

East Pratt Country Living
40050 NE 10th St
Pratt, KS 67124

\$399,000
11± Acres
Pratt County



East Pratt Country Living Pratt, KS / Pratt County

SUMMARY

Address

40050 NE 10th St Tract 2

City, State Zip

Pratt, KS 67124

County

Pratt County

Type

Hunting Land, Recreational Land, Residential Property, Single Family

Latitude / Longitude

37.6616 / -98.6607

Dwelling Square Feet

3,200

Bedrooms / Bathrooms

5 / 3

Acreage

11

Price

\$399,000

Property Website

<https://arrowheadlandcompany.com/property/east-pratt-country-living-pratt-kansas/113084/>

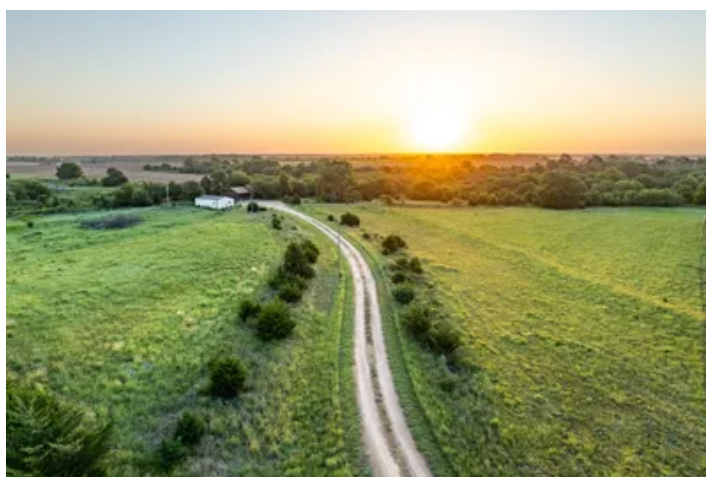
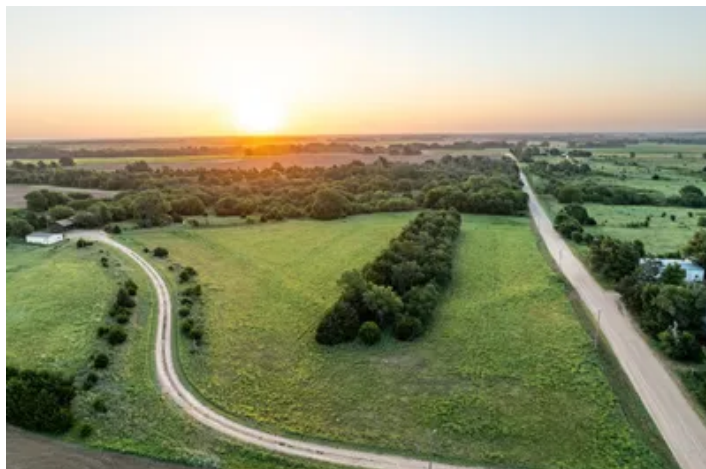


