

1055 S. Range Ave. PO Box 508
Colby, KS 67701
785-462-8255
www.homelandre.com

HomeLand
REALTY AUCTION
"Western Hospitality"

**Price
\$175,000**

Welcome Home!

Single level living.

**The perfect fit for a
young family or for
your retirement!**

**Call Bob today
for your own
personal tour!**



**Bob Hanzlick
Sales Associate**

785-462-5014
rhanzlick@homelandre.com



875 S. Lincoln Ave., Colby, KS



Property Information:

Property Type/Zoning: Residential
Property Sub Type: Single Family Res.
Construction: Frame
Stories: Single Story
Price/SqFt: \$109.10
Approx. Square Feet: 1,604
Lot Size: 9,375 est.
County: Thomas
Heating: Central Heat
Cooling: Central Air/Refrig

Average Utilities

Gas: \$90.00 Electricity: \$127.72

2021 Taxes—\$1,849.16



Main Level (1,604 Sq.Ft.)

Living Area	27x22
Kitchen	15x12
Bedroom 1	14x13
Bedroom 2	14x9
Bedroom 3	14x10
Bathroom 1	7x5
Bathroom 2	5x4

**Built In
1950**

3 Bedroom

2 Bath

**Traditional
Style Home**

Legal Description: All of Lots Nineteen (19), Twenty (20) and Twenty-One (21), Block Fifty-Nine (59), South Park Annex to South Park Addition to the City of Colby, Kansas.

Move-In Ready!

- Great Quiet Neighborhood
- Open Concept Living Area
- Main Floor Laundry
- Plenty of Natural Light
- Two-Car Detached Garage
- High Efficiency Furnace
- Newer Thermopane Windows
- Aluminum Siding
- Large Trex Composite Deck off Kitchen
- Tall Privacy Fence Surrounding Back Yard
- Underground Sprinklers (entire yard)

Included with the home: All window coverings, stove, refrigerator, dishwasher, microwave, disposal, garage door opener, ceiling fans (7), chest freezer and refrigerator (in garage). All personal property "AS IS".)

