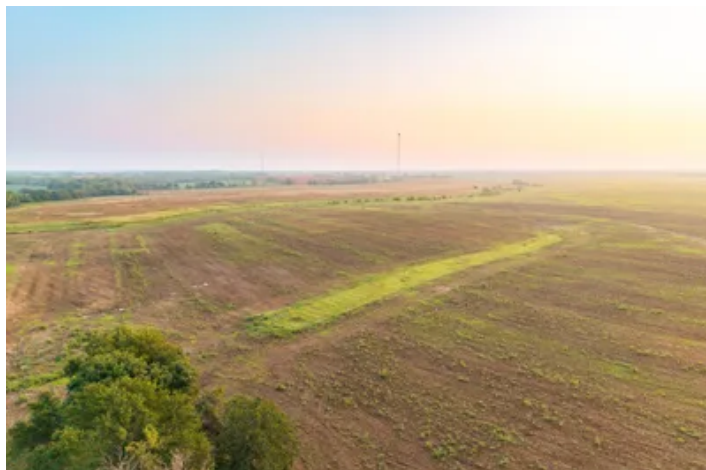


North Tract South Haven Farm
000 S West Rd
South Haven, KS 67140

\$307,060
118.100± Acres
Sumner County



North Tract South Haven Farm
South Haven, KS / Sumner County

SUMMARY

Address

000 S West Rd

City, State Zip

South Haven, KS 67140

County

Sumner County

Type

Farms, Undeveloped Land, Recreational Land

Latitude / Longitude

37.036254 / -97.387518

Acreage

118.100

Price

\$307,060

Property Website

<https://arrowheadlandcompany.com/property/north-tract-south-haven-farm-sumner-kansas/89213/>