PROPERTY DESCRIPTION

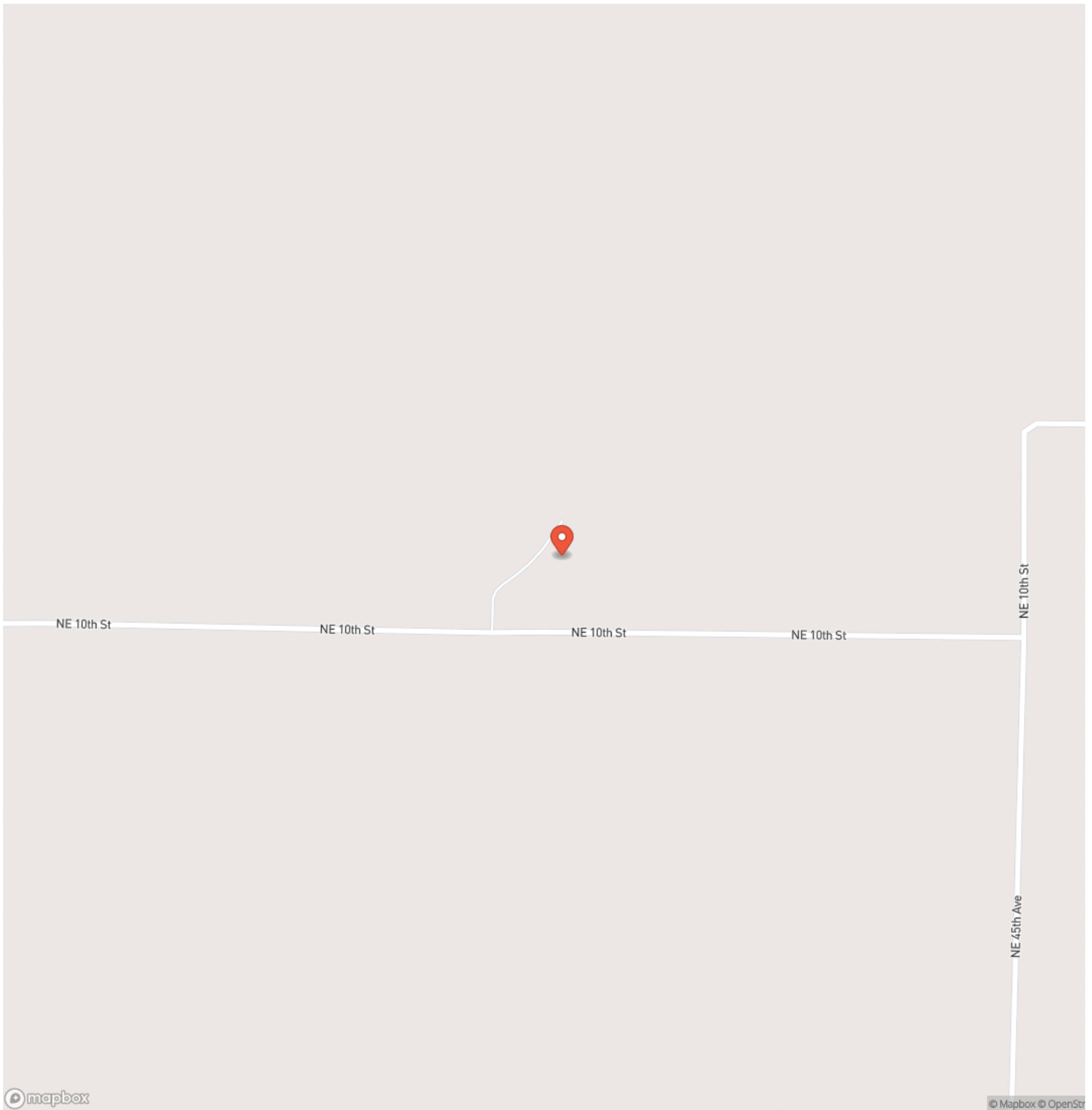
Set well off the county road on 11+/- peaceful acres in Pratt County, Kansas, this property captures everything people love about country living! Surrounded by mature trees, open views, and abundant wildlife, it's the kind of place where mornings begin with turkeys sounding off in the distance, deer wander through the property, and evenings end with quiet sunsets from the back deck. The 3,200+/- square foot home offers five bedrooms and three bathrooms, providing plenty of room for family, guests, or anyone looking to enjoy a little extra space. Thoughtful updates completed within the past five years bring modern comfort while maintaining the home's warm, welcoming feel. Large windows and the back deck create the perfect place to take in the peaceful surroundings and the wildlife that regularly visits the property. A new roof has been installed on both the home and the shop, providing added value and peace of mind for the next owner. The land has been carefully maintained with selective tree clearing and native wildflower restoration, creating an attractive landscape that blends naturally with the surrounding countryside. While the acreage is easy to manage, it still provides the privacy and rural atmosphere that make this property feel like your own retreat. Located just 5+/- miles from Pratt, you'll enjoy the best of both worlds; quiet country living with the convenience of town only minutes away. Whether you're raising a family, looking for room to spread out, or simply wanting to wake up every day surrounded by nature, this is a property where you can slow down, enjoy the outdoors, and truly appreciate life in the Kansas countryside! The adjacent 28 +/- acres is also available for purchase. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Abe Peters at [\(620\) 388-4900](tel:6203884900).

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.

