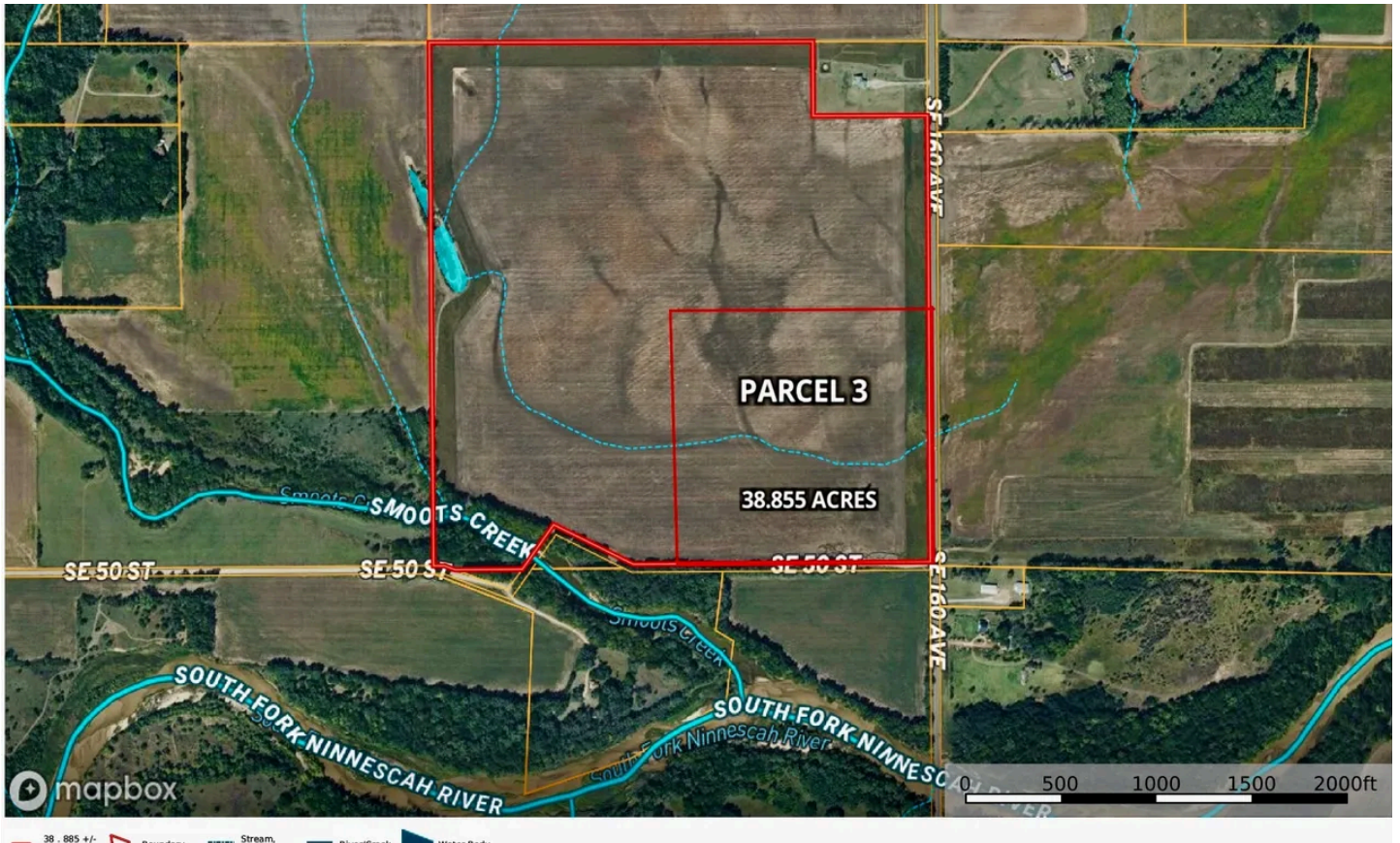


Smoots Creek 38.855 — Homestead, Development
Tract, or Country Getaway Near Cheney, Kansas
4521 Se 160 Ave
Cheney, KS 67025

\$224,937
38.850± Acres
Kingman County



Smoots Creek 38.855 — Homestead, Development Tract, or Country Getaway Near Cheney, Kansas
Cheney, KS / Kingman County

