

**Tillable Blacktop Frontage Farm**  
00000 SW 80 St  
Zenda, KS 67159

**\$500,000**  
153.900± Acres  
Kingman County



**Tillable Blacktop Frontage Farm**  
**Zenda, KS / Kingman County**

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**SUMMARY**

**Address**

00000 SW 80 St

**City, State Zip**

Zenda, KS 67159

**County**

Kingman County

**Type**

Farms, Undeveloped Land

**Latitude / Longitude**

37.5258 / -98.3506

**Acreage**

153.900

**Price**

\$500,000

**Property Website**

<https://arrowheadlandcompany.com/property/tillable-blacktop-frontage-farm-kingman-kansas/100933/>



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### **PROPERTY DESCRIPTION**

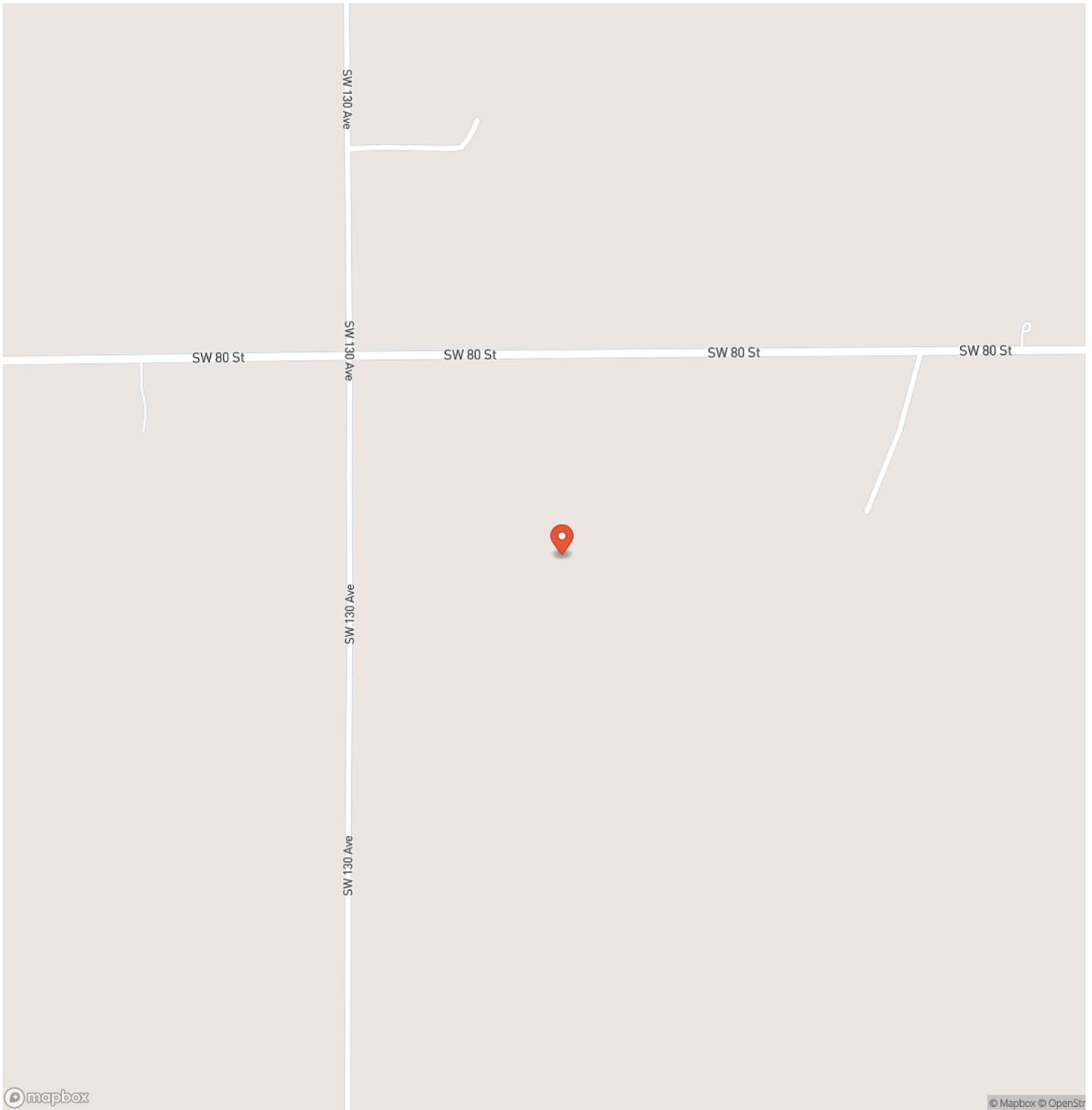
This 153.9+/- acre tract in Kingman County, Kansas is a clean, fully tillable farm with excellent access and strong soils! The property features blacktop frontage along SW 80 St, making it easy to reach with farm equipment year round, and electricity is available at the road. The farm carries an average NCCPI of 62.55 and is made up of many productive soil types. Approximately 53+/- acres consist of Clark clay loam with 1 to 3 percent slopes. Another 28+/- acres are Blanket silt loam with 0 to 1 percent slopes. Roughly 28+/- acres are Nalim loam with 1 to 3 percent slopes. The remaining 44+/- acres are made up of various sandy and clay loams that round out the farm. The FSA tillable acres are +/- 152.71. The entire tract is currently suited for row crop production and offers a strong opportunity for operators or investors looking to add quality tillable ground to their portfolio. The farm also features a terrace with two drainage intakes that help manage water flow across the field. The property sits in a convenient location just 12+/- miles southeast of Cunningham and 21+/- miles southwest of Kingman, placing it within easy reach of local grain markets and farm services. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jacob Lemons at [\(620\) 501-3688](tel:6205013688) .  
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

