

FOR SALE

Location: 1249 NW Tawakoni Rd, Benton, KS



NW Tawakoni Rd

**TURNKEY COUNTRY RETREAT SITUATED ON 20.10 +/- ACRES
2 BEDROOM, 2 BATHROOM HOME - LARGE STOCKED POND - MULTIPLE OUTBUILDINGS**



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

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GENERAL DETAILS:

Price: \$550,000.00

Total Acreage: 20.10 +/- Acres

Zoning: AG-40

School District: USD 375- Circle School District

2025 Property Taxes: \$4,744.68

HOME DETAILS:

Total Living Area: 1,432 +/- SF

Bedrooms: Two

Bathrooms: Two

Garage: Two Car Attached

Basement: Crawl Space

Year Built: 1983

Home Features:

- Panoramic views
- Multiple Porches
- Functional 2 bedroom layout with a third non-conforming bedroom

Utilities:

- Butler County RWD #5
- Butler Electric Cooperative
- Septic System
- 3 water wells - One irrigation well, one geothermal well, and one unused well

Owner Improvements:

- New Roofs on the Home, the Shop, and the Barn Fall 2025
- New Gutters on the Home, the Shop, and the Barn Fall 2025
- East porch decking and concrete replaced Fall 2025
- Heat Pump for GeoThermal heat system replaced and rewired Fall 2025



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OUTBUILDING DETAILS:

Shop(40'x24'):

- 2 powered 8'x6' roll up doors
- Concrete floor
- Separate electrical panel
- Built in shelving and work benches
- Lean-to for outdoor storage

Barn(30'x20'):

- Two horse stalls
- Storage loft

Storage Shed(16'x10'):

- Concrete floor



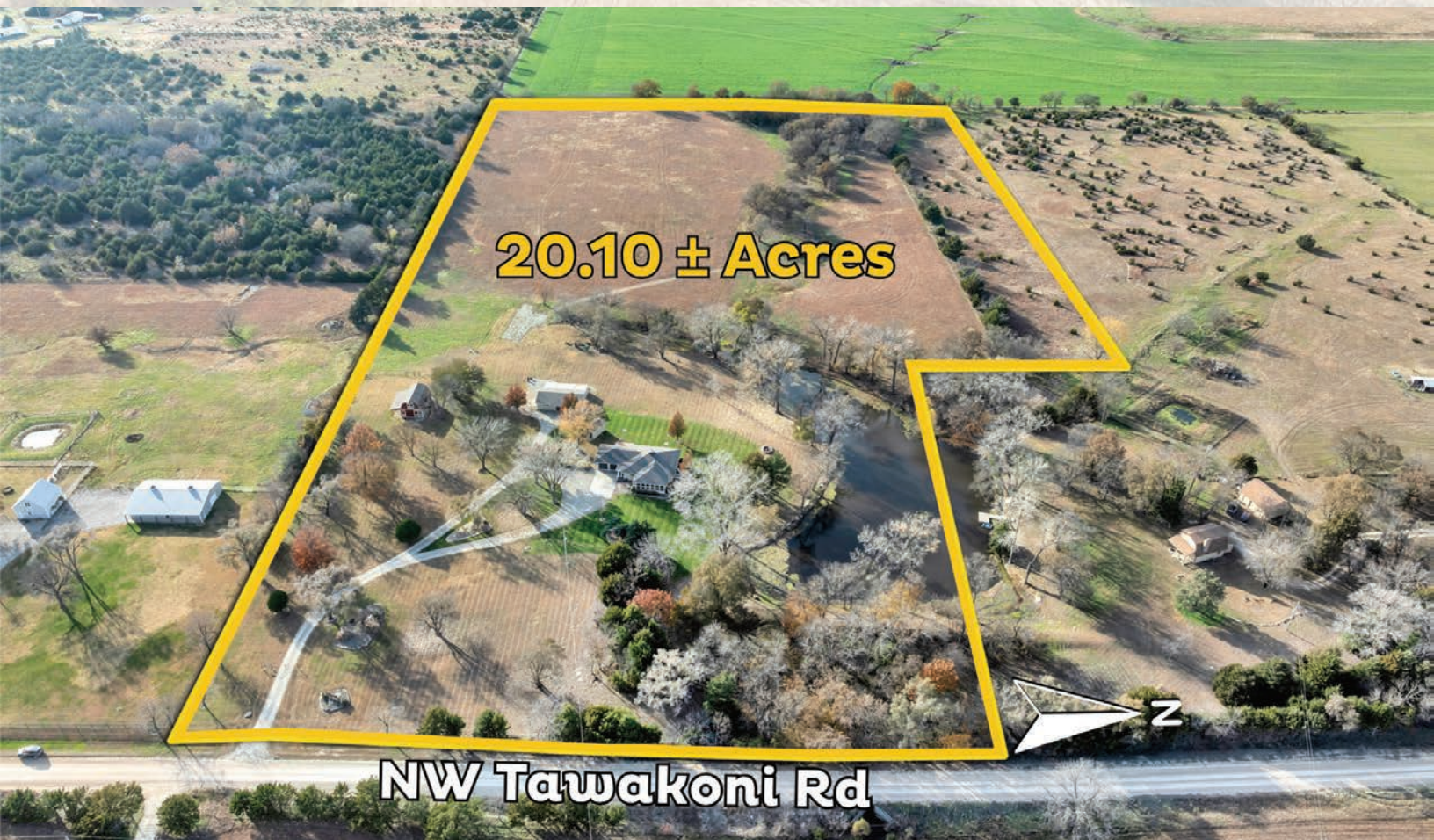
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