

Tillable Farmland with Shop Near Argonia
W 20th St S
Argonia, KS 67004

\$485,000
141.200± Acres
Sumner County



**Tillable Farmland with Shop Near Argonia
Argonia, KS / Sumner County**

SUMMARY

Address

W 20th St S

City, State Zip

Argonia, KS 67004

County

Sumner County

Type

Farms, Recreational Land, Undeveloped Land

Latitude / Longitude

37.2596 / -97.7983

Acreage

141.200

Price

\$485,000

Property Website

<https://arrowheadlandcompany.com/property/tillable-farmland-with-shop-near-argonia-sumner-kansas/102086/>



Tillable Farmland with Shop Near Argonia Argonia, KS / Sumner County

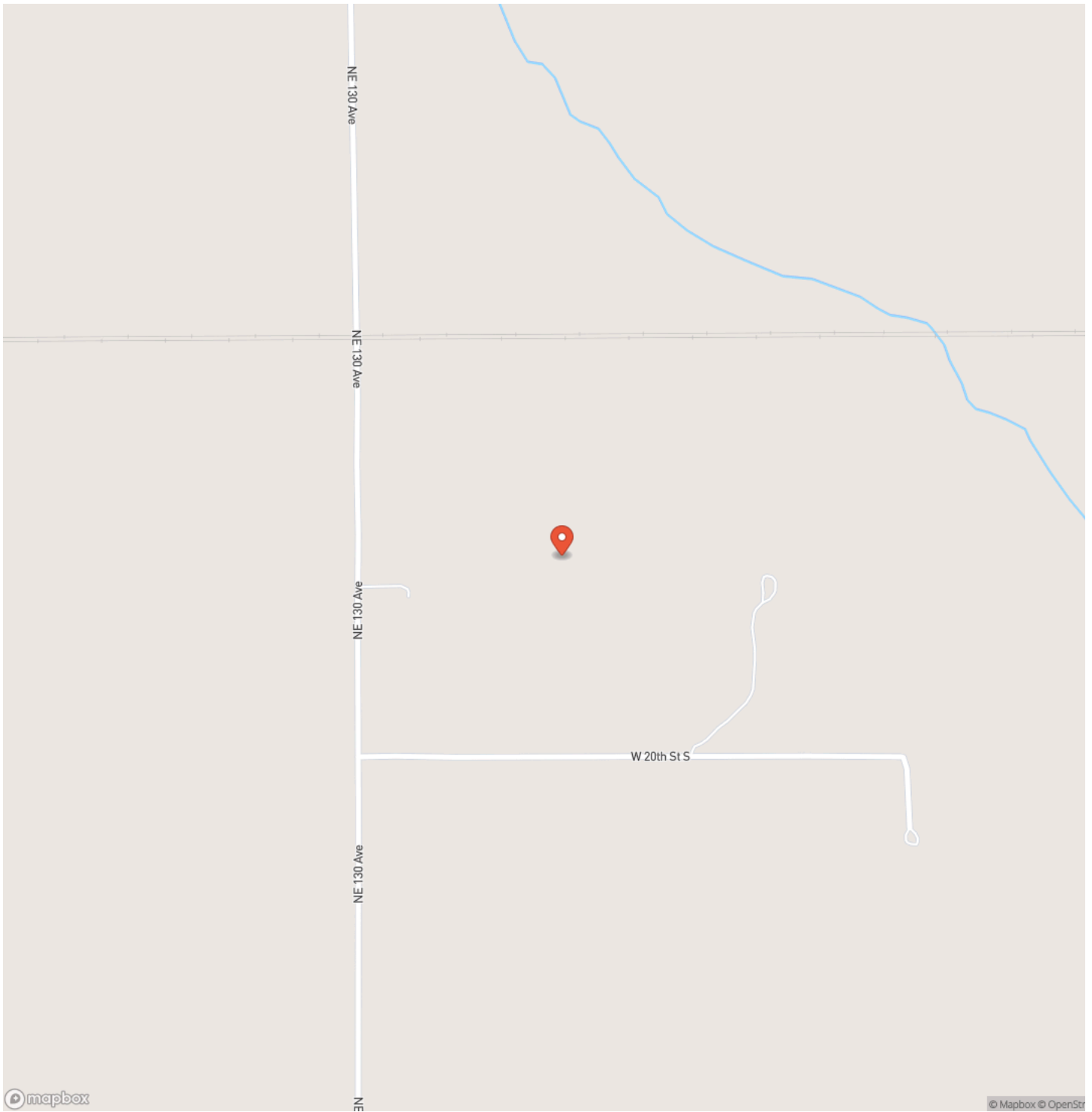
PROPERTY DESCRIPTION

This 141.2 +/- acre tract in Sumner County, Kansas offers productive farmland with additional pasture. It also has strong recreational opportunities. With approximately 126 +/- acres of tillable ground, this property is well-suited for continued row crop production. The soils consist primarily of sandy and silt loams with 0 to 1 percent and 1 to 3 percent slopes, making it an efficient and easy-to-work farm. The remaining 15 +/- acres features wooded pasture, creating an excellent balance for livestock and wildlife. A pond on the pasture provides a reliable, year-round water source, supporting livestock use. Sand Creek runs through the southeast corner of the