

Tri County

Real Estate

6.1 acre tract ó Perfect for your dream home or light commercial use

Property Address: 1500 Road 175 – Emporia Ks 66801

Property location: Located east of Emporia Kansas on I-35 North. Take exit 135 for road R-1. Proceed north to Road 175. Turn right (east) and proceed 600 feet east to the southwest corner of the property. Property is located on north side of the road.

Legal description: Section 9 Township 19 South Range 12E. S09, T19S, R12E, ACRES 6.1, BEG 15.1N SE COR NW1/4 W1461.7 N186.21 E1459.29 S201.9 TO POB

Property Description: 6.1 acres of land with infinite possibilities. Excellent site for building your dream home with paved road frontage and easy access to I-35. Property could also be utilized for commercial or light industrial purposes with approved zoning. Utility access could be easily acquired. Current land use mixed between hay meadow and timber.

Listing Price - \$44,500

We are available any time to show you this outstanding property.



Terms: Earnest deposit of \$1,000 due upon executing contract. Cost of title insurance and closing fee to Moon Abstract will be shared equally by the Seller and Buyer. Buyer will receive full possession at closing. The property is selling subject to all easements, restrictions, covenants, leases, roads, rights of way and zoning regulations of record. All of Seller's mineral rights will transfer to buyer and are thought to be intact.

Tri-County Real Estate and its agents represent the seller and do not represent the buyer. All information is obtained from sources considered to be reliable, but is not guaranteed by the Sellers or Seller's Agents. Prospective buyers are encouraged to complete their own independent investigation of property characteristics. This sale is not subject to the buyer obtaining financing or inspections.

We are available any time by appointment to show you this outstanding property.

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