

LAND FOR SALE

**40± ACRES | 20 ACRE TRACTS
SEDGWICK COUNTY, KANSAS**



Legal Description: Tract 1: W2 SW4 SE4 SEC 1-29-3W; Tract 2: E2 SW4 SE4 SEC 1-29-3W

Location: 3/8 mile west of 79th ST. S & 215th St. W, Viola, KS

Description: This property includes approximately 40 acres, thoughtfully divided into two 20 tracts. Boasting the potential for an ideal homesite in the Clearwater School District, this land also offers an exceptional opportunity to enhance your existing farming operation with a quality piece of farm ground. Currently the property is in cultivation, featuring Class 2 soils with a row of trees on the east boundary. Positioned just west of K-42 Highway, the property not only offers easy highway access, but offers privacy and seclusion. Less than 20 minutes from Wichita, you'll find the perfect balance between serene rural living and accessibility to local amenities.

Taxes: Tract 1 - \$211.98; Tract 2 - \$208.99 Taxes will be prorated to the date of closing.

Possession: Possession will be upon closing.

Asking Price: \$9,950 per acre

Gene Francis - Broker & Auctioneer
12140 W. K-42 Hwy - Wichita, KS 67227
(316) 641-3120 - gene@genefrancis.com

