

HUNTING LAND IN HARVEY COUNTY

For Sale: West of SW 84th St & Emma Creek Rd, Sedgwick KS

**LITTLE ARKANSAS RIVER - CROPLAND - MAINLY CLASS I SOIL ASSOCIATIONS
 HUNTING - TIMBER - DEER - GREAT LOCATION - CLOSE TO WICHITA, KS**



Sale Price: \$ 233,730.00 (\$3,500 per acre)

Legal Description: Part of Section 20, TWP 24S
 Range 1W, Harvey County, KS

Total Acres: 66.78 ± acres; 52.69 ± acres of crop land

2018 Taxes:

Generals - \$650.58

Specials - \$3.27

Water Rights Information:

File numbers 31616 and 37717

Two diversion points along the river

Call agent for allocation information and details

Mineral Rights: Seller's interests to go with the property, understood to be intact

Comments: Unique opportunity to purchase land in a great area of Harvey County, KS. This land is just a short drive from Wichita, KS and includes the Little Arkansas River, cropland, timber and quality soils. It is rare that land comes up for sale with this many attributes this close to Wichita, KS.

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