

# 155TH ST & EDGERTON RD

GARDNER, KANSAS



**PRICE REDUCTION!**



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## 155TH & EDGERTON RD

<b>LOCATION</b>	Located on the east side of Edgerton Rd, 1/4 mile south of 151st St. Includes 657 feet of frontage on Edgerton Rd, and is a 2,385 ft distance from east to west
<b>ACRES</b>	36
<b>PRICE</b>	\$324,000 (\$9,000/acre)
<b>TERRAIN</b>	Gently rolling, open pasture land. See attached topography map and aerial maps.
<b>WATER</b>	Property has a water line on Edgerton Rd and is serviced by Rural Water District #7
<b>SCHOOLS</b>	Property is in the Gardner-Edgerton School District
<b>TAXES</b>	\$65/year

The information in this package has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. © 2017



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# 155TH & EDGERTON RD

AERIALS



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# FACING EAST

## AERIALS



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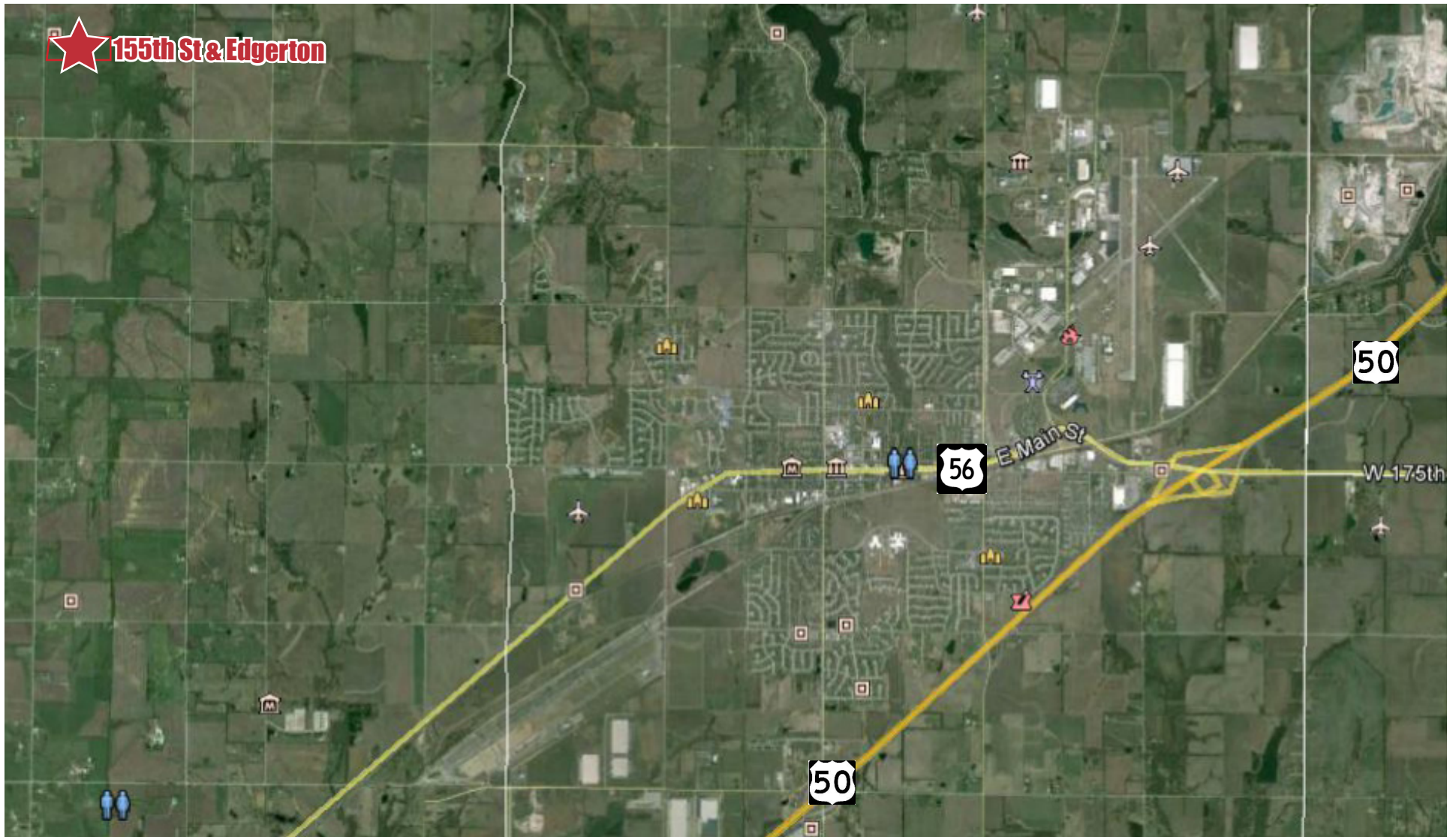
**FACING SOUTH**



