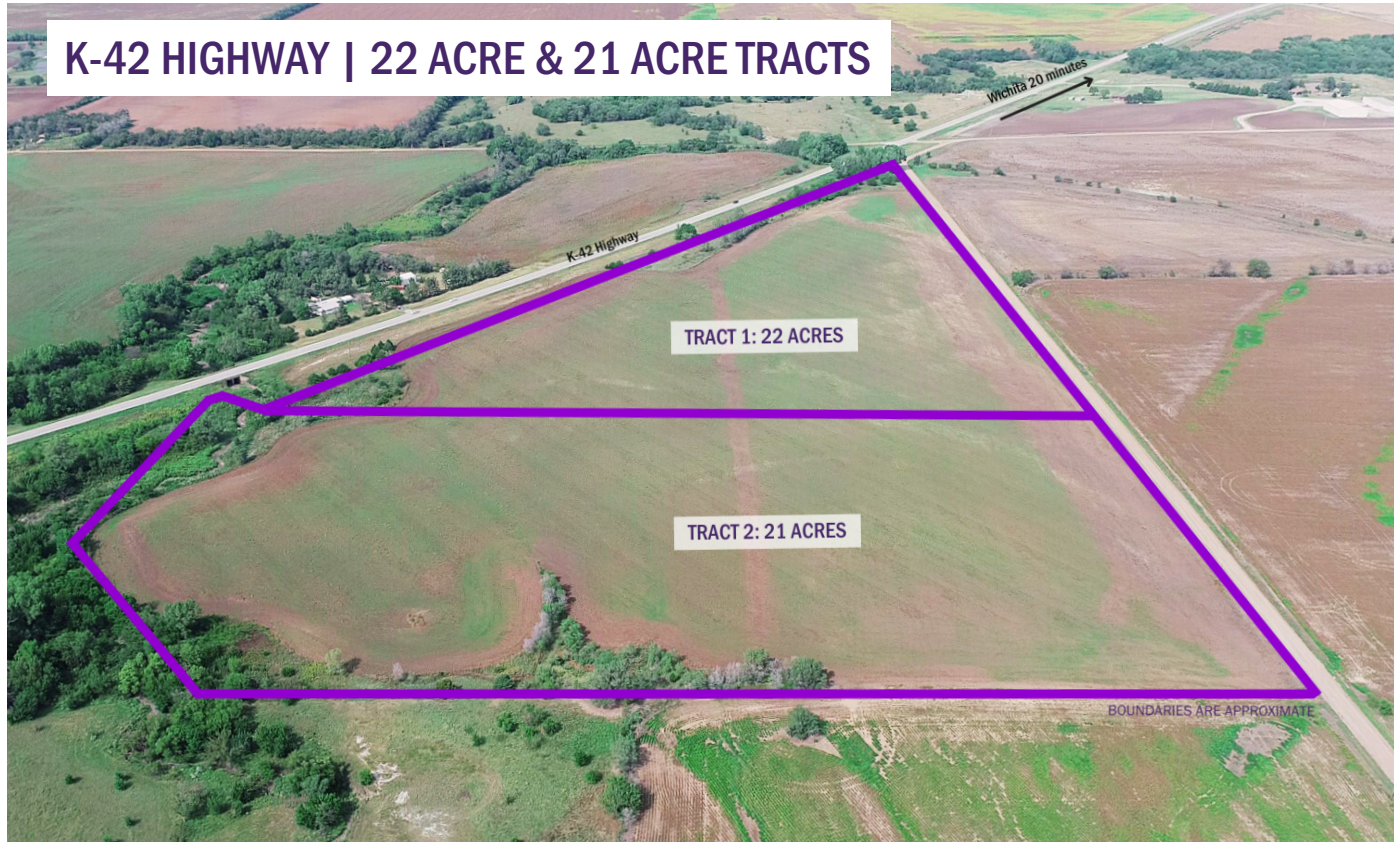


LAND FOR SALE



This property includes approximately 43 acres, thoughtfully divided into two tracts of 22 and 21 acres for your convenience. Boasting the potential for an ideal homesite, this land also offers an exceptional opportunity to enhance your existing farming operation with a quality piece of farm ground. 41 acres are to cultivation, featuring a blend of Class 2 and 4 soils, and the remaining portion graced by a small creek and trees. Positioned along K-42 Highway, the property not only offers highway access, but also the potential for visibility and exposure. Electricity is available adding convenience for future development. Located a mere 20 minutes from Wichita, you'll find the perfect balance between serene rural living and accessibility to local amenities.

Legal Description: Part of the NE $\frac{1}{4}$ of 27-29-3W in Sedgwick County, KS.

Mineral Rights: Seller's mineral interest will pass to the Buyer.

Possession: Possession will be upon closing.

Taxes: 2022 taxes \$248.14. Taxes will be prorated to the date of closing.

Tract 1: \$242,000 · **Tract 2:** 231,000 · **Tract 1 & 2:** \$473,000

Tyler Francis · REALTOR® & Auctioneer

12140 W. K-42 Hwy · Wichita, KS 67227

316-734-7342 · tyler@genefrancis.com

