

Dodge City Scrapyard Business
11293 110 Spring Rd
Dodge City, KS 67801

\$345,000
6± Acres
Ford County



Dodge City Scrapyard Business Dodge City, KS / Ford County

SUMMARY

Address

11293 110 Spring Rd

City, State Zip

Dodge City, KS 67801

County

Ford County

Type

Commercial, Business Opportunity

Latitude / Longitude

37.723059 / -100.030693

Acreage

6

Price

\$345,000

Property Website

<https://arrowheadlandcompany.com/property/dodge-city-scrapyard-business-ford-kansas/88390/>



PROPERTY DESCRIPTION

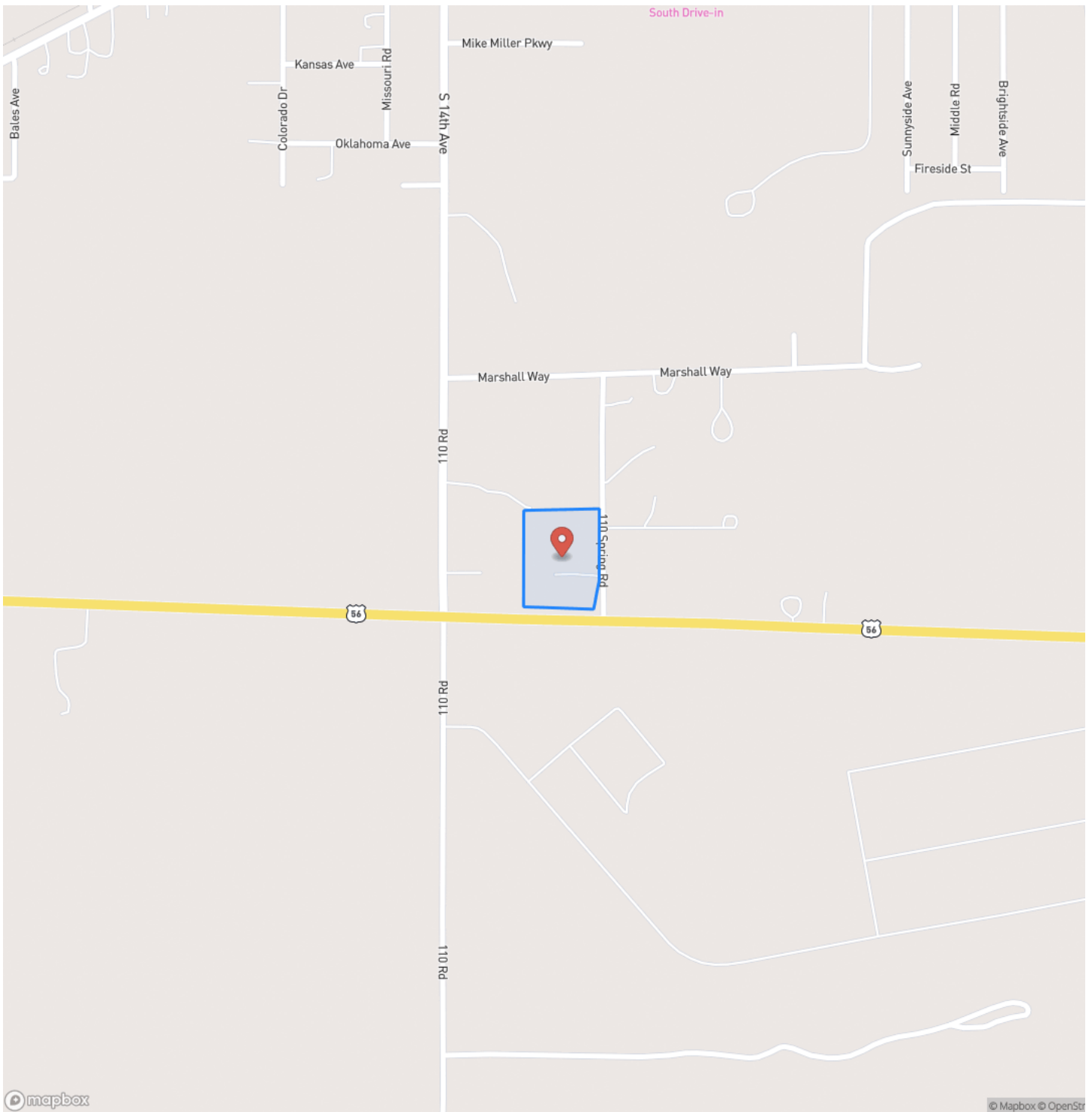
This 6+/- acre property offers a rare combination of utility and income potential in a great location! With direct highway frontage and excellent access, it's ideally positioned for a wide range of business opportunities. The property comes with a 70' truck scale and holds a state-issued scrap license for Kansas, making it turn-key for scrap and recycling operations. It also includes two large shops that provide plenty of space for equipment, storage, or expansion of operations. Adding to the value, the property features billboards that generate approximately \$1,000 annually, offering consistent supplemental income with minimal management. Take advantage of this great business opportunity in Dodge City, Kansas! The property is not currently zoned commercial. If desired, the buyer will have to have the property rezoned to commercial. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Abe Peters at [\(419\) 236-6705](tel:4192366705).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