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# GARDNER OVERVIEW



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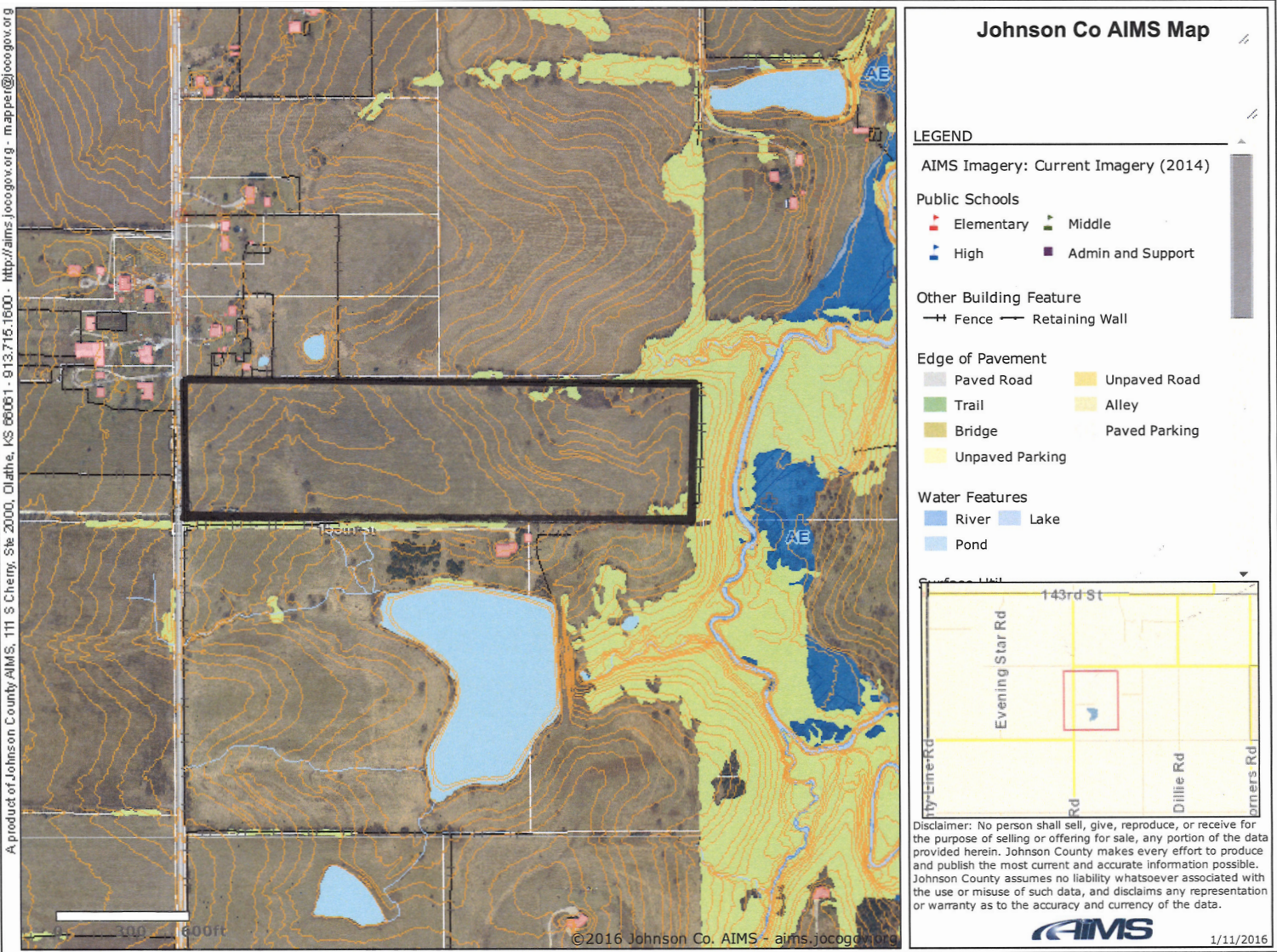
## PHOTOS



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# AIMS MAP



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