

## Real Estate (Land) Specs

<b>Status</b>	Active	<b>Zoning Usage</b>	Agricultural
<b>Type</b>	Agriculture	<b>Number of Acres</b>	123.01± Available
<b>Address</b>	8125 SE HWY 40	<b>City</b>	Tecumseh
<b>State</b>	KS	<b>Zip</b>	66542
<b>Area</b>	Shawnee County	<b>Class</b>	Land

### General Information

<b>Agent</b>	Bob McBride	<b>Broker Participation</b>	3%
<b>Showing Phone</b>	(316) 788-7253		
<b>Listing Date</b>	1/8/2008		
<b>County</b>	Shawnee		
<b>Elementary School</b>	Tecumseh Elementary		
<b>Middle School</b>	Tecumseh Middle		
<b>High School</b>	Shawnee Heights		

Legal: Legal Description: NE ¼ EXC BEG 313.5'S NE COR NE ¼ W 264' S 165' E 264' N 165' TO POB & EXC BEG NE COR NE ¼ W 801.5' SELY 714.6' N 141.7' E 264' N 313. SEC: 10 TWN: 12 RNG:17 SUBDIVISION: SWB TOWER SUB EXC A Tract of land in the Northeast Quarter of Section 10, Township 12 South, Range 17 East of the 6th P.M. in Shawnee County Kansas as follows: Commencing at the NE COR of said NE ¼, thence South 88 degrees 24 minutes 47 seconds West along the North line of said NE ¼, 1755.76' to the POB; thence S 01 degrees and 35 minutes and 13 seconds E, 423.16'; thence S 88 degrees 24 minutes 47 seconds W, 308.82'; thence N01 degrees 35 minutes 13 seconds W, 423.16' to a point on the N line of said NE ¼, thence N 88 degrees 24 minutes 47 seconds E along said N line, 308.82' to the POB less existing highway right of way. Contains 130,680 square feet (3.0 acres) including highway right of way.

**Directions from I-70:** From West bound I-70 take Lawrence/Lecompton Exit 10, Turn RIGHT onto E 850 RD., Turn LEFT onto N 1800 RD / CR-438. Continue to follow CR-438. 2.5 miles. Turn LEFT onto E 600TH RD / CR-1029 go about half a mile, then turn RIGHT onto US-40 / CR-1029. Continue to follow US-40. 7.3 miles

**Directions from Topeka:** From I-70, merge onto US-40 E / KS-4 E via EXIT 366 and go 1.3 miles, then take the 6TH ST / US-40 exit about half a mile, then turn LEFT onto US-40 / SE 6TH AVE. Continue to follow US-40 E. 5.5 miles to land.

All information herein deemed reliable but not guaranteed.

### Features

<b>Shape/Location</b>	<b>Miscellaneous Features</b>	<b>Agent Type</b>
Rectangular	No crops included	Designated Sellers Agent
<b>Topographic</b>	<b>Documents on File</b>	<b>Ownership</b>
Rolling, Ponds, Grasslands	Land Disclosure	Individual
<b>Present Usage</b>	Survey for 3 acre homesite	<b>Type of Listing</b>
Pasture/Tillable/Hay	Oregon-California Trails Assoc.	Exc. Right w/o reservation
<b>Road Frontage</b>	KDOT Proposed entrance map	<b>Title Company</b>
Paved	Soil Map	Preliminary title work is on file from Kansas Secured Title
<b>Flood Insurance</b>	Washington, KS Document	
Flood Insurance Not Required	<b>Utilities Available</b>	
Zone C - Areas outside the 1-percent annual chance floodplain.	None	
<b>Improvements</b>	<b>Possession</b>	
Some fencing	At Closing	
<b>Outbuildings</b>	<b>Showing Instructions</b>	
None	Go Show- Land	

### Financials

<b>General Taxes</b>	TBD	<b>Earnest Deposit</b>	\$10,000 per tract, \$30,000 if all land purchased by same buyer
<b>Special Taxes</b>	TBD		