

45 Acres with Commercial Buildings!
Multi-Functioning Business Opportunity
in Stafford, Kansas!
00000 NE 80th Ave
Stafford, KS 67578

\$449,900
45 +/- acres
Stafford County





45 Acres with Commercial Buildings! Multi-Functioning Business Opportunity in Stafford, Kansas!

Stafford, KS / Stafford County

SUMMARY

Address

00000 NE 80th Ave

City, State Zip

Stafford, KS 67578

County

Stafford County

Type

Commercial

Latitude / Longitude

37.971369 / -98.603368

Acreage

45

Price

\$449,900

Property Website

<https://redcedarland.com/detail/45-acres-with-commercial-buildings-multi-functioning-business-opportunity-in-stafford-kansas-stafford-kansas/8096>



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Stafford, KS / Stafford County

PROPERTY DESCRIPTION

Multi-Functioning Business Opportunity! 45 Acres with Commercial Buildings!

Location: 45 Acres in the SE/4 11-24-12, Stafford County, KS, just North of Stafford City Limits on Main Street.

17 Acres Alfalfa; 4.5 Acres Primary Site; 9.5 Acres Undeveloped Pasture.

Industrial/ Manufacturing Facilities Constructed in 2002 with Upgrades and Expansion to Buildings in 2016.

Steel Frame Buildings Total 74,100 sq. ft. All Under Roof of Which 55,350 sq. ft. is Concrete Floor. That's Nearly 2 Acres Under Roof!

Railroad Import/Export Building is 33, 000 sq. ft. Attached to the South is a Gravity Grain Bin with Leg Auger and Loading Downspout appx. 2M Pound Capacity. 3 Loading Bays with 16' Doors. New Boiler.

Covered and Open Storage Barn is 37,500 sq. ft.

1,200 sq. ft. Scale House w/2 Private Offices, Commons Area, 2 Restrooms. HVAC and Propane. Certified Truck Scale is a Mettlor Toledo Digitol Truckmate.

2,400 sq. ft. Maintenance Shop with Climate Control Office. HVAC and Propane. 2 Drive-Thru 16' Doors.

In-Ground Storm Shelter. City Fire Hydrant On-Site.

Perimeter Lighting Throughout Industrial Park.

This will serve as a lucrative investment property for a larger co-op location or for a producer needing storage for equipment. Personal property and fixtures, including vehicles, tractors, pellet mill and shop equipment are negotiable.



Features:

Outside City Limits but on City Water

Railroad Spur (14 Car)

Certified Truck Scales w/Concrete Platform

Maintained Rocked Roads

Vinyl Fence Along East Property Line

Blacktop Access

For more information on this property or to schedule a tour contact agent Nathan Leeper at 620.388.6328.



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Locator Maps



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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Nathan Leeper

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Email

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Address

2 NE 10 Ave

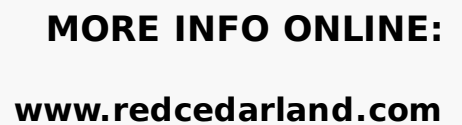
City / State / Zip

St John, KS 67576

NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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