

South Central Tillable Farm
SW 110th St
Coats, KS 67124

\$1,600,000
637.500± Acres
Pratt County



South Central Tillable Farm
Coats, KS / Pratt County

SUMMARY

Address

SW 110th St

City, State Zip

Coats, KS 67124

County

Pratt County

Type

Farms, Undeveloped Land, Ranches, Recreational Land

Latitude / Longitude

37.473957 / -98.870671

Acreage

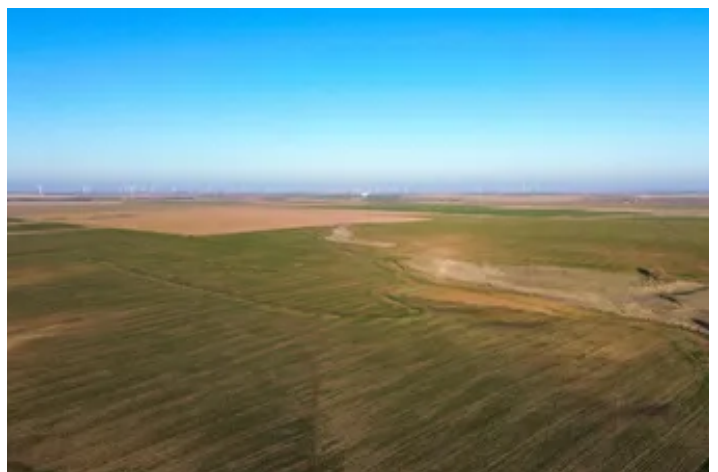
637.500

Price

\$1,600,000

Property Website

<https://arrowheadlandcompany.com/property/south-central-tillable-farm-pratt-kansas/68684/>



