



**FARMERS
NATIONAL**
C O M P A N Y

www.FarmersNational.com

A-31646

SCAN THE QR CODE
FOR MORE INFO!



HOME FOR SALE

5820 N. Legion St. | Wichita, KS

OFFERED AT
\$240,000

Highlights:

- Well-established neighborhood
- Large wooded lot
- Property backs up to the River



For additional information, please contact:

Gavin Seiler, Agent

GSeiler@FarmersNational.com

(316) 250-4460

Property Information

Directions to Property: From 53rd North and Meridian, go east to Legion then north on Legion to home.

Residential Description: Come see this home in an older, well-established neighborhood on Wichita's north side. This home offers 3 bedrooms, 2 baths, a large living room with a wood burning fireplace, spacious kitchen with appliances that will be staying, and lots of storage space in the basement. There is a single car attached garage. The property has a large back yard with lots of trees that leads to the river at the back of the property. There is a small storage building on the property for your lawn and garden equipment. This is the feel of country living with all the amenities of the city close by. Don't miss out!!! Schedule an appointment to see it today!!

Property Description: Large wooded lot with fencing on both sides that backs up to the river with a small out-building for lawn and garden equipment.

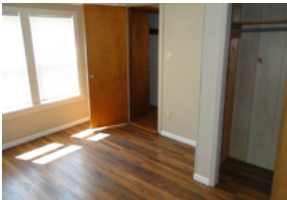
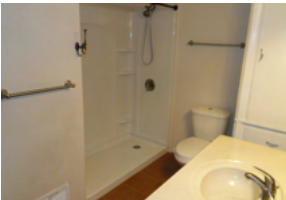
Legal Description: S 29 FT LOT 117 & N 70 FT LOT 118 & 1/2 RIVER ADJ EXC W 240 FT THEREOF VANVIEW ADD.

Lot Size: 1.29 acres

Price: \$240,000

Taxes: \$2,300.33

Room	Room Level	Size/Description
Living Room	Main Floor	16 x 23 ceiling fan, sliding glass door, woodburning fireplace window coverings and carpet
Kitchen	Main Floor	11 x 13 vinyl flooring, laminate counter tops, refrigerator, stove/oven and microwave
Master Bedroom	Upstairs	12 x 13, ceiling fan, window covering, wood laminate flooring
Full Bathroom	Upstairs	7 x 10, walk-in shower, tile flooring, hard surface counter-top
Dining Room	Main Floor	7 x 15, vinyl flooring, kitchen/dining combo
Full Bathroom	Main Floor	4 x 7, shower, single vanity, vinyl flooring
Bedroom	Upstairs	11 x 13, window coverings, laminate flooring
Bedroom	Upstairs	11 x 30, oak flooring
Basement	Basement	13 x 34, concrete floor, block walls and poured concrete walls



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.