

FOR SALE

12621 SW 20th St, Benton, KS 67017



NEW CONSTRUCTION BARNDOMINIUM – 9.40 ± ACRES
STOCKED POND – SEASONAL CREEK – TIMBER – SECONDARY BUILD SITE

R | S RUPP | STEVEN
ReeceNichols South Central Kansas



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

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GENERAL DETAILS:

Price: \$555,000.00

Total Acreage: 9.40 ± Acres

Zoning: AG-40

School District: USD 375 - Circle

2025 Property Taxes: \$3,821.38

UTILITIES:

- Evergy Electric
- Butler County RWD #5
- Septic System & Lagoon
- Owned Propane Tank
 - Central Propane Refills Tank as needed
- Pond has it's own well



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HOME DETAILS:

Total Living Area: 1,375 ± Finished SF

Shop SF: 2,500 ± SF

Bedrooms: 2

Bathrooms: 2

Garage: Two Car Attached

Garage SF: 625 ± SF

Year Built: 2025

Highlights:

- Stocked Pond w/ Bass, Catfish, Crappie, and Perch
- Outdoor firepit with views of the pond
- Timber
- Multiple Porches
- New Construction
- 50'x50' Shop w/ 3 large roll up doors
- Functional 2 bedroom layout with a loft



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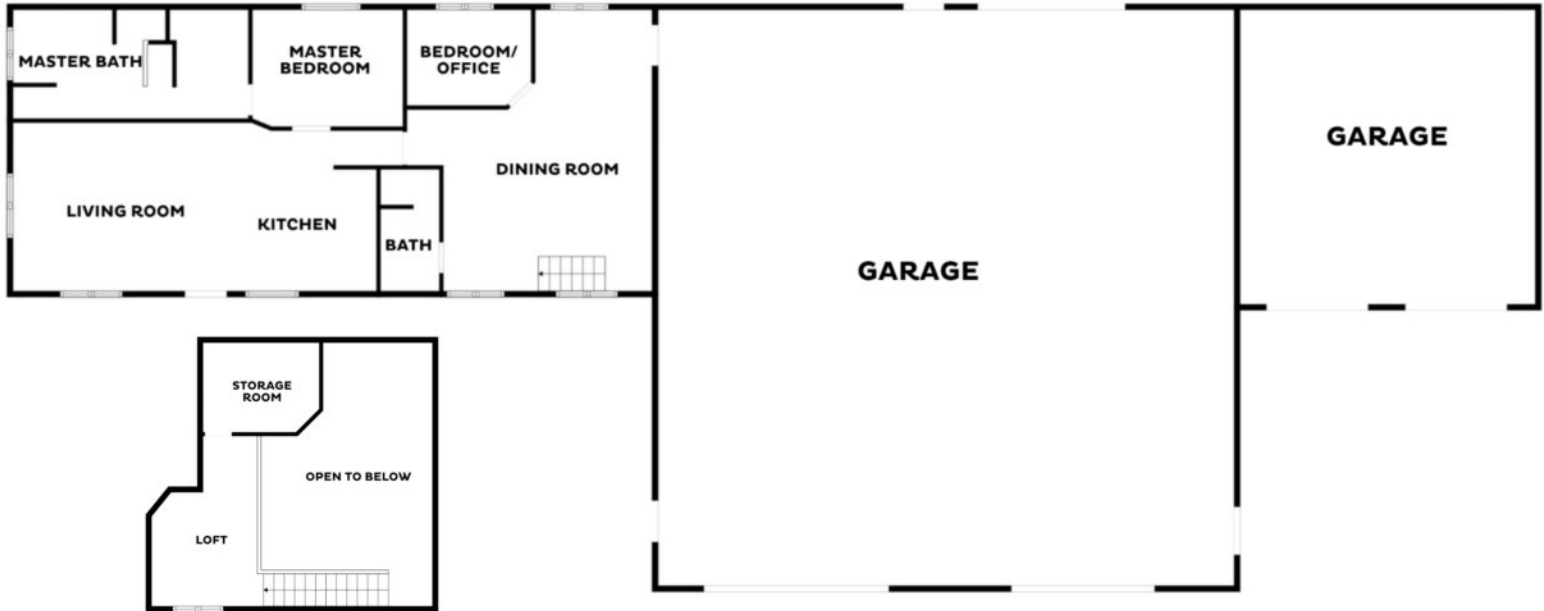
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