South Central Tillable Farm Coats, KS / Pratt County

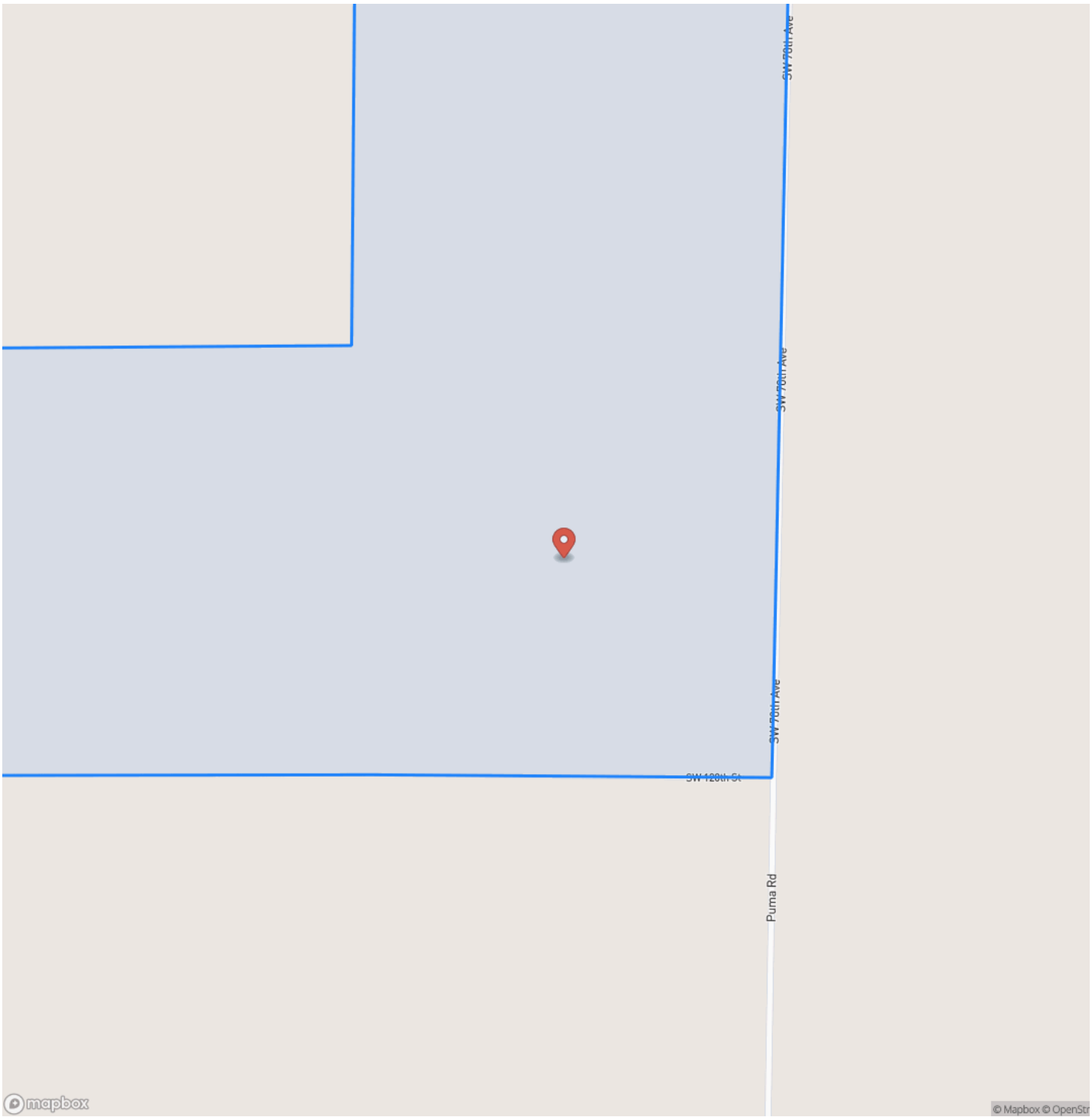
PROPERTY DESCRIPTION

Take a look at this productive farm located in South Central Kansas—637 +/- acres of prime farmland in Pratt County, Kansas. This gorgeous tract has produced excellent wheat and corn yields, with the potential to continue for years to come. The soils on this property range from 2c, 2e, and 3e classifications and feature 0-3% slopes. This expansive tract is perfect for a farm looking to expand. It is conveniently located just 4 +/- miles from Coats, 10 +/- miles from Sun City, and 18 +/- miles from Pratt. Here is your opportunity to add high-quality ground to your farming operation! All showings are by appointment only. For more information or to schedule a private viewing, please contact Jacob Lemons at [\(620\) 501-3688](tel:6205013688).