property, separate from the wooded pasture, adding to the overall character of the tract and providing a natural travel corridor for wildlife. For improvements, the east side of the property includes a shop with an attached lean-to, offering ample space for equipment storage and weather protection. From a recreational standpoint, this tract has plenty to offer! The wooded area shows clear signs of active deer movement. Several rubs have been observed throughout the timber. Deer and turkeys frequently travel along the Sand Creek corridor. This creates consistent hunting opportunities across the property. With good road access, this farm is easy to reach with equipment and offers convenience for day-to-day operations. Located approximately 7 +/- miles west of Argonia, 15 +/- miles east of Harper, and 27 +/- miles west of Wellington, it sits in a desirable area with a strong agricultural presence. This is a well-rounded tract that checks the boxes for income, livestock, and recreation all in one property! 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.

**Tillable Farmland with Shop Near Argonia
Argonia, KS / Sumner County**



Locator Map

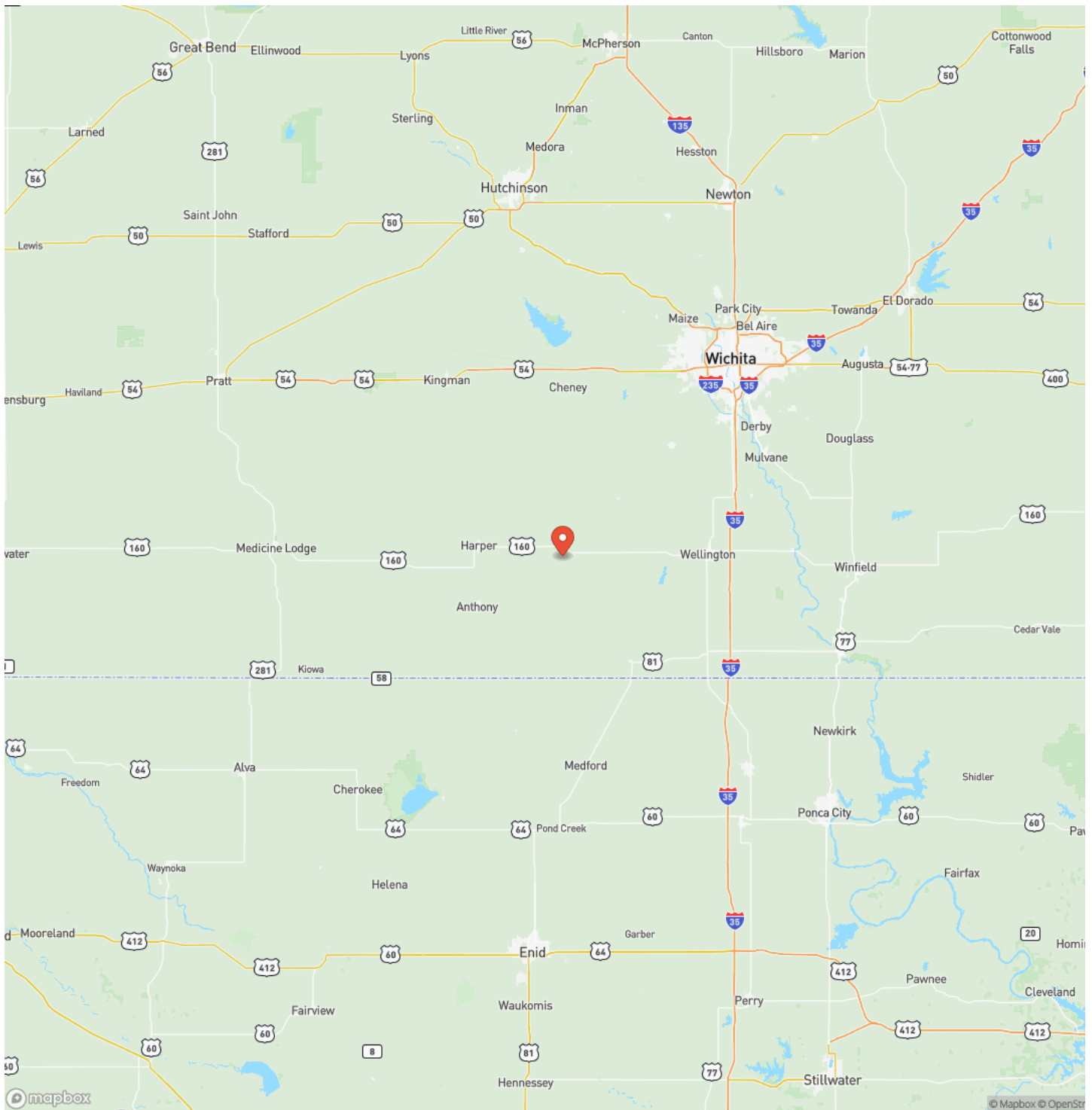


mapbox

© Mapbox © OpenStr



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.

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

