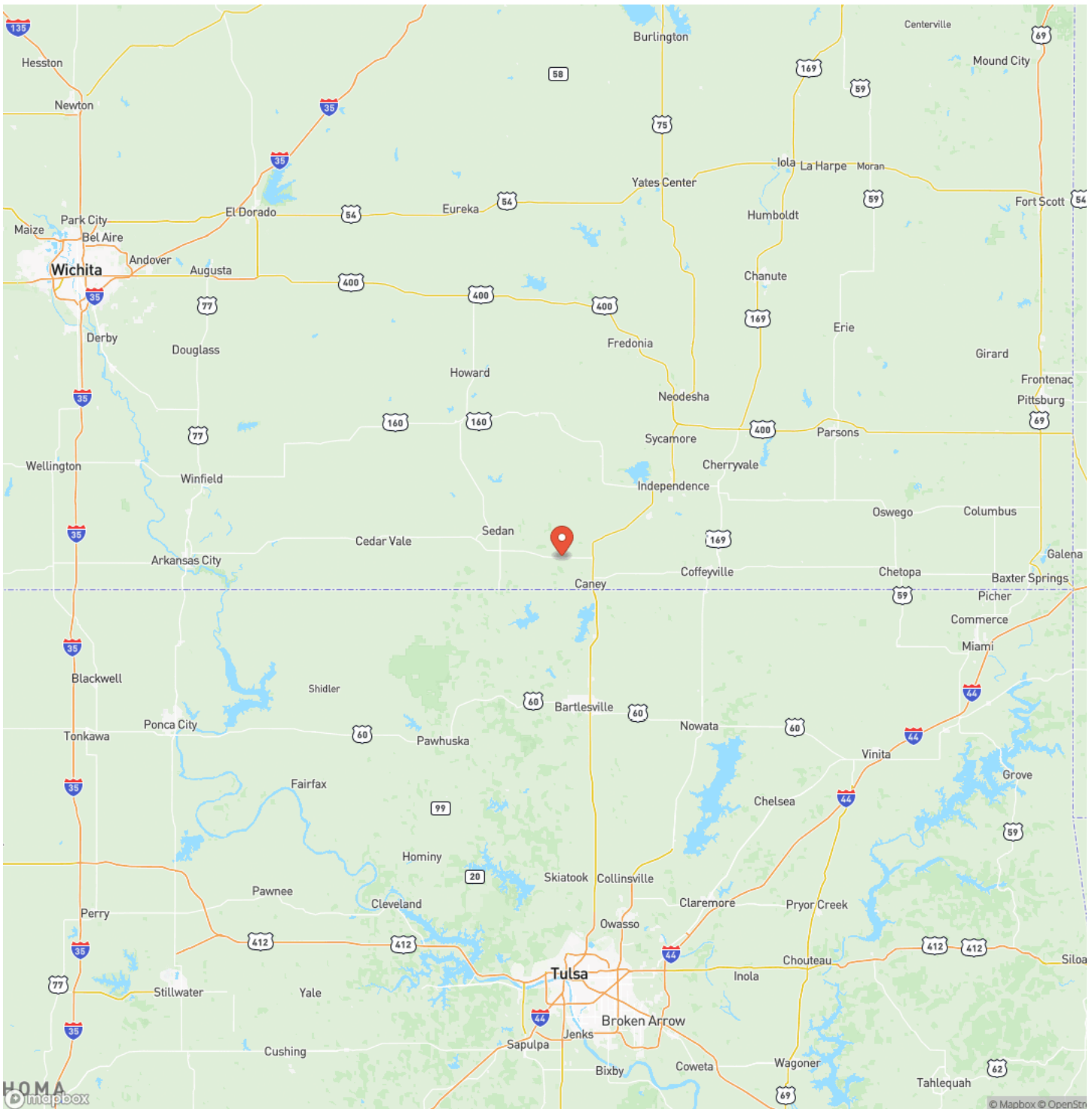
**Rustic Retreat and Investment Opportunity in Charming Rural Property**  
**Niotaze, KS / Chautauqua County**



## Locator Map



## Locator Map





## Satellite Map



## Rustic Retreat and Investment Opportunity in Charming Rural Property Niotaze, KS / Chautauqua County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Casey McNeill

## Mobile

(620) 330-7440

## Email

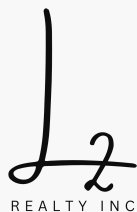
cmcneill@l2realtyinc.com

**Address**

## City / State / Zip

Independence, KS 67301

## NOTES

[illegible]

**MORE INFO ONLINE:**

**l2realtyinc.com**



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## **DISCLAIMERS**

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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 relation 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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**4045B CR 3900**

**Independence, KS 67301**

**(620) 577-4487**

**[l2realtyinc.com](http://l2realtyinc.com)**

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