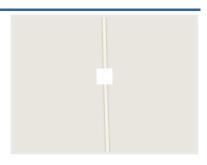


Appx. Acres 20.1 - 40 Acres Improvements No

**Water Meter** Available **Immediately** 

Road to Property Hard Surface



co

Address 2 40 Acres on E 900 Rd City Baldwin City

State KS Zip 66006 IDX Include Y

Sale/Rent For Sale For Auction No











### GENERAL

Agent	WENDY S FLORY	Listing Office 1	FLORY AND ASSOCIATES ~ REALTY &
Commission Based On	Gross Sales Price	Comm: Sub-Agent	<u>AUCTIONS - Main: 785-594-3125</u> 0
Comm: Buyer Agent	3.0	Comm: Des Agent	3.0
Comm: Transaction Broker	3.0	List Agent Status	SA
Listing Date	11/21/2015	Ownership Type	Private
Expiration Date	5/21/2016	Showing Instructions	Vacant land. Show at will. Call Wendy with
			questions 785-979-2923
Plate #	900264B	Lot Size	40 Acres
Elementary School	Baldwin	Junior High School	Baldwin
Sr. High School	Baldwin	Pasture Acres	40.00
Total Acres	40.00	Price per Acre	\$4,500.00
Section	29	Township	14
Range	19	Directions	South on 59 hwy to N650, west on N650 to
			E900 to property.
Take Photo	Complete	Display on Internet/VOW	Yes
Display Address/VOW	Yes	Include Comment/VOW	No
Include AVM/VOW	No	Update Date	3/2/2016
Status Date	11/30/2015	HotSheet Date	11/30/2015
Price Date	11/30/2015	Input Date	11/30/2015 3:17 PM
Associated Document Coun	nt 3	Agent Hit Count	52
Client Hit Count	7	Original Price	\$180,000
Picture	8	Days On Market	103
Days On MLS	94		

# **FEATURES**

SHOWING INSTRUCTIONS	TERMS	UTILITIES AVAILABLE	COUNTY
Vacant	New Loan	Rural Water	Douglas
Show at Will	Cash	Septic	EQUIPMENT
Ca <b>ll</b> Agent	OUTBUILDINGS	Electricity	No
See Remarks	None	PHONE SERVICE	ASSOCIATED DOCUMENTS
POSSESSION	FENCING	Baldwin	Seller's Disclosure
At Closing	Barbed Wire	LAND DATA	
-	PONDS	Easement(s)	
	None	See Remarks	

### **FINANCIAL**

Escrow Account	Continenta	HOA	No
HOA Annual Dues Amt	\$0	Restrictive Covenants	No
Historical Restrictions	No	Fire Department	Willow Spr
Rural Water	DG2	General Taxes	\$426
Year	2015	Special Assessment 1 Desc	None
Special Assessment 1 Amt	0.00	Short Sale	No
Total Taxes	426		

#### **PUBLIC REMARKS**

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<sup>40</sup> Acres in Southern Douglas county on hard surface roads.



e asso. docs).













# **DISCLAIMER**

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