

Highway 183 & East Santa Fe Road | Phillipsburg, KS 67661
Phillips County, KS
Price: \$375,000



INVESTMENT HIGHLIGHTS

15.2+/- acre parcel positioned on a highly trafficked Highway 183 (3,620 VPD).

Orscheln Farm & Home, Dollar General, Pizza Hut, Sonic Drive-In, Rodeway Inn & Suites, and Love’s Country Store all help drive traffic to this area.

Site Size:	15.2 +/- Acres
Zoning:	Agricultural
Topography:	Level to gently sloping
Within City Limits:	No
Property Taxes:	\$205.02

** Property tours are available by appointment only.



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EXECUTIVE SUMMARY

Southeast of Highway 183 & East Santa Fe Road is a 15.20 +/- acre site located near Phillipsburg, Kansas, within Phillips County. This outstanding parcel neighbors the Phillipsburg airport, and is near Dollar General and Orscheln Farm and Home.

The parcel is well-located off Highway 183, the major north-south thoroughfare in Phillipsburg, with more than 3,620 vehicles passing by each day. Highway 183 serves as the main retail corridor with large national tenants and businesses, such as Pizza Hut, Dollar General, NAPA Auto Parts, Sonic Drive-In, and numerous other shops and restaurants maintaining a presence here. The parcel features excellent visibility and easy accessibility. With the potential to be zoned from ag to commercial, this level to gently sloping parcel of land presents the perfect development opportunity.

Legal Description: A tract of land located in the NW1/4 of Section 1, T4S, R18W of the 6th P.M., Phillips County, Kansas, described as follows:

Commencing at the NW corner of Section 1, T4S, R18W of the 6th P.M., Phillips County, Kansas; thence S89°05'00"E on the North line of said section to the point of beginning, 350.93 feet; thence S01°14'08"W, 480.02 feet; thence N89°05'31"W, 280.00 feet to a point on the East R.O.W. line of US Highway 183; thence S01°14'08"W on said R.O.W. line, 690.26 feet; thence S10°05'56"E on said R.O.W. line, 105.44 feet to the SW corner of a tract of land surveyed by Wayne M. Dietz, LS 894. Dated March 19, 2005; thence S88°37'59"E on the South line of said surveyed tract, 605.01 feet to the SE corner of said surveyed tract; thence N01°09'24"E on the East line of said surveyed tract, 1,278.57 feet to a point on the North line of the NW1/4 of said section, said point also being the NE corner of said surveyed tract; thence N89°05'00"W on the North line of the NW1/4 of said section, 344.25 feet to the point of beginning containing 15.20 acres more or less.



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