



# 685 N. COURT

**PRICE REDUCED!!**

# \$57,000

## LEGAL DESCRIPTION

LOTS 2 & 3, N 15'6, BLOCK 1 , IN THE ORIGINAL CITY OF COLBY, THOMAS COUNTY, KS

## GENERAL INFORMATION

**CONST:** Frame  
**GARAGE:** 2-CAR (Detached)  
**AGE:** 1925  
**LOT SIZE:** 65' x 125'

**FIREPLACE:** None  
**A/C:** Window Unit  
**HEAT:** Forced Air Gas  
**PATIO:** X

**2008 TAXES:** \$951.63  
**AVE CITY BILL:** \$67.75  
**AVE GAS BILL:** \$48.80  
**FENCE:** X

**MAIN FLOOR: 1060 SQ FT**  
**LR:** 11'4" x 14'5"      **BR:** 11'5" x 14'7"  
**DR:** 14'7" x 17'8"  
**KIT:** 11'4" x 16'  
**BATH:** 3/4  
**OTHER:** Breakfast Nook 7½' x 8'8"

**2<sup>ND</sup> Story: 900 SQ FT**  
**BR:** 10'11" x 11'6"  
**BR:** 10'10" x 11'3"  
**BR:** 11½' x 13½'  
**BATH:** 3/4

(STORM CELLAR AREA ONLY)

- INCLUDED IN SALE:**
- Ceiling Fans
  - Furniture
  - Piano



**APPROXIMATE FINISHED SQ FT: 1960**



## STOCK REALTY & AUCTION CO. LAND BROKERS & AUCTIONEERS

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*Residential Specialist*  
**785-462-6133 (Res)**

Information was obtained from sources deemed reliable, but Broker makes no guarantees as to accuracy. All prospective buyers urged to fully inspect property and rely on their own conclusions.

**TWO STORY FROM DAYS GONE BY  
SELLER HAS STATED THIS WAS THE ORIGINAL  
THOMAS COUNTY COURTHOUSE  
CORNER LOT  
FIVE BEDROOMS  
TWO BATHS  
ACROSS THE STREET FROM CITY PARK  
NEWER FORCED AIR GAS FURNACE (HAS A.C.  
COIL FOR AIR)  
LOTS OF NEW WIRING  
SMOKE DETECTORS ARE HARD WIRED INTO  
HOME  
NEW WINDOWS ON UPPER LEVEL AND SOME ON  
MAIN LEVEL  
TALL CEILINGS  
WINDOW AIR UNIT  
CEILING FANS  
HARDWOOD FLOORING IN SOME ROOMS  
THE INTERIOR HAS NEW PAINT  
SPACIOUS KITCHEN WITH OPEN CABINETS  
BREAKFAST NOOK OFF KITCHEN  
STORM CELLAR (ACCESS UNDER STAIR CASE)  
BALCONY FLOOR IS NEW, HOWEVER IT STILL  
NEEDS RAILING  
TWO CAR DETACHED GARAGE (NEEDS REPAIRS)**