SUMMARY

Address

4521 Se 160 Ave

City, State Zip

Cheney, KS 67025

County

Kingman County

Type

Farms, Horse Property, Hunting Land, Recreational Land,
Undeveloped Land, Lot

Latitude / Longitude

37.577123 / -97.827762

Dwelling Square Feet

0

Acreage

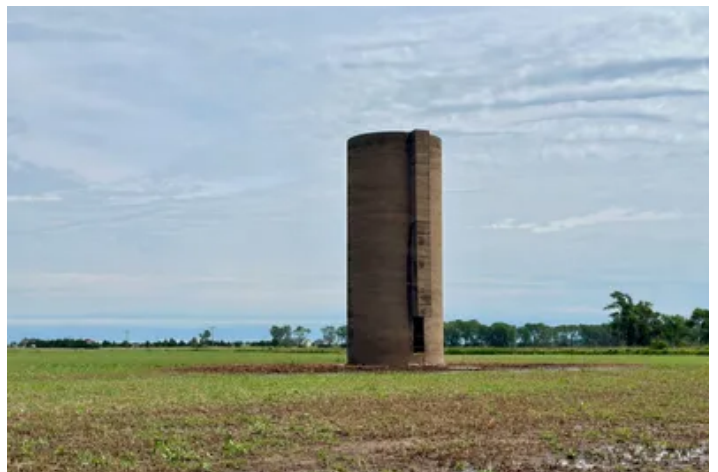
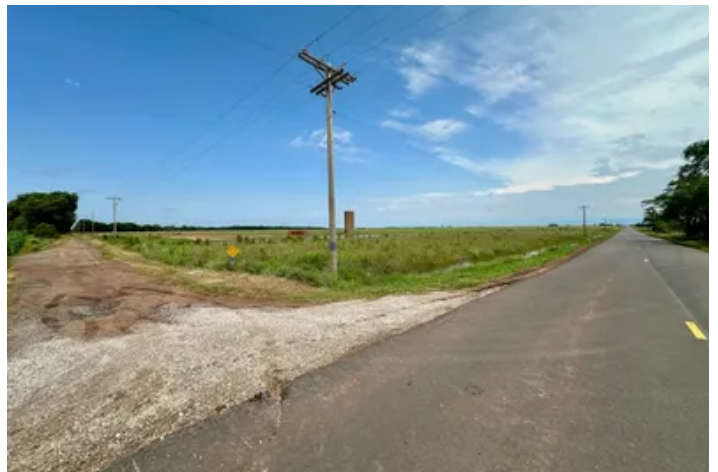
38.850

Price

\$224,937

Property Website

<https://greatplainslandcompany.com/detail/smoots-creek-38-855-homestead-development-tract-or-country-getaway-near-cheney-kansas-kingman-kansas/84515/>



Smoots Creek 38.855 — Homestead, Development Tract, or Country Getaway Near Cheney, Kansas Cheney, KS / Kingman County

PROPERTY DESCRIPTION

Smoots Creek 38.855 — Homestead, Development Tract, or Country Getaway Near Cheney, Kansas

The Smoots Creek 38.855 is a well-located and versatile tract just south of Cheney, Kansas. This property lies at the corner of newly blacktopped SE 160th Avenue and SE 50th Street, offering paved access and peaceful surroundings — perfect for a homestead, small farm, or rural development.

Positioned on the **north side of Smoots Creek**, near its confluence with the South Fork Ninnescah River, this tract benefits from proximity to natural water sources, mature trees, and rich wildlife habitat.

Key Features:

- **38.855± acres** of gently rolling land with scenic views
- Located on a **paved intersection** just a few miles from Cheney
- **3+/- acres enrolled in Border CRP**, paying \$48.66/acre annually (expires in 2026)
- **Mineral rights convey** with the sale
- **Class II Canadian fine sandy loam soils** — considered **prime farmland**
- **Sedgwick County Electric** runs along the property border — power is readily available
- **Survey completed** — no guesswork on boundary lines
- **Old grain silo** adds character and visual interest
- **Pond potential** is excellent, with topography and location ideal for a future water feature
- **Wildlife-rich setting** — deer, turkey, and upland birds are commonly seen, thanks to nearby creeks, trees, and river bottom habitat

