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RESIDENTIAL PROPERTY LISTING

Joe Biggs & Associates, Inc.
 1875 19th Road NE, Waverly, KS 66871-9388
www.joebigg sandassociates.com

**Beautiful brick home located near Waverly, KS.
 Conveniently located near I-35 and Highway 75.**

LOCATION	PROPERTY INFO	
Address: 1912 Old Hwy 50 City, State: Waverly, KS. 66871	Style Ranch	Status Active
	Yr. Built 1977	
Detached Garage or Shed: 30X48 Propane Tank rented from S & S Propane, Emporia, Kansas. Rural Water District #4/Osage Co.	Tot. Sq. Ft. 2026'	List Price \$250,000.00
	Estm. Acres Approximately 38 acres	
Earnest Money: \$10,000.00 Taxes: Taxes will be pro-rated until the date of closing. Closing could be in 30-45 days.	Bedrooms 3-4	Possession Immediate
	Baths 3	
Pasture Lease from April- September \$20.00/acre.	Garage Attached 2-car	County Coffey
	Basement Approximately 1300' finished area.	
	Appliances Stove, Refrigerator, Dishwasher, garbage disposal	Schools USD #243 Waverly/Lebo
Other		

SPECIFICATIONS		LAYOUT	
		Room	W x L Notes
Sq Ft Main 2026'	Water Heater Electric	LVG RM	
Sq Ft Below 1300'	Water Rural	KIT	
Air Cond Central	Sewer Septic	DIN RM	
Heat Type Central 1993	Roof Type/Yr Asphalt Shingles	FAMILY RM	
Heat Fuel Propane	Exterior Brick	M BDRM	
Fire Place Yes, wood burning	Gross Taxes \$2,326.72	2 BDRM	
Utilities Electric: \$120.00/mo	Tax Year 2008	3 BATH	
Water: \$40.00/mo.			

ADDITIONAL PICTURES & INFORMATION



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