

FOR SALE

8139 SW Tawakoni Rd
Augusta, KS 67010



**CUSTOM HOME ON 10.5 ± ACRES - GUEST HOUSE - POOL
MULTIPLE OUTBUILDINGS - NEAR ANDOVER/EAST WICHITA AMENITIES**



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of ReeceNichols Alliance

Jake Steven, ALC
316.708.5960
jake@reecenichols.com

John Rupp, ALC
316.250.5198
johnrupp@reecenichols.com

R | S RUPP | STEVEN
ReeceNichols South Central Kansas

Reese Bayliff
316.258.6062
rbayliff@reecenichols.com

Carolyn Timsah
316.214.8682
carolyn@reecenichols.com



RUPP|STEVEN
ReeceNichols South Central Kansas

FOR SALE

Address: 8139 SW Tawakoni Rd, August, KS

**CUSTOM HOME ON 10.5 ± ACRES – GUEST HOUSE – POOL
MULTIPLE OUTBUILDINGS – NEAR ANDOVER/EAST WICHITA AMENITIES**



GENERAL DETAILS

Price: \$860,000.00

Total Acreage: 10.5 ± Acres

Zoning: Rural Residential

School District: USD 385 - Andover

2024 Property Taxes: \$6,958.42



Jake Steven, ALC
316.708.5960
jake@reecenichols.com

John Rupp, ALC
316.250.5198
johnrupp@reecenichols.com

Reese Bayliff
316.258.6062
rbayliff@reecenichols.com

Carolyn Timsah
316.214.8682
carolyn@reecenichols.com



RUPP|STEVEN
ReeceNichols South Central Kansas

FOR SALE

Address: 8139 SW Tawakoni Rd, August, KS

**CUSTOM HOME ON 10.5 ± ACRES – GUEST HOUSE – POOL
MULTIPLE OUTBUILDINGS – NEAR ANDOVER/EAST WICHITA AMENITIES**

HOME DETAILS

Total Living Area: 2,944 ± SF

Bedrooms: 2

Bathrooms: 2 full, 1 half

Garage: Oversized 4-Car Attached

Year Built: 1991 – extensively remodeled in 2017

Home Features:

- Exposed wooden beams
- Concrete board interior construction w/ extensive insulation
- Chlorine pool w/ automatic cover
- Ample exterior lighting around the pool area
- 4 car oversized drive through garage - floor is graded to allow water to drain out each roll up door



Jake Steven, ALC
316.708.5960
jake@reecenichols.com

John Rupp, ALC
316.250.5198
johnrupp@reecenichols.com

Reese Bayliff
316.258.6062
rbayliff@reecenichols.com

Carolyn Timsah
316.214.8682
carolyn@reecenichols.com

R | S

RUPP | STEVEN
ReeceNichols South Central Kansas

FOR SALE

Address: 8139 SW Tawakoni Rd, August, KS
CUSTOM HOME ON 10.5 ± ACRES - GUEST HOUSE - POOL



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of ReeceNichols Alliance

Jake Steven, ALC
316.708.5960
jake@reecenichols.com

John Rupp, ALC
316.250.5198
johnrupp@reecenichols.com

Reese Bayliff
316.258.6062
rbayliff@reecenichols.com

Carolyn Timsah
316.214.8682
carolyn@reecenichols.com

R | S

RUPP | STEVEN
ReeceNichols South Central Kansas

FOR SALE

Address: 8139 SW Tawakoni Rd, August, KS
CUSTOM HOME ON 10.5 ± ACRES - GUEST HOUSE - POOL



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of ReeceNichols Alliance

Jake Steven, ALC
316.708.5960
jake@reecenichols.com

John Rupp, ALC
316.250.5198
johnrupp@reecenichols.com

Reese Bayliff
316.258.6062
rbayliff@reecenichols.com

Carolyn Timsah
316.214.8682
carolyn@reecenichols.com



RUPP|STEVEN
ReeceNichols South Central Kansas

FOR SALE

Address: 8139 SW Tawakoni Rd, August, KS
CUSTOM HOME ON 10.5 ± ACRES – GUEST HOUSE – POOL

GUEST HOUSE DETAILS

Total Living Area: 1,200 ± SF

Bedrooms: 1

Bathrooms: 1 full bathroom

Year Built: 2013

Highlights:

- Full kitchen
- Large windows and great natural light
- Full bathroom – steam shower
- Unfinished area houses pool equipment and washer/dryer for guest house





RUPP|STEVEN
ReeceNichols South Central Kansas

FOR SALE

Address: 8139 SW Tawakoni Rd, August, KS
CUSTOM HOME ON 10.5 ± ACRES - GUEST HOUSE - POOL

SHE-SHED DETAILS

Total Shed Size: 320 ± SF (20'x16')

Highlights:

- Wired for power
- Loft for additional storage

BARN DETAILS

Total Barn Size: 1,440 ± SF (40'x36')

Doors: 3 roll up doors(12'x8')

Highlights:

- Wired for power
- 2 overhangs for additional outdoor storage
- 2 - 50 amp breakers for RV hookups





