1055 S. Range Ave. PO Box 508
Colby, KS 67701
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HomeLand REALTY AUCTION
"Western Hospitality"

$170,000

1340 Copeland Dr - Colby, KS



Make this affordable home with over 2,000 sq.ft., yours!

Located on a quiet cul-de-sac with off-street parking.

This home is waiting for your personal touch!

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Marilyn Meyer
Sales Associate

785-462-4135
mmeyer@homelandre.com

REALTOR® EQUAL HOUSING OPPORTUNITY

Property Type/Zoning: Residential
Property Sub Type: Single Family Res
Construction: Brick & Vinyl Siding
Stories: One w/partial basement
Approx. Sq. Ft.: 2,062
Price Per Sq. Ft.: $123.63
Approx. Lot Sq. Ft.: 7,305
County: Thomas
Heating: Central Heat
Central Air/Refrig

Average Utilities

Gas $50.00

Electric, Water, Sewer, Trash: $108.00

2026 Taxes - $2,887.20

Main Level (1,375 Sq. Ft.)

Living Room	10.5 x 14.11
Kitchen	13 x 12.8
Dining Room	12.8 x 11.2
Family Room	11.2 x 12.5
Bedroom 1	9.6 x 13.2
Bedroom 2	10 x 10.8
Bedroom 3	7.9 x 8.5
Bathroom w/Laundry	7.1 x 9.4

Partial Basement (687 Sq. Ft.)

Bedroom (Non-Conforming)	9.4 x 8.8
Office	9.6 x 10
Storage	20.8 x 13
Storage	6.11 x 8.5

Information has been obtained from sources deemed reliable; Broker does not guarantee information.

BUILT
1965

3-Bedroom
1-Bath

Ranch Style
Home

Legal Description: All of Lot Three (3), Block Two (2), Caldwell Subdivison of Lots Three (3), Four (4), Five (5), Block Two (2), Copeland and Van Petten Addition to the City of Colby, Kansas.

About The Property!

- Large Kitchen with room for a small table
- Designated dining area opens up to the family room
- Main floor laundry (in bathroom)
- Large picture window in the living room
- Two storage rooms in the partial basement
- Plumbing in basement for an additional bathroom
- Wood Deck
- Privacy fence
- 1 Car attached garage

Included with the home: Dishwasher, Refrigerator, Stove, Microwave, Window Coverings, Ceiling Fans and Garage Door Opener (All personal property “AS IS”.).

























