

FOR SALE

Location: 12550 SW 60th St, Andover, KS 67002

118 ± ACRES – PREMIER BUTLER COUNTY LAND

HOME-SITE | CROPLAND | HUNTING | TIMBER | ANDOVER SCHOOL DISTRICT



GENERAL DETAILS:

Price: \$1,516,300 (\$12,850 per acre)

Total Acreage: 118 ± acres

Cropland: 91.24 ± acres

2024 Property Taxes: \$1,391.56

Mineral rights: Seller's interest transfers with the sale

Legal description: Located in Section 35, Township 26 South, Range 3 East, Butler County, Kansas

Possession: Subject to current tenant's rights

HIGHLIGHTS:

- **Prime location** at the northeast corner of SW Tumbleweed Rd and SW 60th, just outside Andover
- **Excellent home-site potential** with multiple build locations and scenic views
- **91.24 ± acres of tillable cropland**, ideal for farming or food plots
- **Heavy timber** provides exceptional cover for whitetail deer and turkey
- **Butler County Rural Water District #5**, contact RWD for availability
- **Abundant wildlife** and natural habitat for hunting and recreation
- **Close proximity** to Andover schools, shops, and east Wichita amenities



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of ReeceNichols Alliance

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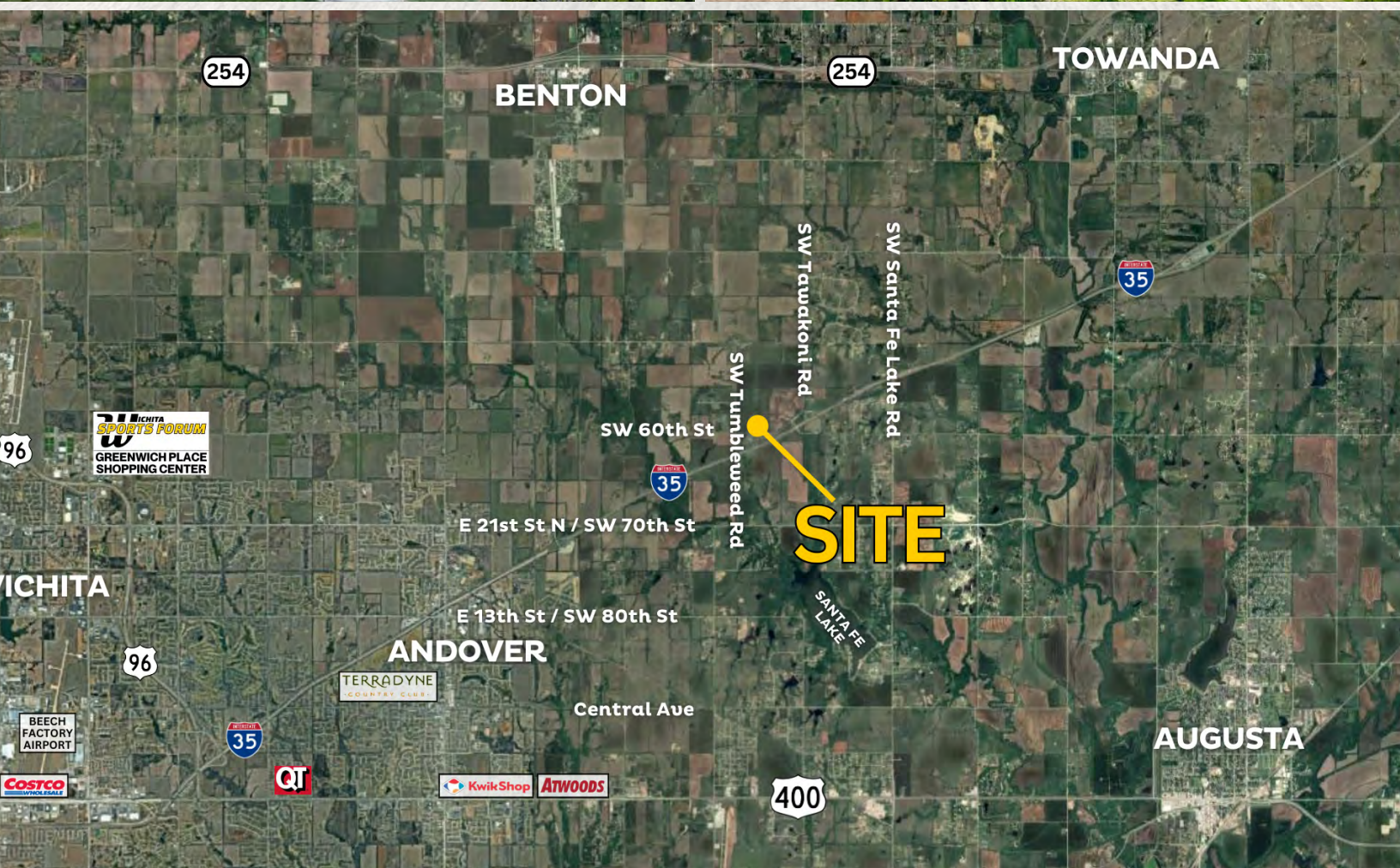
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