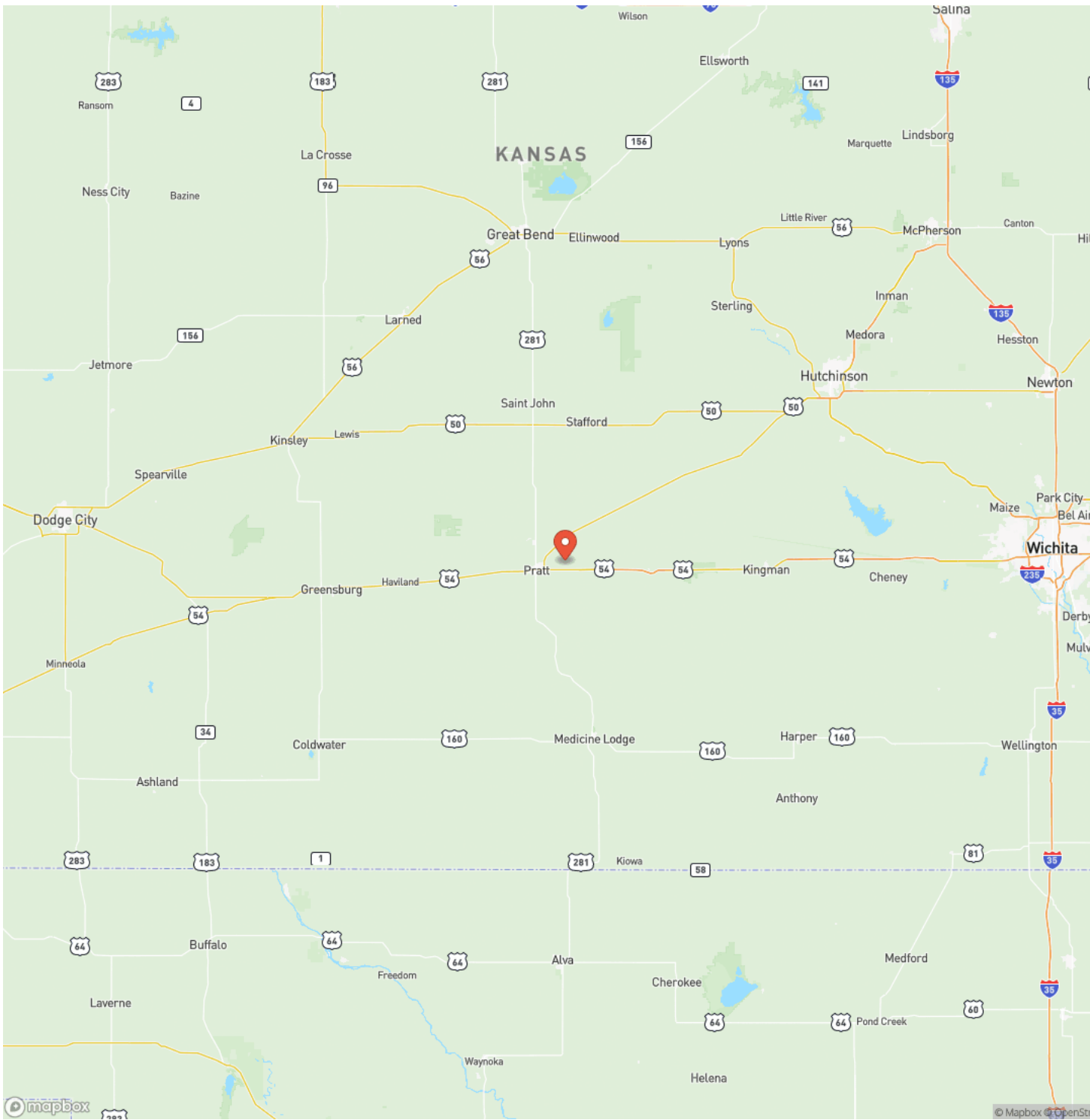
East Pratt Country Living
Pratt, KS / Pratt County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Abe Peters

Mobile

(620) 388-4900

Email

abe.peters@arrowheadlandcompany.com

Address

City / State / Zip

Pratt, KS 67124

NOTES

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<https://arrowheadlandcompany.com/>

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 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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