RUPP|STEVEN
ReeceNichols South Central Kansas

FOR SALE

Address: 8139 SW Tawakoni Rd, August, KS

**CUSTOM HOME ON 10.5 ± ACRES – GUEST HOUSE – POOL
MULTIPLE OUTBUILDINGS – NEAR ANDOVER/EAST WICHITA AMENITIES**

LAND HIGHLIGHTS

- 9 Spigots located throughout the property for irrigation
- Stands of black walnut, mulberry, iris, and redbud trees throughout the property
- Hedgerow along Tawakoni for privacy

UTILITIES

- Private Well for Irrigation w/ Water Softener
- Propane and Electric Heat
- Main residence is electric heat
- Guest house is propane heat – propane tank leased from Ferrell Gas
- Butler Rural Electric
- 2 Septic systems – 1 for each residence
- Additional plumbing for RV waste cleanout

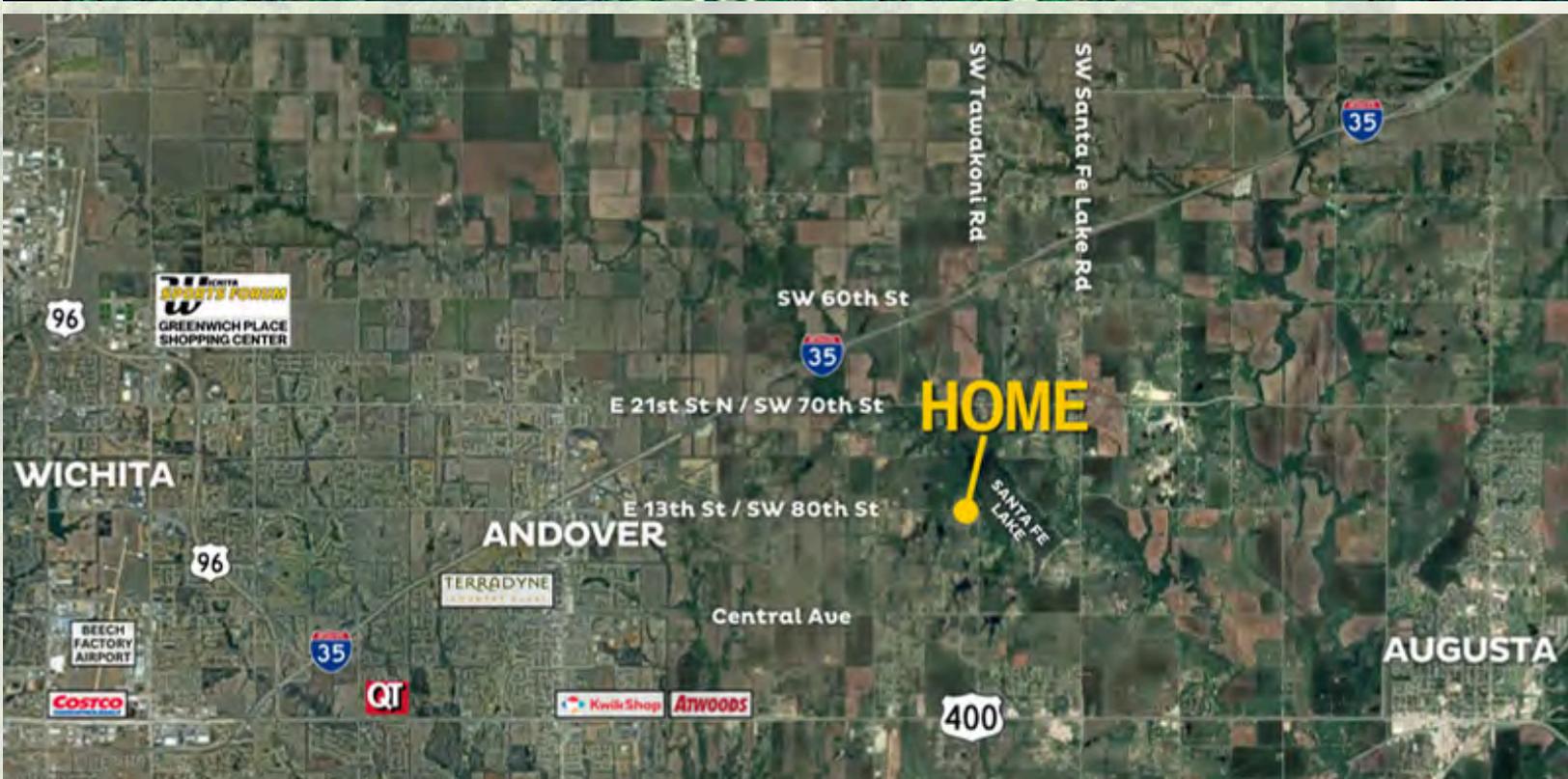




RUPP|STEVEN
ReeceNichols South Central Kansas

FOR SALE

Address: 8139 SW Tawakoni Rd, August, KS
CUSTOM HOME ON 10.5 ± ACRES - GUEST HOUSE - POOL
MULTIPLE OUTBUILDINGS - NEAR ANDOVER/EAST WICHITA AMENITIES



 **ReeceNichols**
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of ReeceNichols Alliance

Jake Steven, ALC
316.708.5960
jake@reecenichols.com

John Rupp, ALC
316.250.5198
johnrupp@reecenichols.com

Reese Bayliff
316.258.6062
rbayliff@reecenichols.com

Carolyn Timsah
316.214.8682
carolyn@reecenichols.com