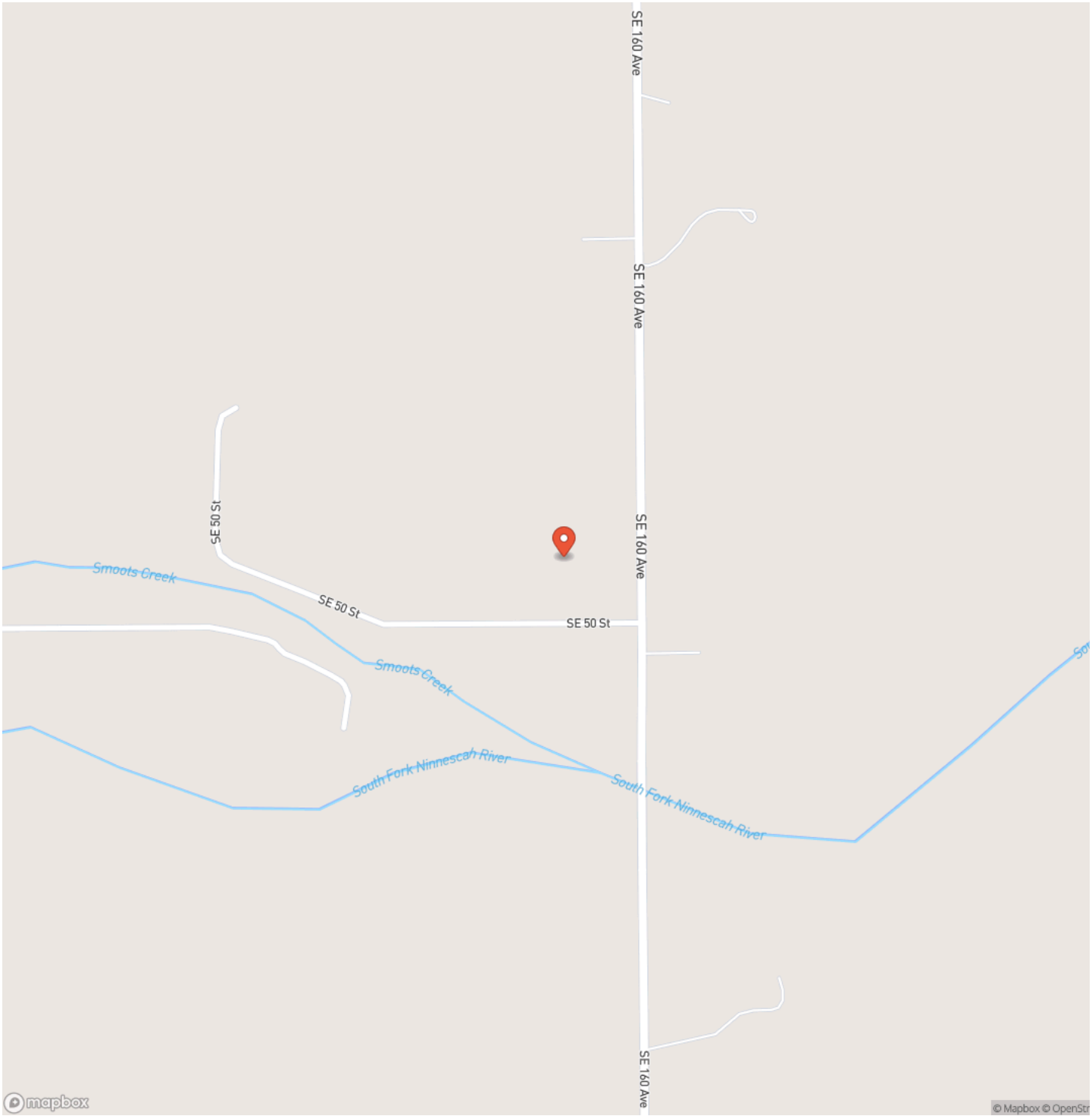
Whether you're looking to **build your forever home**, establish a **small farm**, or simply invest in a quiet rural setting with strong potential, the **Smoots Creek 38.855** checks all the boxes.

