

Solider Road & 35th Street Bronson, KS 66716

County: Bourbon
Property Type: Agricultural
 Pasture/Ranch
Price: \$791,700
Status: Active
LoopNet ID: 16181539

<http://listing.loopnet.com/16181539>

Unit #	Price	Price Per	Size	Min Divisible	Maximum Contiguous	Unit Type
	\$791,700	(\$1,450/Acres)	546.00 Acres			Pasture/Ranch

Property Description

Limestone Creek Ranch presents a rare opportunity to those seeking a premier mid western hunting paradise at a highly affordable price. Located in Bourbon County Kansas, this 546 acre tract has the potential to exceed the areas notorious reputation for producing some of the largest whitetails in the United States. Limestone Creek Ranch offers the ultimate hunting package. Boone and Crockett class bucks roam this terrain as well as massive flocks of the eastern wild turkey. The demand for land in the heart of big buck country far exceeds the supply. Hunters all over the country have set their sights on this area. Limestone Creek Ranch will not be on the market for long. Limestone Creek Ranch consists of 546 acres with native grass pastures and dense brush. There is a 70+/- acre native hay meadow located in the northwest corner of the property with tillable soil. An entire mile of the pristine Limestone Creek winds through the center of the property. Roughly 25 acres of food plots have been installed on the ranch. Beans and brassicas have been the primary choices of forage planted in these plots. Deer and turkeys are abundant. The dense brush combined with food.

Location Description

Bourbon County, KS. Located near the city of Bronson.

Debt & Equity Information

No Debt & Equity Information provided.



2420 South Main Street
Fort Scott, KS 66701

County: Bourbon
Property Type: Retail
Free Standing Bldg
Building Size: 20,000 SF
Price: Not Disclosed
Cap Rate: 9.00%
Net Lease Investment: Yes
Status: Active
LoopNet ID: 16380110

<http://listing.loopnet.com/16380110>

Property Description

Absolute NNN investment, 9% cap rate, adjacent to Wal-Mart Supercenter, 10% rent increase in 2013, NASDAQ: TSCO - approximately \$600 million net worth

Location Description

2420 South Main Street, Fort Scott, Kansas

Financial Summary

No Financial Information provided.

Debt & Equity Information

No Debt & Equity Information provided.



16 N National Fort Scott, KS 66701

County:	Bourbon
Property Type:	Retail Restaurant
Building Size:	5,290 SF
Price:	\$295,000
Price/SF:	\$55.77/SF
Status:	Active
LoopNet ID:	16376084

<http://listing.loopnet.com/16376084>

- Occupancy 1st Level is 91, Currently Seating for 77. Mezzanine built with Steel Beams at 16 on center. Occupancy 46, Currently Seating for 46.
- 3rd level Bar & Both Staircases to this Level can be closed off. Separate Heat & Air. Men's & Women's Restrooms. Includes Banquet Tables and Chairs.
- Service Elevator on Each of 3 floors and the Basement. There are 5 Air Conditioners, 3 Furnaces, Updated Electric & Plumbing, 10' x 12' Walk-in Cooler
- 3rd Level Occupancy is 200. Can be used as a Dance Floor, Band Room, Banquet/Party Room, etc. Has a New Metal Ceiling with 12-14 Blown-in Insulation.
- DJ Station Which Includes Computer, Music, Playlist and Sound System. Separate Breakers for Bands. Strobe Lights, Fog and Mist Machines.
- 3 Story Fire Escape New in 2002 Accessible from Each Floor. For More Information Call Linda Lawrence, Century 21 Gold Advantage at 620.224.9321

Property Description

Established Sports Bar & Grill Now Available!!! Turn-key operation - Don't miss this opportunity - Classy Looking Establishment with Gorgeous Woodwork! 1888 Historic Building. Completely Renovated in 2002. 3 Levels and Full Basement. Sprinkler System. ADT Security System. Brand New 30 year Roof in May, 2009. A Television Can be Viewed from anywhere on the 1st Level. Original Interior Brick Walls have been renovated and Tuck-pointed. Full Service Commercial Bar has Beautiful Woodwork and Lots of Mirrors. There is seating at the Bar for 14. Separate Service Bar Area for Waitresses. Includes all Smallwares, Glassware, Televisions and Equipment. POS System New in 2008 Costs approx. \$16,000. All Restaurant Equipment Stays including Grills, Ovens, Reach-ins, Make Tables, Fryers, Hood Systems, Work Tables and 6 Freezers in Basement. Dishwasher is leased from Auto-Chlor. Full Equipment List for Kitchen and Bar Available to Serious Buyers. Billiard Room on 1st Level Could Easily be Converted to Additional Dining Area. The Pool Tables, Jukebox and Mega Touch Machine are Currently Leased and Not Included Property.