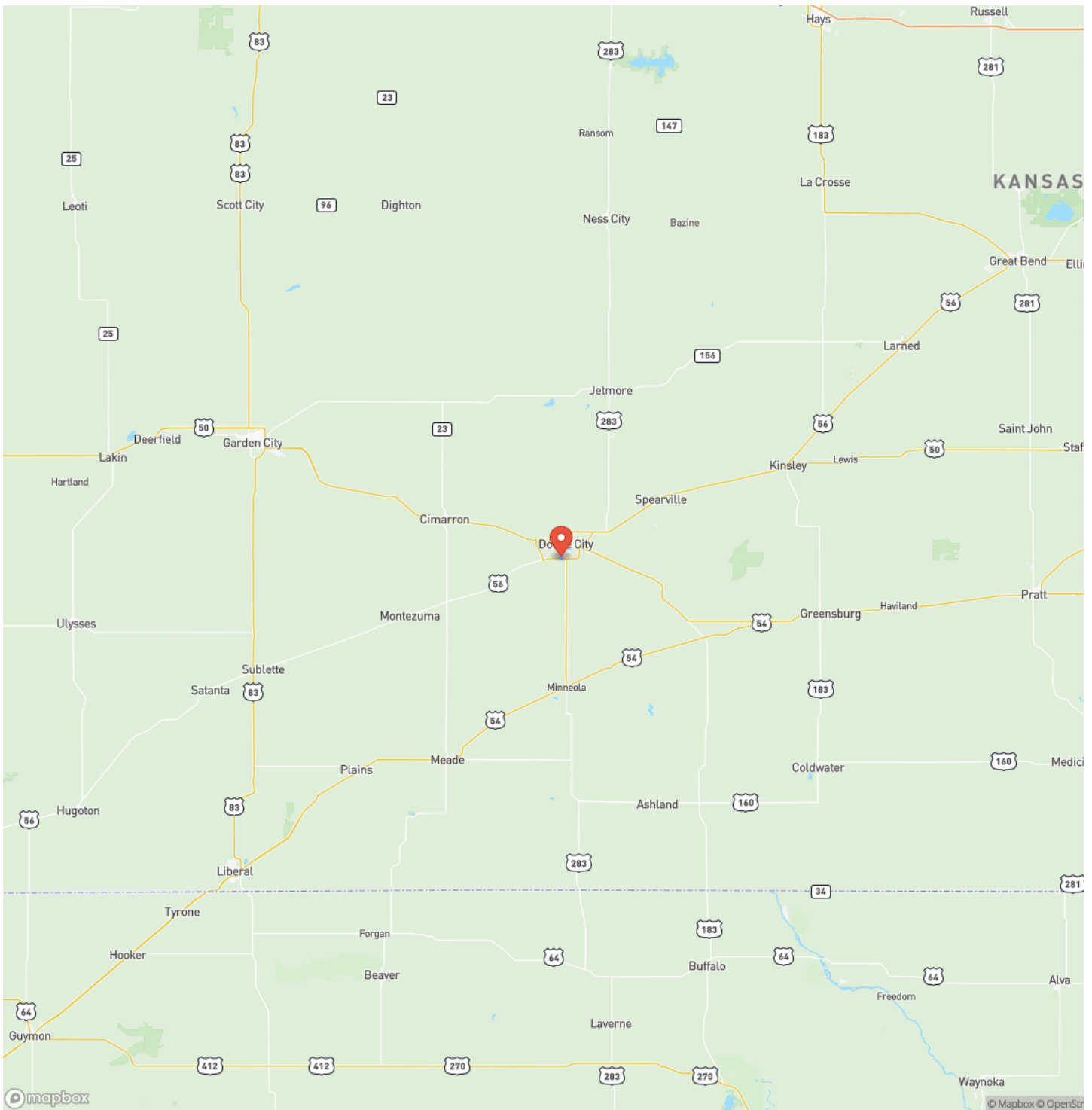
Dodge City Scrapyard Business
Dodge City, KS / Ford County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Abe Peters

Mobile

(419) 236-6705

Email

abe.peters@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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