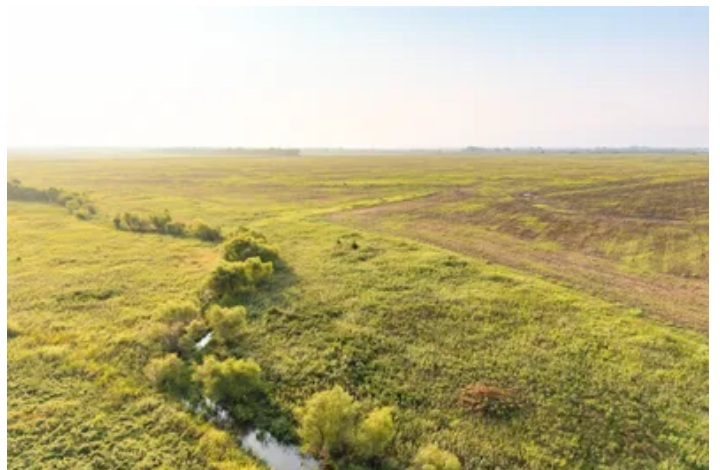


PROPERTY DESCRIPTION

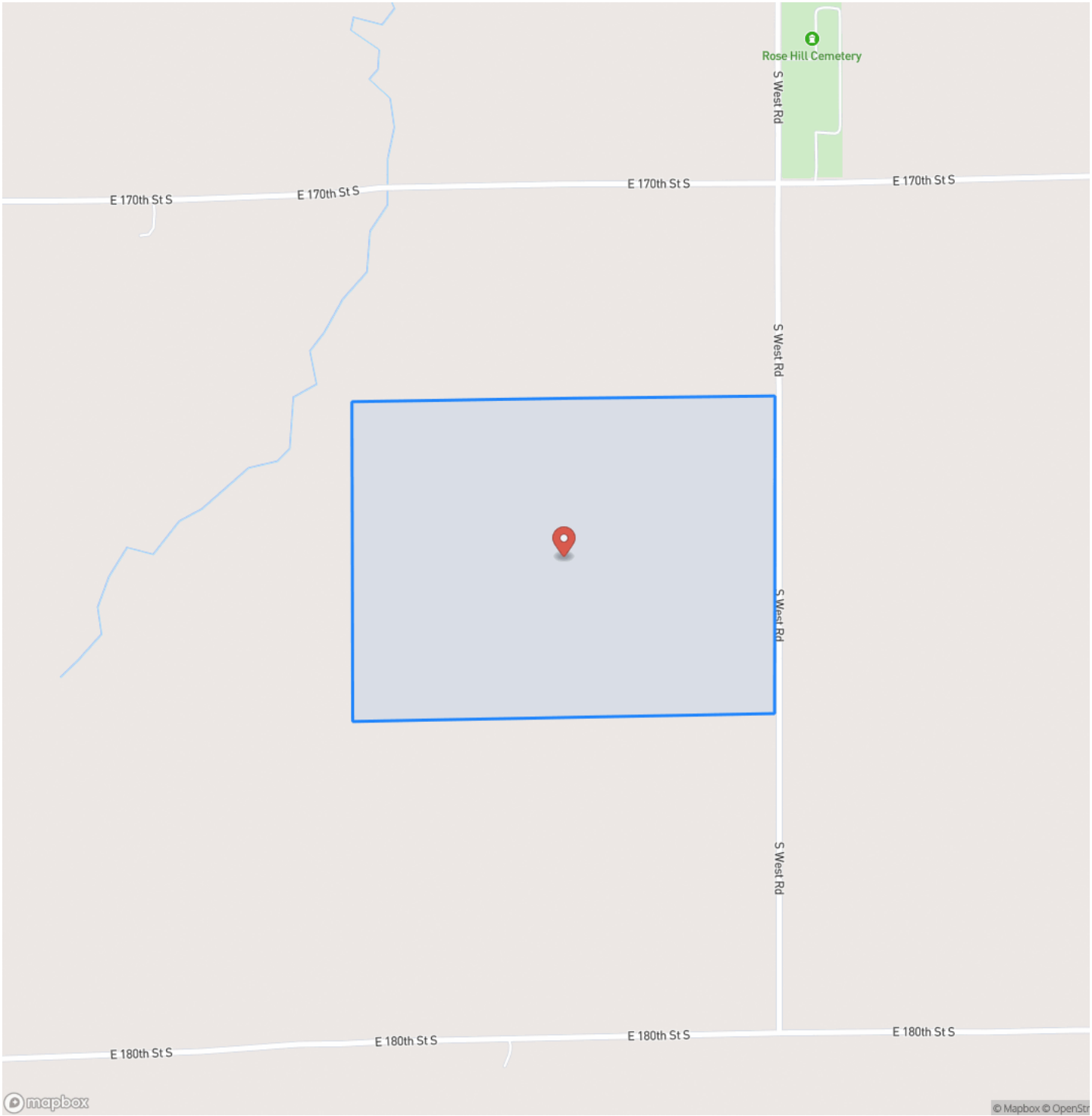
PRICE REDUCED!! This 118.1+/- acre farm in Sumner County, Kansas offers a productive mix of tillable acres and recreational features. With a diverse soil profile and an average NCCPI of 66.18, the property is well-suited for crop production while also providing strong wildlife potential. According to the soil report, the farm consists of Vanoss silt loam (1–3% slopes, 4.5+/- acres), Milan loam (3–6% slopes, 11.72+/- acres), Vanoss silt loam (3–7% slopes, 15.59+/- acres), Milan loam (1–3% slopes, 17.35+/- acres), Vanoss silt loam (0–1% slopes, 19.16+/- acres), Dale and Reinach silt loams (0–1% slopes, rarely flooded, 24.13+/- acres), and Kirkland silt loam (1–3% slopes, 25.63+/- acres). Adding to its appeal, a seasonal creek winds through the north side of the property, enhancing both drainage and habitat. The topography, along with scattered cover, creates ideal conditions for whitetail and turkey hunting. Multiple deer trails can be found along the wet season creek, making this tract a great balance of income potential and outdoor recreation. Conveniently located, the farm sits just south of South Haven, 23 +/- miles from Arkansas City, 35 +/- from Winfield, 40 +/- miles from Ponca City, OK and 50+/- miles from Wichita. With electricity available at the road, the property also carries potential for future development, making it an attractive long-term investment option in addition to its agricultural and recreational value. The south tract can also be purchased or all together. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jacobs 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.