Location Description

Located an hour South of Kansas City Metro in historic downtown Fort Scott, KS.

Financial Summary		Debt & Equity Information
Type:	Actual	No Debt & Equity Information provided.

No. Stories: 3

**9 N Main**
Fort Scott, KS 66701

County:	Bourbon
Property Type:	Retail Free Standing Bldg
Building Size:	1,945 SF
Price:	\$79,900
Price/SF:	\$41.08/SF
Status:	Active
LoopNet ID:	16332106

<http://listing.loopnet.com/16332106>

Property Description

2 storefronts, 9 N. Main front storefront, 1100 sq. ft., currently month to month rent for \$575/month. (includes gas, electric, water) has bath and kitchen. 106 Old Fort Blvd. storefront, 8-900 sq. ft., owner occupied, tin ceiling restored in '08, hardwood floors, 3 ceiling fans, shelving of S. wall negotiable. Building has some updated electric, some new duct work, central heat and air.

Location Description

2 Storefronts - located on N. Main and Old Fort Blvd. near the Historic Fort in Fort Scott, Kansas.

Financial Summary	Debt & Equity Information
No Financial Information provided.	No Debt & Equity Information provided.



1386-250th Street
Fort Scott, KS 66701

County: Bourbon
Property Type: Land
 Residential (land)
Price: \$675,000
Status: Active
LoopNet ID: 16264770

<http://listing.loopnet.com/16264770>

Unit #	Price	Price Per	Size	Min Divisible	Maximum Contiguous	Unit Type
	\$675,000	(\$4,219/Acres)	160.00 Acres			Residential (land)

Property Description

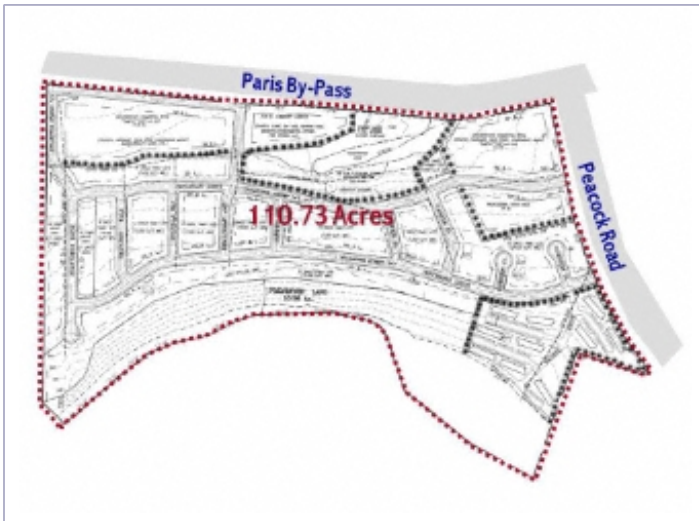
Incredible panoramic view, prime whitetail area, modern lodge-style living with open floor area, 20 ft ceilings. 800 sq ft private master loft bedroom, jacuzzi tub, open kitchen with granite countertops, stainless steel appliances, exceptional trim work and 2200 sq ft wrap around porch, radiant heat in concrete floors, including 1600 sq ft shop, with zoned heat control designed for energy efficiency. 2 ponds and creek.

Location Description

Great potential for hunting lodge business.

Debt & Equity Information

No Debt & Equity Information provided.



731 Peacock Road
Paris, KY 40361

County: Bourbon
Property Type: Land
 Commercial/Other (land)
Price: \$2,800,000
Status: Active
LoopNet ID: 15926095

<http://listing.loopnet.com/15926095>

Unit #	Price	Price Per	Size	Min Divisible	Maximum Contiguous	Unit Type
	\$2,800,000	(\$25,287/Acres)	110.73 Acres			Commercial/Other (land)

Property Description

110.73 acres of development land for sale located near US 68 (Paris Bypass) on Peacock Road. Commercial and residential opportunity. Excellent visibility with over 2,615 feet of frontage on the Paris Bypass. Approved for Planned Urban Development.