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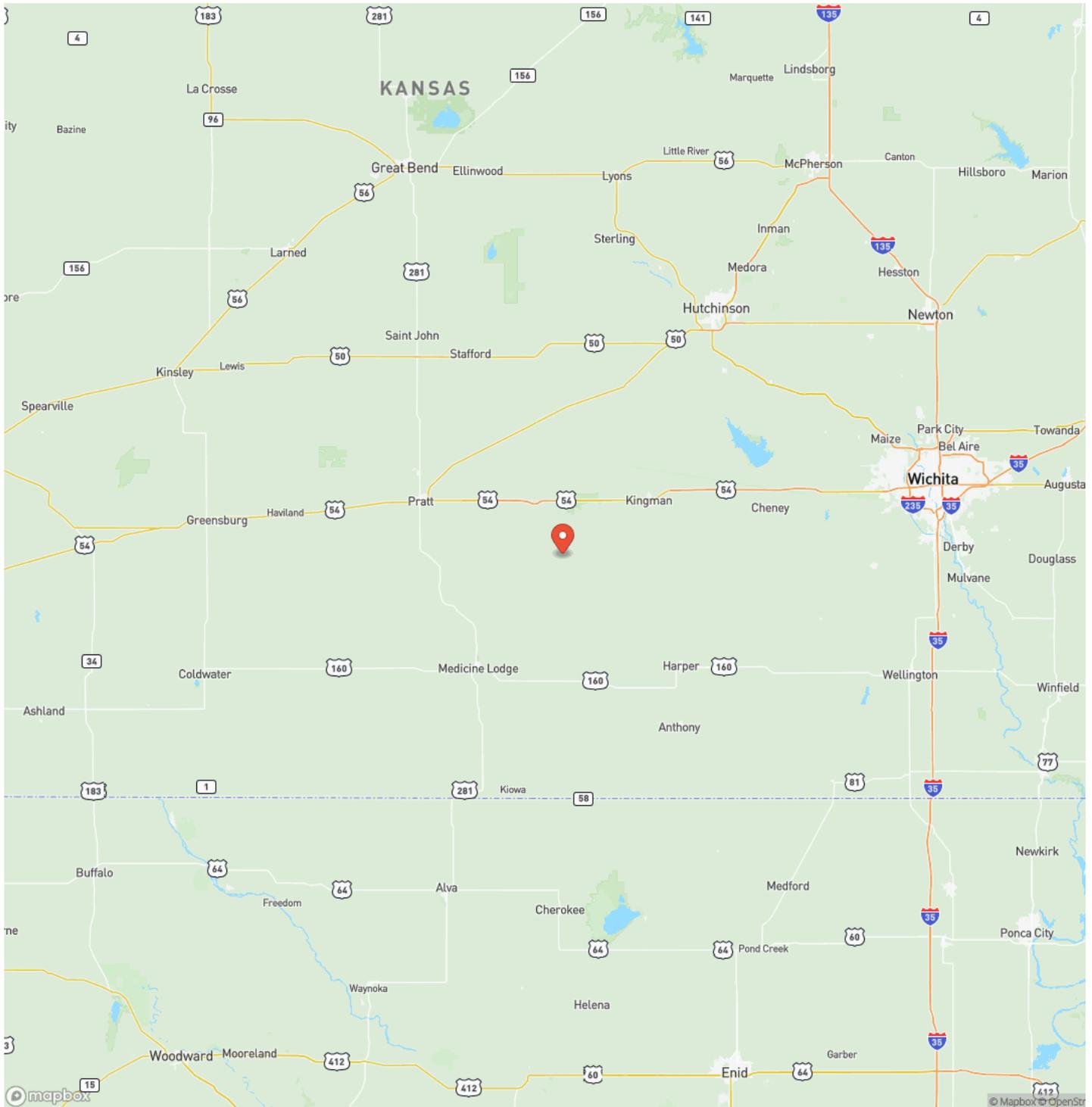
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## Locator Map



# Locator Map



## Satellite Map







## **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.

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