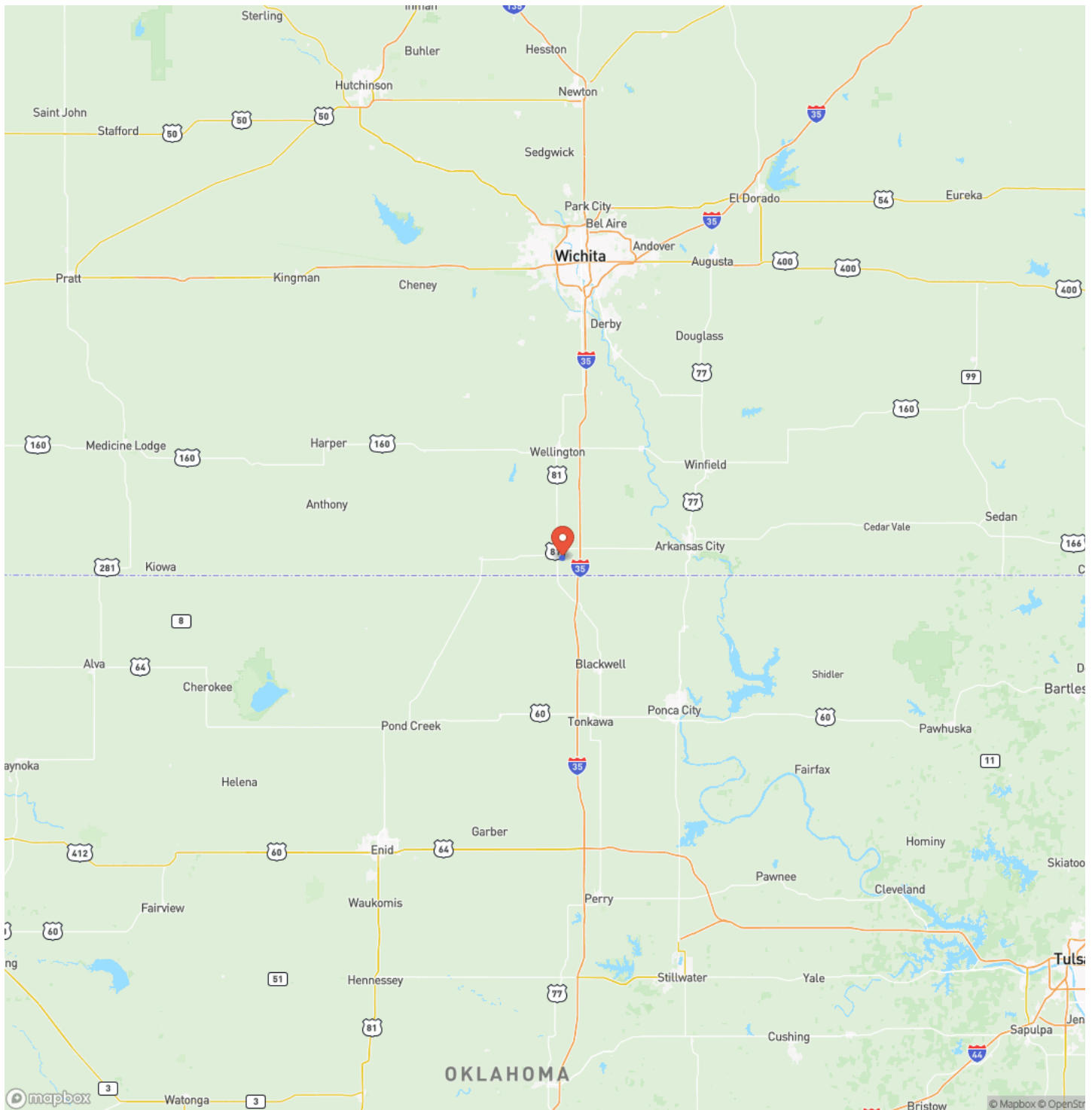
**North Tract South Haven Farm
South Haven, KS / Sumner County**