Location Description

Paris, located in the heart of the Kentucky's lovely Bluegrass region about 17 miles from Lexington, is the county seat of Bourbon County. The main connecting road between Paris and Lexington is the Paris Pike (KY 68/27) which was recently four-lane.

Debt & Equity Information

No Debt & Equity Information provided.



323 E. Wall
Fort Scott, KS 66701

County: Bourbon
Property Type: Office
Office Building
Building Size: 4,800 SF
Price: \$139,900
Price/SF: \$29.15/SF
Status: Active
LoopNet ID: 15881954

<http://listing.loopnet.com/15881954>

Property Description

69 bi-pass overlooking this building. Down town Fort Scott, KS. approx. 85 miles South of Kansas City. 2 store fronts. 3 apts. upstairs. 1 store front rented. Full unfinished basement. Parking lot on East side of building included. Road front is 135'. Building has approx. 4800 sq. ft. Brick building.

Location Description

Located at 323 E. Wall which goes into East 54 highway, Fort Scott, Kansas. Just off of S. 69 highway. Located East edge of Historic Downtown Fort Scott. Located just East of Historic Fort.

Financial Summary		Debt & Equity Information
Type:	Actual	No Debt & Equity Information provided.



2500 South Main Street
Fort Scott, KS 66701

County: Bourbon
Property Type: Land
 Retail-Pad (land)
Lot Size: 0.79 - 1.67 Acres
Price: \$250,000 - \$450,000
Price/Acre: \$284,553
Status: Active
LoopNet ID: 15738148

<http://listing.loopnet.com/15738148>

Unit #	Price	Price Per	Size	Min Divisible	Maximum Contiguous	Unit Type
1	\$250,000	(\$316,456/Acres)	0.79 Acres			Retail-Pad (land)
2	\$450,000	(\$269,461/Acres)	1.67 Acres			Retail-Pad (land)

Property Description

Land for sale - Wal-Mart outlots, 0.79+/- acre and 1.67+/- acre

Location Description

2500 South Main Street in Fort Scott, Kansas

Debt & Equity Information

No Debt & Equity Information provided.



18th & National
Fort Scott, KS 66701

County: Bourbon
Property Type: Land
 Commercial/Other (land)
Lot Size: 0.65 Acres
Price: \$115,000
Status: Active
LoopNet ID: 15717080

<http://listing.loopnet.com/15717080>

Unit #	Price	Price Per	Size	Min Divisible	Maximum Contiguous	Unit Type
1	\$115,000	()	N/A			Commercial/Other (land)

Property Description

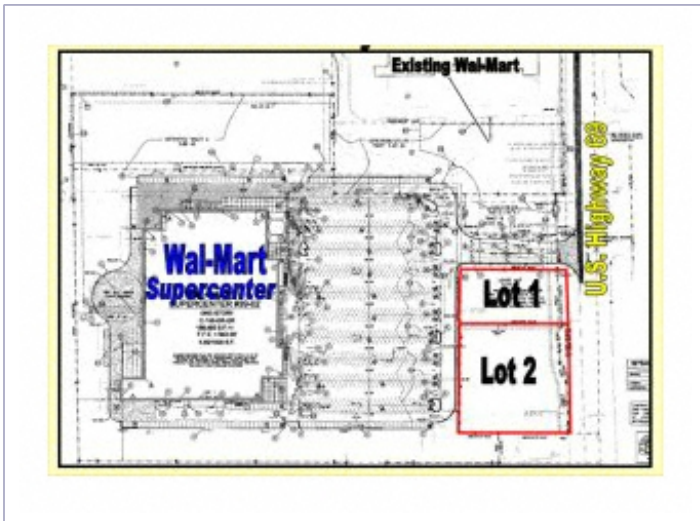
Large vacant commercial lot is zoned C2. 28,100 sq. ft., or .65 Acres. Lot is fairly level. A great opportunity for a franchise to expand, or for an individual business to construct a new building.

Location Description

Located in high traffic commercial area at the South end of Fort Scott, KS. Surrounded by retail stores, convenience stores and office buildings. New Cinema Theatre and Movie Rental Store adjacent to property. High visibility location. Owner/Agent.

Debt & Equity Information

No Debt & Equity Information provided.



