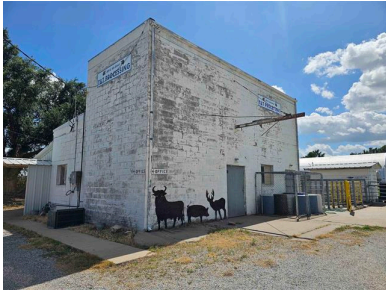
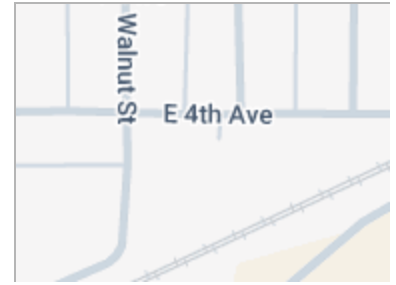


**ALL FIELDS DETAIL**



**MLS #** 15001  
**Class** COMMERCIAL /INDUSTRIAL  
**Type** Commercial  
**Area** Out Of County  
**Asking Price** \$300,000  
**Address** 309 E 4th  
**Address 2**  
**City** Fowler  
**State** KS  
**Zip** 67844  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Y

**Location** Free Standing  
**Approx SqFt** Under 2000  
**# Offices** 1-3  
**# Parking** 1-10



**GENERAL**

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Agent</b>	Sybil R Pyle - Cell: 620-408-5349	<b>Listing Office 1</b>	RE/MAX VILLA - office: 620-801-4888
<b>List Agency Relationship</b>	Designated Sell Agent	<b>Reserve Buyer Y/N</b>	
<b>Owner</b>	John & Carolyn S. Copeland	<b>Expiration Date</b>	1/2/2026
<b>CAMA #</b>		<b>Frontage</b>	Residential Street
<b>Land Area</b>	100x107	<b>Building SqFt</b>	1,672.00
<b>Rent/SqFt</b>		<b>Gross Income</b>	
<b>Occupied By</b>	T & T Processing	<b>Estimated Year Built</b>	1965
<b>Present Use</b>	meat processing	<b>Zoning</b>	Commercial
<b>Utility</b>		<b>Insurance</b>	
<b>Other Expenses</b>		<b>Legal</b>	ORIGINAL TOWN , BLOCK 29 , Lot 2 & 4
<b>Off Market Date</b>		<b>Associated Document Count</b>	1
<b>Search By Map</b>		<b>Tax ID</b>	
<b>Update Date</b>	7/18/2025	<b>Status Date</b>	7/3/2025
<b>HotSheet Date</b>	7/3/2025	<b>Price Date</b>	7/3/2025
<b>Input Date</b>	7/3/2025 11:35 AM	<b>Original Price</b>	\$300,000
<b>Days On Market</b>	16	<b>Geocode Quality</b>	Exact Match
<b>Picture Count</b>	3	<b>Sold Price Per SQFT</b>	
<b>Input Date</b>	7/3/2025 11:35 AM	<b>Update Date</b>	7/18/2025 3:02 PM
<b>Unique Property Identifier</b>		<b>RESO Universal Property Identifier</b>	

**FEATURES**

<b>IMPRVD W/ HOUSE</b>	<b>CONSTRUCTION</b>	<b>ROOF</b>	<b>GAS MAIN SIZE</b>
No	Concrete Block	Metal	2 Inch
<b>WILL SELL</b>	Metal Fabricate	<b>HEATING</b>	<b>UTILITIES AVAILABLE</b>
Sell In Entire	<b>NUMBER OF LEVELS</b>	Central Gas	Electric
<b>LAND STATUS</b>	One	Central Electric	Gas
Land Included	<b>AGE &amp; CONDITION</b>	Other	City Water
<b>ROAD FRONTAGE</b>	11 To 20 Years	<b>COOLING</b>	City Sewer
City	More Than 51 Years	Other	<b>FLOOD INSURANCE</b>
<b>TYPE BUSINESS</b>	Average	<b>MISCELLANEOUS</b>	Not Required
Service Building	<b>CEILING HEIGHT</b>	Gas Hot Water	<b>VACANT/TO SHOW</b>
Other	8 To 10 Ft	Outside Storage	No
<b>PARKING</b>	16 To 20 Ft	<b>WATER MAIN SIZE</b>	Appointment Only
Parking Lot	<b>FLOORS</b>	Unknown (Verify)	Notice Required
<b>SERVICES INCLUDED</b>	Concrete Slab	<b>SEWER MAIN SIZE</b>	<b>INTERNET TRANSMIT</b>
Trash	<b>WALLS</b>	Unknown (Verify)	Yes
Water	Paneled		
Sewer	Concrete Block		
Electric	Metal		
Gas			

**FINANCIAL**

<b>Additional Comments</b>	<b>General Tax</b>	\$1629.00
<b>Special</b> 0	<b>Total</b>	\$1629.00
<b>Tax Year</b> 2024	<b>Directions</b>	

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**FINANCIAL**

**Public**  
**Remarks** Looking for a business opportunity? This fully operating custom slaughter processing facility has been in business for 24 years and is ready for new owners. With a great reputation and solid customer base, there is instant cash flow. This is your chance to step into a successful operation, with the groundwork already laid for you to continue its legacy. All of the following equipment is included: Pens and kill floor equipment, 16x16 walk-in freezer with ss racks & rolling basket racks, Butcher Boy 32 mixer/grinder, Hobart 5216 Model Tabel Saw, Super 54 Hollymatic Patty Machine, Zuber Water stuffer, Berkel tenderizer, Hobart slicer, Z-Linker manual, new EFA splitting saw, smoke house, new compressor for cooler & freezer, and a new hanging heater in the kill floor. There are 3 additional storage sheds on the property as well. Don't miss out on this amazing opportunity. Give Sybil R. Pyle a call today at 620-408-5349.

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**SOLD STATUS**

<b>How Sold</b>	<b>Contract Date</b>
<b>Closing Date</b>	<b>Sold Price</b>
<b>Selling Agent 1</b>	<b>Selling Office 1</b>
<b>Seller Concessions</b>	<b>Nam/Amt</b>
<b>Fin Info</b>	<b>Buyer</b>

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**AGENT REMARKS**

**Agent Remarks** No lockbox, sellers will give a tour for showings, and the buyer's agent must be present.

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**ADDITIONAL PICTURES**