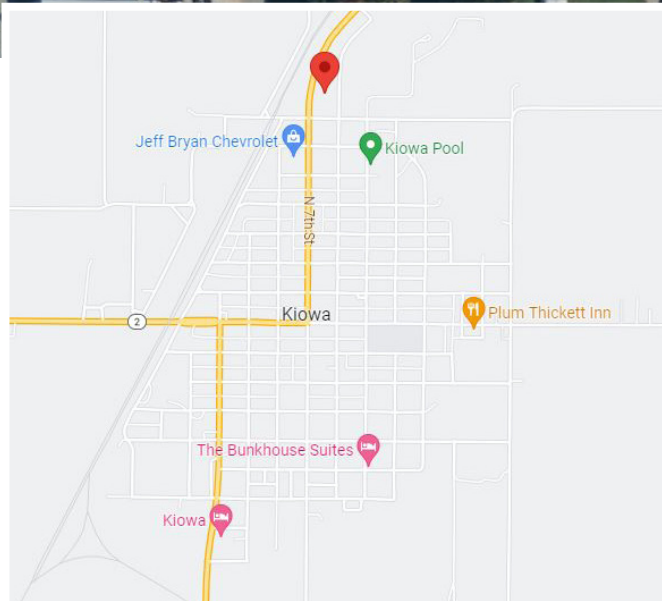


## NE SURPLUS DEVELOPMENT LAND FOR SALE



### OFFERING SUMMARY

Sale Price	\$160,000
Lot Size	0.905 ± acres
Zoning	CP-1 Planned General Commercial



### PROPERTY DETAILS

- Location: 7th St & Hardtner St, Kiowa, KS
- Frontage: 127' ±
- Traffic Counts: 1,040 VPD on 7th St
- Surplus land from newly developed Family Dollar

**Brad Saville, CCIM**

Mobile: 316-990-8979

bsaville@landmarkrealestate.net

**Tate Brumfield**

Mobile: 316-573-3542

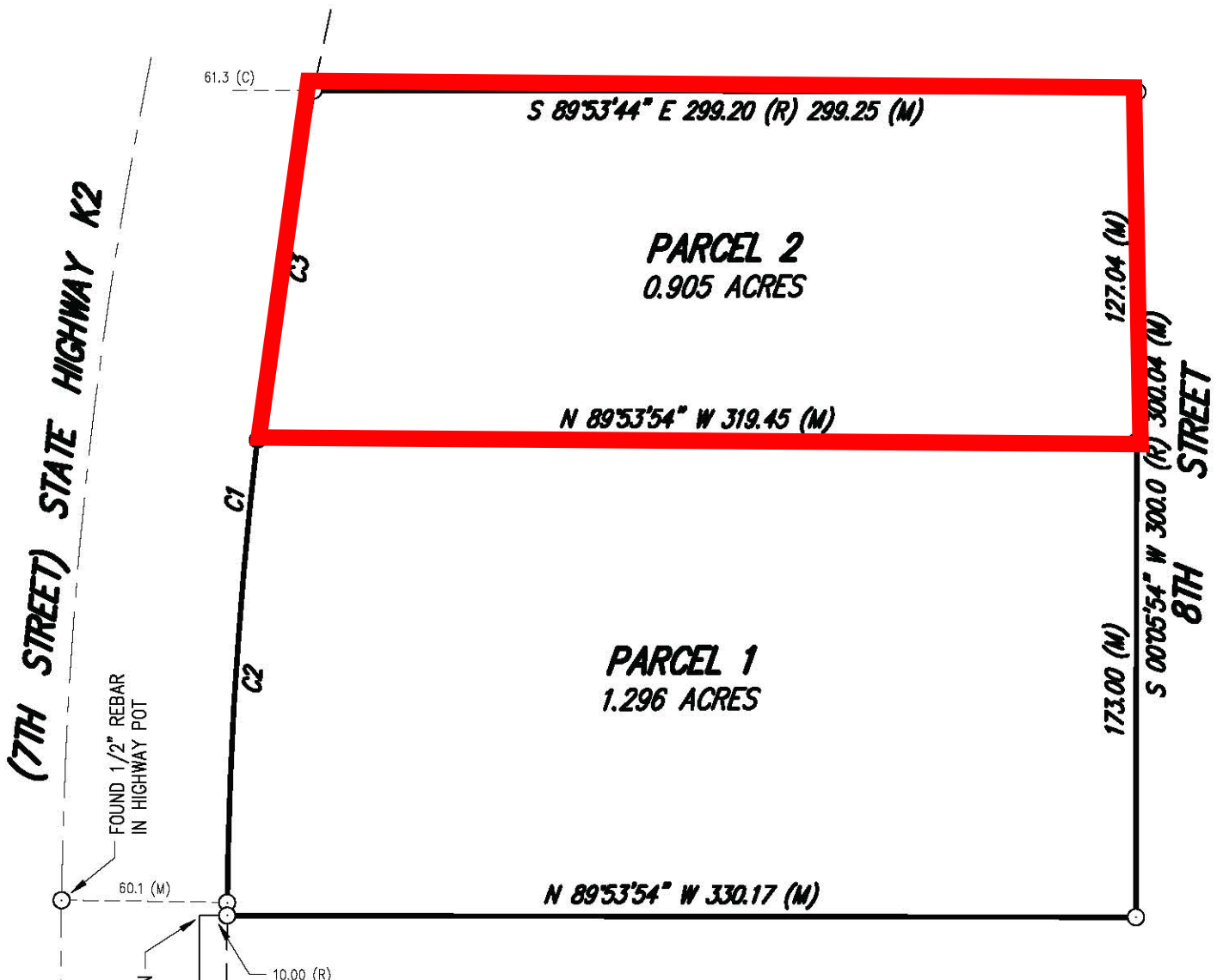
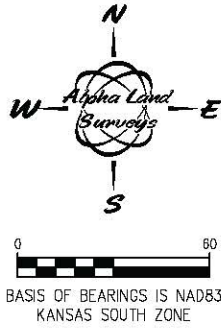
tbrumfield@landmarkrealestate.net

DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Population	1,017	1,049	1,773
Households	448	507	786
Average HH Income	\$93,415	\$93,584	\$93,916

DESCRIPTION:  
 A SURVEY OF A PORTION OF OUTLOT 25 TO THE CITY OF  
 KIOWA, BARBER COUNTY, KANSAS MORE PARTICULARLY  
 DESCRIBED ON SHEET 2.

**LEGEND**

- - FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "GARBER SURVEYING"
- △ - FOUND SECTION SUBDIVISION CORNER
- ⊗ - FOUND "X" CUT IN CONCRETE
- ▲● - SET 1/2"x24" REBAR WITH PLASTIC CAP STAMPED "ALPHA CLS-184"
- ⊗ - SET "X" CUT IN CONCRETE
- ⊠ - RIGHT-OF-WAY MARKER
- R - RECORD
- M - MEASURED
- C - CALCULATED MEASURE
- PRO - PRORATED
- POB - POINT OF BEGINNING



**GENERAL NOTES:**

- 1) NO TITLEWORK WAS PROVIDED BY CLIENT FOR SUBJECT PROPERTY. ALL EASEMENTS AND RIGHTS-OF-WAY AFFECTING SUBJECT PROPERTY MAY NOT BE SHOWN.

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C1	1577.28	10°58'27"	302.10	151.52	N 5°58'55" E 301.64
C2	1577.28	6°17'58"	173.42	86.80	N 3°38'41" E 173.33
C3	1577.29	4°40'28"	128.69	64.38	N 9°07'54" E 128.65

**Alpha Land Surveys, Inc.**  
 102 EAST 4TH AVENUE  
 HUTCHINSON, KANSAS 67501  
 PH: (620) 728-0012 - FAX: (620) 728-0413

SURVEY FOR:

**JTS INVESTMENTS, LLC**

SURVEY DATE: 09/10/2021

PLOT DATE: 09/14/2021

DRAWN BY: RDB

PROJ. NO.: 210193B

CHECKED BY: LPD

SHEET 1 OF 2