**2500 South Main Street
Fort Scott, KS 66701**

County: BOURBON
Property Type: Land
 Commercial/Other (land)
Lot Size: 0.79 Acres
Price: \$325,000
Status: Active
LoopNet ID: 15488387

<http://listing.loopnet.com/15488387>

Unit #	Price	Price Per	Size	Min Divisible	Maximum Contiguous	Unit Type
1	\$325,000	(\$411,392/Acres)	0.79 Acres		411392.40625	Commercial/Other (land)

Property Description

Single Tenant Use; 4,000 S.F. Maximum Building. Fort Scott KS 39

Location Description

*Single Tenant Use; 4K sq.ft. Max Bldg

Debt & Equity Information

No Debt & Equity Information provided.



10 and 12 S. Main
Fort Scott, KS 66701

County: Bourbon
Property Type: Retail
Retail (Other)
Building Size: 4,500 SF
Price: \$109,900
Price/SF: \$24.42/SF
Status: Active
LoopNet ID: 15339004

<http://listing.loopnet.com/15339004>

Property Description

Just South of the Historic Fort down town Fort Scott. Formerly restaurant in one of the store fronts. Restaurant equipment can be bought with building at a separate price. The 2 store fronts can be used for all types of retail, restaurant, service type business. Great historic building.

Location Description

Pt. of Lot 6, City of Fort Scott

Financial Summary		Debt & Equity Information
Type:	Actual	No Debt & Equity Information provided.



8 N. Main
Fort Scott, KS 66701

County: Bourbon
Property Type: Retail
Retail (Other)
Building Size: 3,165 SF
Price: \$59,900
Price/SF: \$18.93/SF
Status: Active
LoopNet ID: 15339007

<http://listing.loopnet.com/15339007>

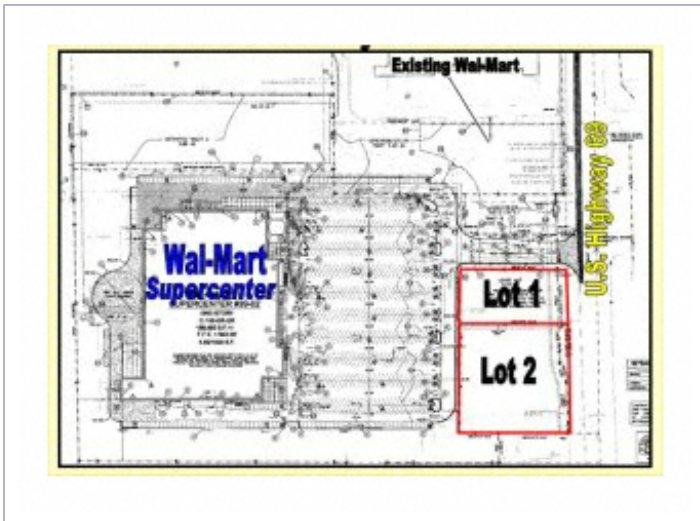
Property Description

Located just South of Historic Fort in down town Fort Scott. Many uses for retail, food or service type business. Lots of antiques down down and room for more. Trolley ride through this area. New roof. Room upstairs could be converted to small apt.partial upper in back part of building.

Location Description

The South 20.5' of North 1/2 Lot 10 Block 69, city of Fort Scott

Financial Summary		Debt & Equity Information
Type:	Actual	No Debt & Equity Information provided.



**2500 South Main Street
Fort Scott, KS 66701**

County: BOURBON
Property Type: Land
 Commercial/Other (land)
Lot Size: 1.67 Acres
Price: \$475,000
Price/Acre: \$284,431
Status: Active
LoopNet ID: 15299750

<http://listing.loopnet.com/15299750>

Unit #	Price	Price Per	Size	Min Divisible	Maximum Contiguous	Unit Type
1	\$475,000	(\$284,431/Acre)	1.67 Acres		284431.125	Commercial/Other (land)

Property Description

Shopping Center Allowed Fort Scott KS 39

Location Description

*Shopping Center Allowed

Debt & Equity Information

No Debt & Equity Information provided.



2 E 18th Street
Fort Scott, KS 66701

County: Bourbon
Property Type: Office
Office Building
Building Size: 912 SF
Price: \$110,000
Price/SF: \$120.61/SF
Status: Active
LoopNet ID: 15124126

<http://listing.loopnet.com/15124126>

Property Description

Very nice small office building, 2 offices, 1 supply/copy room with sink and cabinets, and large reception area.

Location Description

Nice office building on small lot with paved parking area. Close to theater.

Financial Summary

No Financial Information provided.

Debt & Equity Information

No Debt & Equity Information provided.