

LAND FOR SALE

375 ± ACRES | KINGMAN COUNTY, KANSAS



Legal Description: E ½ NE ¼ of 8-30-8W & a portion of 9-30-8W in Kingman County, KS.

Location: From Spivey, KS, travel west on K-42 Hwy for 1/4 mile, go north on SW 30 Ave for 1 mile to SW 130 St. Proceed west on SW 130 St. for another mile and the property is on the south side of the road.

Description: This 375± acre property in southern Kingman County is a deer hunting destination with income from two sources: a grazing lease and easement. A ten-acre parcel with several varieties of fruit and oak trees is fenced off with a five-wire fence with pipe corners and a gate. A new fence is on the northern portion of the property and new cattle pens have recently been completed. The property is primarily excellent native grass pasture including 100 acres of Bermuda grass. The Chikaskia River runs through the south portion of the property providing a picturesque water source. Additionally, two water wells provide water for deer and livestock. Electricity is available with numerous building sites with excellent views for a cabin or home. Located in Kansas Deer Management Unit 15 and Chikaskia Township sections 8 & 9 (30-29-8 and 30-29-9). Easy access from SW 130 Street and a short hour drive from Wichita Dwight D Eisenhower Airport.

Taxes: \$975.98 - 2022 (Estimated taxes will be prorated to the date of closing).

Possession: Buyer will receive possession upon closing.

Listed at \$1,000,000

Ralph Lilja - REALTOR®

12140 W. K-42 Hwy · Wichita, KS 67227

(620) 243-3244 · ralph@genefrancis.com

