

LAND FOR SALE

19 Remaining Lots - Keystone Addition to the City of Marysville, Kansas

Tract Legal Description:

Lots 6, 7, 12, 16, N1/2 17, N1/2 26, 27, 41, 63, 86-91, Keystone Addition to the City of Marysville, Marshall County, Kansas & 3 Unplatted Lots.

Property Taxes: \$272.61

Features:

- Phone, Gas, Electricity, Water, and Sewer
- 1/2 Mile South of US Highway 36
- 3.2 Miles to Marysville Junior/Senior High School
- 1 Mile to Wal-Mart
- 3.1 Miles to Center of Marysville

Property Location: From US Highway 36, go South on 12th Road 3/4 Mile to Ashbury Lane and then turn West into the subdivision.

List Price: \$200,000



Agent Notes: This subdivision has 19 lots remaining ready for its next investor! 16 Lots are platted in Keystone Addition while 3 lots are not yet platted. Average platted lot size is 0.39 acres. All lots have telephone, gas, electricity, water, and sewer access. This property is close to the edge of town for a country feel, but less than 4 miles to the center of Marysville. Fantastic investment opportunity for investor or builder! Seller's desire to sell all remaining lots as a whole and not separate.



Seller

Donna Rottinghaus Trust



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