



## Real Estate Center

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PRICE	\$79,500			AGENT: CLAYTON FARLOW		LISTING #:8257	
ADDRESS	3341 CR 2800 INDEPENDENCE, KANSAS 67301						
LEGAL	S03, T34, R15, ACRES 24.1, BEG 330' W SE COR SW4 N 1320' W TO RR R/W SWLY ALG E LI R/W TO 438.2' N S LI SW4 E 783' S TO S LI SW4 E TO POB; LESS R/W						
LOT SIZE	25 AC M/L	LOT SQ FT:		HEAT	FF		
SQ FT	1,380	RM COUNT: 6 3 1.5		AIR COND	2 WA		
PER SQ FT	\$57.60	TAXES: \$		REFRIG/RANGE	YES	YES	
APPRX AGE	1910			DW/DISPOSAL	NO	NO	
COLOR	YELLOW			DRAPES/BLINDS	STAY		
STYLE	1 ½ BUNGALOW			SEWER/SEPTIC	SEPTIC		
	BSMT	1 <sup>ST</sup>	2 <sup>ND</sup>	PATIO/DECK	FRONT PORCH		
BEDROOMS		1	2	CONSTRUCTION	FRAME		
BATHS		1	1/2	FOUNDATION	CRAWL	BLOCK	
LIVING RM		1		ROOF	COMP SHINGLE		
DINING RM		1		GARAGE/CARPORT	1 DET 14X20		
FAMILY RM		0		FIREPLACE/FENCE	NO	YES	
KITCHEN		1		UTILITY ROOM	BACK ROOM		

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### REMARKS:

1960 TOOL SHED 20X30 1954 CARPORT 240 SQ FT  
1964 WOOD STORAGE BLDG 1960 LEAN-TO 12X30  
1970 FARM UTILITY BLDG 22X47  
POND  
RURAL WATER  
OIL INCOME APPRX \$800 PER YEAR

ALL FIGURES AND INFORMATION ARE BELIEVED TO BE CORRECT, BUT ARE NOT GUARANTEED.  
EACH INDIVIDUAL SHOULD SATISFY THEMSELVES THAT THIS INFORMATION IS CORRECT.