

Client Detail Report

Listings as of 05/24/24 at 5:45pm

Active 02/20/24 Listing # 21447 1591 Acraway, Garden City, KS 67846 Map Listing Price: \$1,005,000
County: Finney



Property Type	Land	Property Subtype	21 - 160 ACRES
Area	In County		
Tax ID		Lot Sq Ft (approx)	2918520
		Lot Acres (approx)	67.0000
DOM	88		

See Additional Pictures

Marketing Remark Located on North side of Garden City, near Truck and Travel center by Hwy. 83/50. Rail Road located on West side of property. There is an additional 18 acres plus or minus, that could also be purchased for \$15,000 per acre. If a buyer prefers to purchase a portion of ground, seller may consider for \$25,000 per acre. Access to Railroad is located on far West side of property

Commission	SUBA	0	BA	2	TB	2
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Primary Use	Industrial	Covenants/Rest.	Yes
Water Rights	Yes (Ditch water rights)	Utilities	No (Sewer and water are near by)
Land Type	Other	Improvements	No
Lot	0x0 (Irregular, see maps)	Zoning	I-3
Dimensions			
Flood Plain	No		

Features

Will Sell	Cash	Documents on File	Aerial Photos, Legal Description
Minerals	Gas & Oil Rights Inc (with purchase of all ground)	Road Surface	Dirt/Clay
Crops	Tenant Owned	Utilities Available	Electricity, Natural Gas, Public Sewer, Public Water (Rural Water District)
Restrictions	Recorded Plat, Subject to Zoning	Flood Insurance	Not Required
Possession	At Closing	Showing	Next to truck and travel center on HWY 83/50
Title Information	Title Insurance	Instructions	
Special Tax Year	\$4.10 2023	General Taxes	\$5195.78
		Total	\$5199.88

Presented By:

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May 2024

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All information herein has not been verified and is not guaranteed
U.S. Patent 6,910,045



Any offers of compensation are made only to participants of the MLS where the listing is filed.