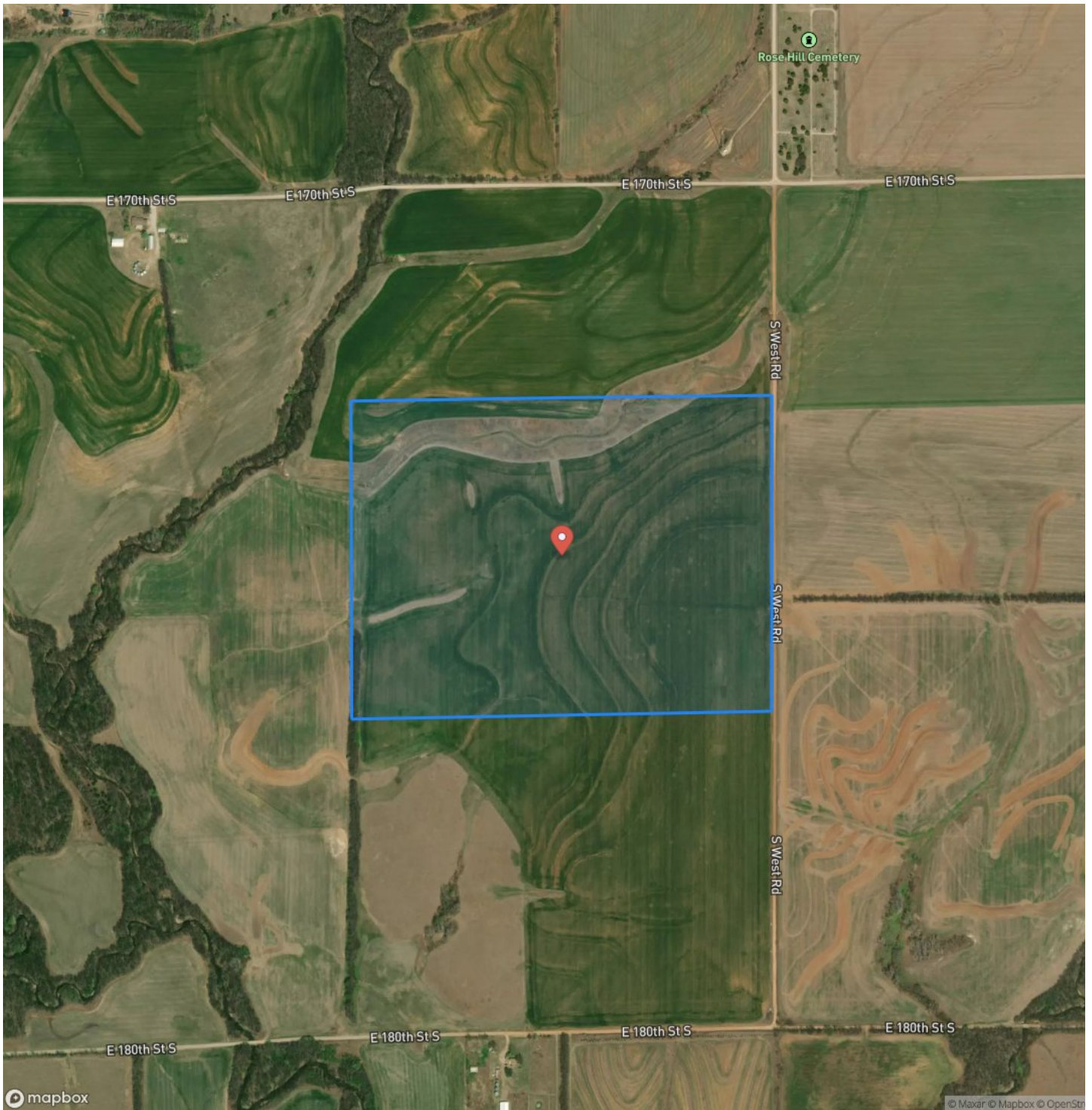
Locator Map



Locator Map

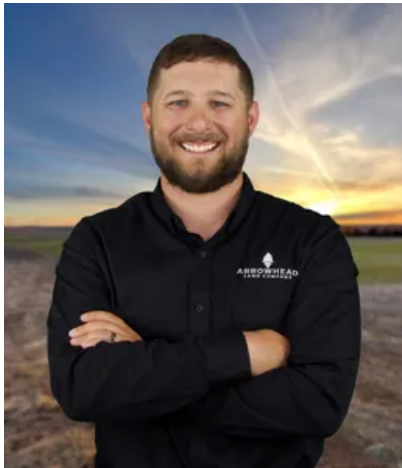


Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jacob Lemons

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(580) 727-5019

Office

(620) 501-3688

Email

jacob.lemons@arrowheadlandcompany.com

Address

City / State / Zip

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.

[illegible]

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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