

PRICE REDUCED

FOR SALE

14601 SW 60th St, Andover, KS 67002



**COUNTRY SETTING JUST MINUTES FROM WICHITA & ANDOVER, KS
GREAT HOMESITE POTENTIAL - ORGANIC-READY FARM - WATER RIGHTS
60' X 40' METAL BUILDING - 2,100 ± SF HEATED GREENHOUSE**



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

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Rare opportunity to own a premium 81.2 ± acre property with flexible water rights in a highly desirable location just minutes from east Wichita and Andover. Situated within the Andover School District, this property offers a unique blend of peaceful country living with convenient access to schools, shopping, and major businesses. Whether you're seeking a homesite, an organic farming venture, or a long-term investment, this property provides unmatched versatility and value.



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List Price: ~~\$1,595,000.00~~ \$1,421,000.00

Total Acres: 81.2 +/- Acres

2024 Property Taxes: \$9,697.10

Mineral & Water Rights: Sellers interest transfers with the sale.

Schools: USD 385 - Andover

Structures and Improvements:

- **60' x 40' Insulated Metal Barn (Built 2020)**
 Concrete floor, two 13' x 13' electric overhead doors, double-door entry, 480V/220V/110V underground power, LED lighting, Wi-Fi, and 60' covered lean-to patio/storage area
- **2,100 sq. ft. Heated Greenhouse (Built 2021)**
 72' x 30', roll-up sides, 500-gallon leased propane tank, Netafim overhead spray irrigation, 13 rolling-top aluminum growing tables with heated mats and thermostatic controls
- **Enclosed Raised Bed Garden Area**
 Includes small 8' x 12' greenhouse, 8 raised-bed planters with irrigation, county water and electric service
- **Chateau Chicken Coop** with enclosed run
- **Bee Habitat Station**
- **Gated Main Entry**



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Irrigation & Water Rights

- Approved for up to 72 irrigated acres with 86.4 acre-feet/year and up to 800 GPM
- Approx. 5 acre-feet pumped in most recent year
- Senior water rights in place with room for future expansion or reconfiguration
- Initial 5-year perfection period expires 12/31/2026 (extension available)
- Recent test showed 105 GPM with potential to scale up to 3 million gallons/year

Water Infrastructure

- Three 85 ft wells feed water underground to a central-station computerized Netafim irrigation system that in-turn feeds water underground to any or all of the 16 independently controlled 2.5 acre zones. (limited cross-feeding)
- Gives a potential 40 acres of drip or flood irrigation
- Wells can run independently or in any combination
- Automated injection pump can run fertilizer into drip systems into any or all zones.
- Butler County rural water service to barn, greenhouse, and camp
- Clean, low-saline water ideal for produce and specialty crops
- Simple observation well (non-production) will need to be installed by buyer at state request for monitoring one of the wells for draw-down data

Organic-Ready Farming

- Organically managed for over 4 years
- Certifiable Organic Farm Status
- No herbicides or pesticides used
- Fertilized exclusively with 3-2-1 organic products
- Fully ready to pursue certified organic status

Soil Health & Land Stewardship

- Annual cover crops planted for four consecutive years
- Managed with long-term soil productivity and regenerative practices in mind



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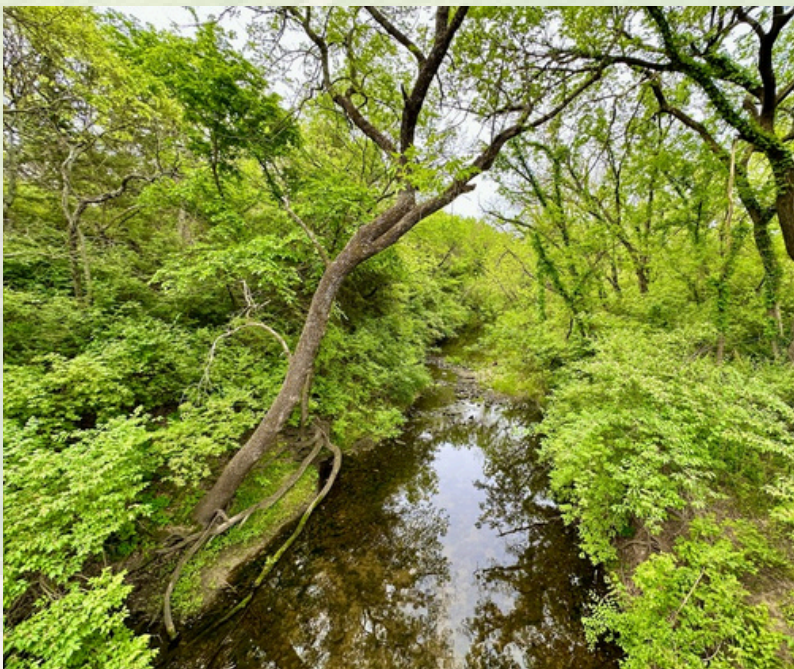
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Excluded items (Negotiable)

- 2020 Airstream 27' FB Twin (Serenity International model) – Like new, never traveled, currently stationed with full utility hookups
- 2020 New Holland 110 HP PowerStar Tractor – Includes loader bucket, forklift attachment, and GPS EZ Pilot system
- 2020 Kawasaki Mule – 4-passenger gasoline UTV
- Implements & Tools: Disc, planter, flail, bed layer, chisel plow, 2 large trailers, riding mower, commercial push mowers, Gearmore PL500 spreader, and 4' x 4' Hammel scale
- Note: Sculptures on the property are not included in the sale.

Ideal For:

- Organic or regenerative farm operation
- Vineyard or agri-tourism destination
- Market garden, CSA, or educational farm model
- Long-term investment with scalable water rights
- New home site or country getaway





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