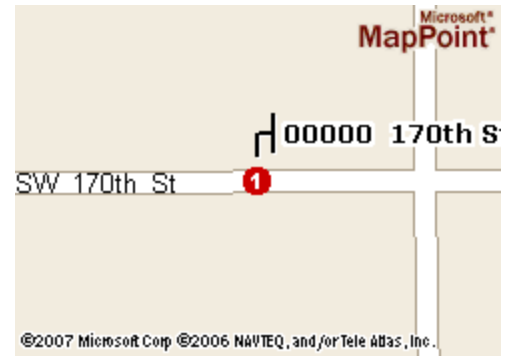


## LISTING DETAIL



**MLS #** 217925  
**Price** \$80,000  
**Status** Active  
**Address** 00000 170th St  
**Address 2**  
**City** Rose Hill  
**State** KS  
**Zip** 67133  
**County** Butler  
**Area** B32- Rosehill  
**Class** LAND  
**Type** Vacant Lot



## GENERAL

<b>Zoning Usage</b> Commercial	<b>Subdivision</b>	<b>Legal</b> Lots 1, 2, & 3 Block A Alley's Commercial Tract
<b>Number of Acres</b> 0.00	<b>Lot Size/SQFT</b> 179 X 140.6	
<b>Price per Acre</b>	<b>Elementary School</b> Rose Hill	
<b>Zip Code</b> 67133	<b>Middle School</b> Rose Hill	
	<b>High School</b> Rose Hill	

**Directions** Just West of Rose Hill Rd. on 63rd St. South

## FEATURES

<b>SHAPE/LOCATION</b> Rectangular, Deep/Narrow	<b>OUTBUILDINGS</b> None	<b>EXISTING FINANCING</b> Other/See Remarks
<b>TOPOGRAPHIC</b> Level	<b>MISCELLANEOUS FEATURES</b> None	<b>PROPOSED FINANCING</b> Conventional
<b>PRESENT USAGE</b> None/Vacant	<b>DOCUMENTS ON FILE</b> Sellers Prop. Disclosure	<b>POSSESSION</b> At Closing
<b>ROAD FRONTAGE</b> City	<b>FLOOD INSURANCE</b> Unknown	<b>OWNERSHIP</b> Individual
<b>UTILITIES AVAILABLE</b> Other/See Remarks	<b>SALE OPTIONS</b> Will Not Divide	
<b>IMPROVEMENTS</b> None		

## FINANCIAL

<b>Assumable</b> No	<b>Yearly HOA Dues</b> 0.00
<b>General Taxes</b> 1117.58	<b>HOA Initiation Fee</b> 0.00
<b>General Tax Year</b> 2006	<b>Earnest Money</b> LTS Title
<b>Yearly Specials</b> 0.00	
<b>Total Specials</b> 0.00	

## REMARKS

**Public Remarks** Zone Light Commercial. Lots of potential. Main city lots combined to equal 25,168 Sq. Ft. And Convienent to all utilities.

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