

PRIME PASTURE LAND IN ATTICA, KS

0000 Highway 2/14, Attica, KS



SALE PRICE:

\$2,100/Acre

LOT SIZE:

157.41+/- Acres

ZONING:

Agricultural

TAXES:

Generals: \$320.88

PROPERTY HIGHLIGHTS

- 157.41+/- acres of prime pasture land.
- Features multiple ponds, creeks, wooded cover, & wide open clear pasture with native grass, good for grazing.
- Several potential spots for camping sites, cabin, or other lodging.
- Whitetail deer, turkey, water fowl, & upland game for hunting.
- Owner financing available.
- 79 Miles from Wichita, KS.

DEMOGRAPHICS

1 MILE

5 MILES

10 MILES



MEDIAN AGE

39.0

40.6

41.7



POPULATION

208

2,338

3,851



AVG. HH INCOME

\$35,265

\$41,388

\$46,182



Offered exclusively by: **Ben Gartner, CCIM**
316-292-3967 | bgartner@weigand.com

Kevin Howell
316-292-3971 | khowell@weigand.com

PRIME PASTURE LAND IN ATTICA, KS

0000 Highway 2/14, Attica, KS



All information furnished regarding property for sales, rent, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Broker hereby notifies prospective buyer/lessee that (a) Broker will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Broker will not be the agent of buyer/lessee; and (c) Information given to Broker will be disclosed to seller/lessor.



Offered exclusively by: **Ben Gartner, CCIM**
316-292-3967 | bgartner@weigand.com

Kevin Howell
316-292-3971 | khowell@weigand.com