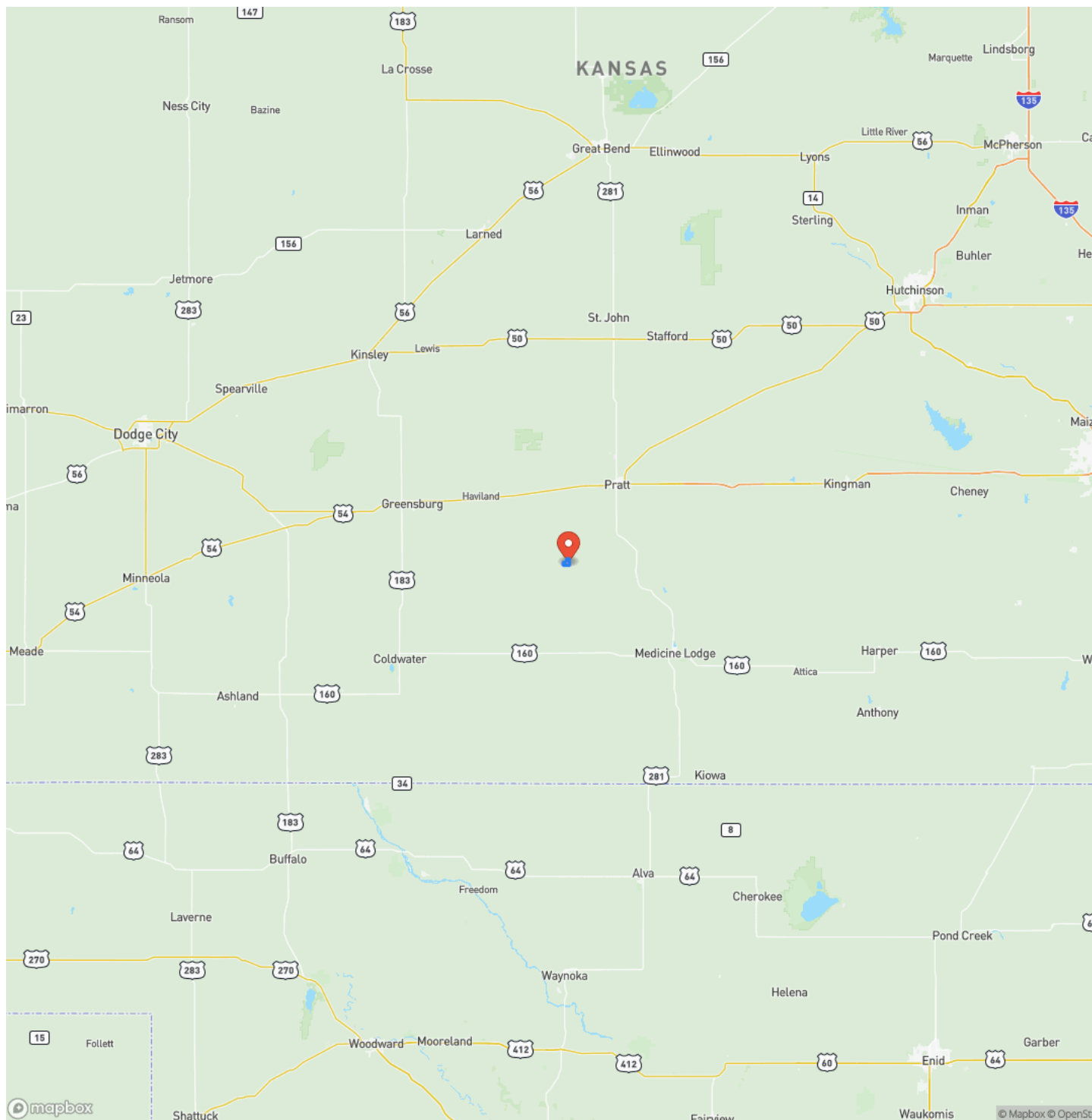
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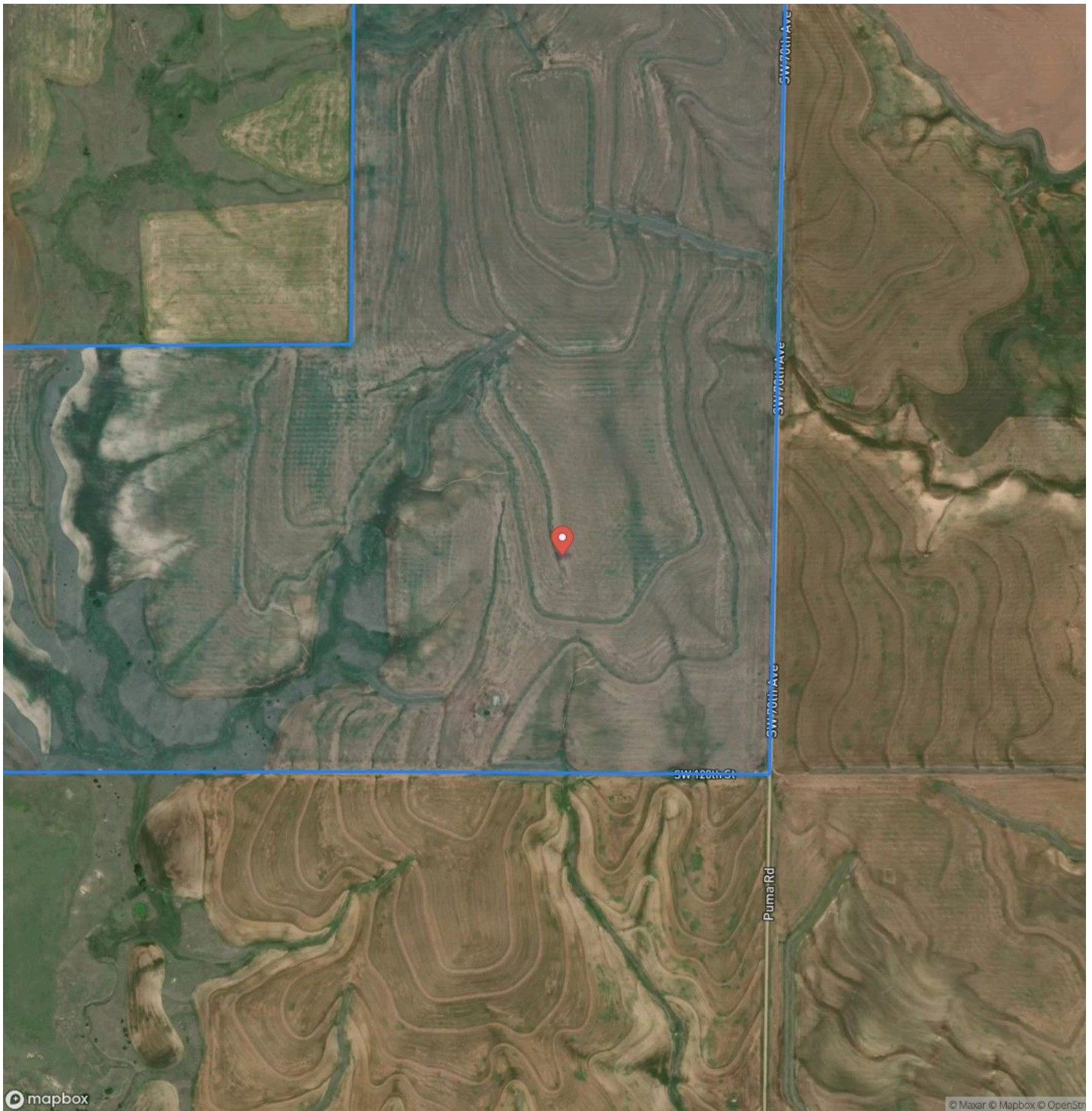
Locator Map



Locator Map



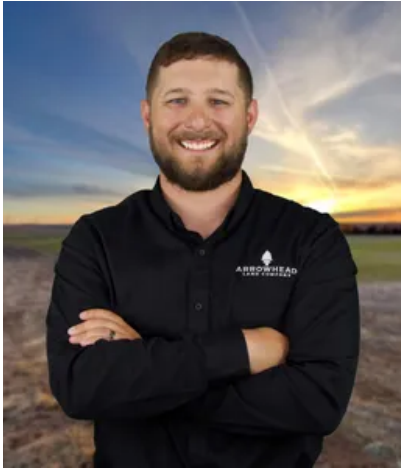
Satellite Map



South Central Tillable Farm Coats, KS / Pratt County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jacob Lemons

Mobile

(580) 727-5019

Office

(620) 501-3688

Email

jacob.lemons@arrowheadlandcompany.com

Address

City / State / Zip

Laverne, OK 73848

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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www.arrowheadlandcompany.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

