



**PROPERTY SUMMARY**

<b>SALES PRICE</b>	\$149,000 (\$10,376/acre)
<b>LOT SIZE</b>	14.36 <sup>+/-</sup> acres M/L Either the north or east half of the 28.72 <sup>+/-</sup> acre tract.
<b>ZONING</b>	RR-1, Residential Reserve District
<b>UTILITIES</b>	All city services are available to the site
<b>LEGAL DESCRIPTION</b>	S21 , T12 , R16 , 21-12-16 S 30 AC OF SW 1/4 OF NW 1/4 30 AC

**LAND FEATURES:**

Gently sloping to level site, mostly pasture with a few trees and meadows. Paved roads on both frontages. Powerline easement through NW Corner.

**LOCATION FEATURES:**

14.36<sup>+/-</sup> acres for sale at the northeast corner of SE 41<sup>st</sup> Street and SE California Ave. Lot is approximately one mile west of Lake Shawnee. Lot is located within Three Mile Limit – Topeka Planning Jurisdiction and subject to the City of Topeka Land Use Growth Management Plan. City of Topeka utilities are at the SW Corner of 41<sup>st</sup> and California and may require annexation to extend further.

**EXCLUSIVELY LISTED BY:**

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