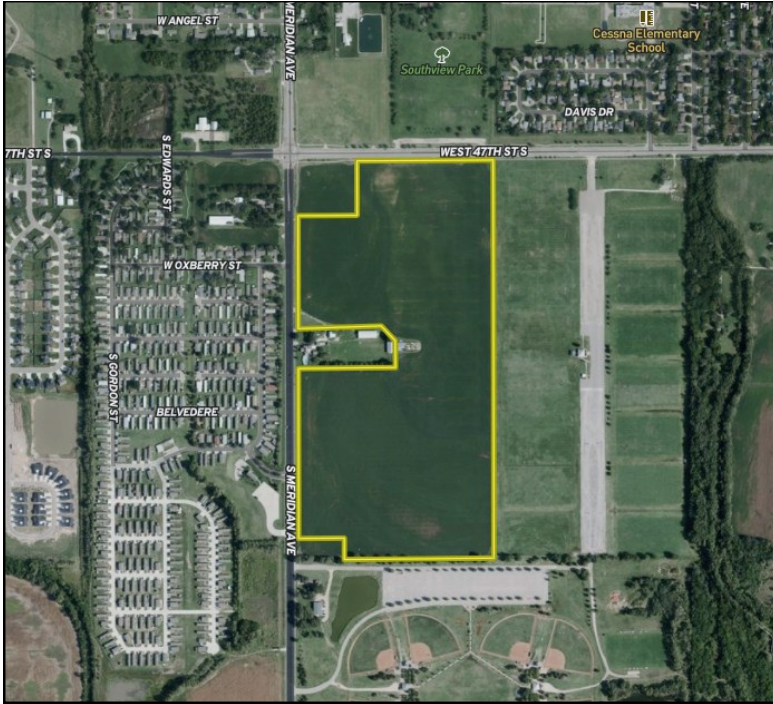


LAND FOR SALE

67.9± ACRES | SEDGWICK COUNTY, KANSAS



Prime Wichita Location:

47th Street South and South Meridian

Conveniently located less than two miles south of the I-235/Meridian interchange and two and one-half miles west of the I-35/47th Street South interchange, where access to the Kansas Turnpike is also located. The City of Haysville is less than two miles to the south. YMCA South, a Wichita library branch location, and a police/fire station are located less than two miles to the north. Within the same section as this property is South Lakes Park, where there are 240 acres with football fields, a softball complex, fishing lakes and open spaces. The design work for a 24-court Pickleball complex to be built at South Lakes Park has been completed. South Lakes Park is adjacent east and south.

The property consists of a corner parcel zoned “LC” (light commercial) and the remainder zoned “SF-20” (low-density residential), both located in unincorporated Sedgwick County. Situated at the intersection of Meridian and 47th Street South—both major arterial roads with full signalization, turn lanes, and sidewalks—the site offers strong potential for annexation into the City of Wichita and for rezoning to support higher-density residential and commercial development. All major utilities, including water, sewer, gas, and electricity, are nearby, with two sanitary sewer stubs already extended under Meridian from 47th Street South.

Legal Description: W/2, NW/4, except 1.13A Floodway CC A-29459 & Except Beg. 1139 ft. South of the NWC, S 258.26 ft., E 683.76 ft., N 175 ft., NW 132.99 ft., W 591.3 ft. to point of beginning & except W 50 ft. for Rd & except part deeded to City, Section 19-28-1E.

Possession: At closing, subject to farm tenant’s rights. This land is currently on a 1/3, 2/3 year-to-year lease. Immediate possession can be negotiated.

Minerals: The seller’s mineral interest will transfer to the buyer.

Water Rights: The seller’s water rights will pass to the buyer.

Taxes: \$1,125.35 (2024)

Inquire for price

Gene Francis - Broker & Auctioneer

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