Contact Ky Pfleider today! [580-430-7005](tel:580-430-7005)

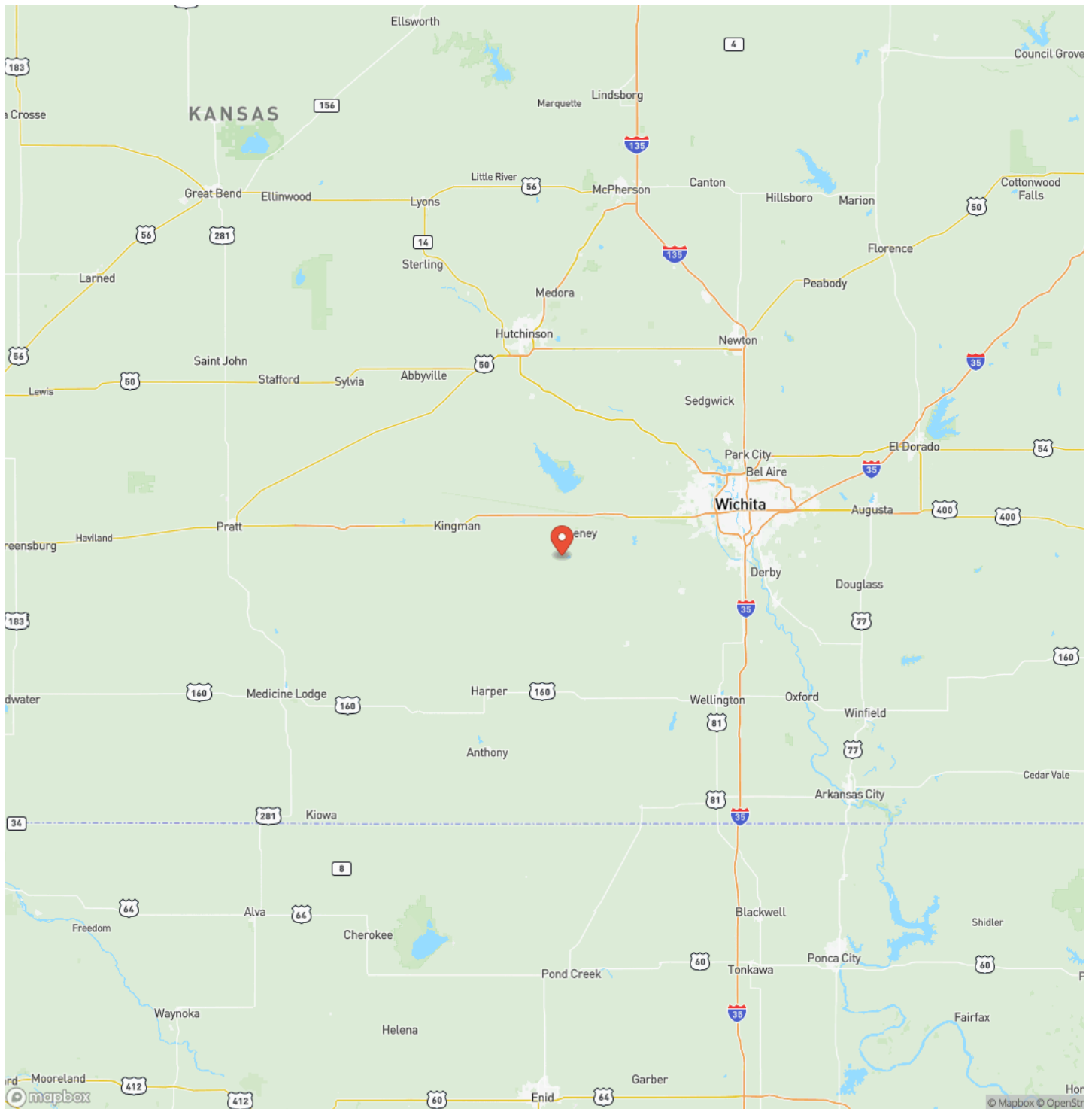
Smoots Creek 38.855 — Homestead, Development Tract, or Country Getaway Near Cheney, Kansas
Cheney, KS / Kingman County



Locator Map



Locator Map



Satellite Map



Smoots Creek 38.855 — Homestead, Development Tract, or Country Getaway Near Cheney, Kansas
Cheney, KS / Kingman County

LISTING REPRESENTATIVE

For more information contact:



Representative

Ky Pfleider

Mobile

(580) 430-7005

Email

ky@greatplains.land

Address

City / State / Zip

NOTES

[illegible]

[illegible]

MORE INFO ONLINE:
greatplainslandcompany.com

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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