

High Quality Tillable near Clearwater
0000 W 111th St S
Clearwater, KS 67026

\$268,850
51.210± Acres
Sedgwick County



High Quality Tillable near Clearwater Clearwater, KS / Sedgwick County

SUMMARY

Address

0000 W 111th St S

City, State Zip

Clearwater, KS 67026

County

Sedgwick County

Type

Undeveloped Land, Farms

Latitude / Longitude

37.488043 / -97.553645

Acreage

51.210

Price

\$268,850

Property Website

<https://l2realtyinc.com/property/high-quality-tillable-near-clearwater-sedgwick-kansas/87732/>



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PROPERTY DESCRIPTION

Land investment and farm ground all in Sedgwick County, Kansas!

Parcel Details: 51.21 +/- acres of excellent tillable soil and crop production. Property is nearly all flood plain. This parcel would make for a highly-productive addition to your land portfolio.

Access: With blacktop frontage along both 183rd Street and 111th Street, you will never have to worry about muddy roads or dirty vehicles. K-42 Highway is 5 miles straight west and Clearwater is 3 miles east.

Soils: This tract has excellent tillable farm ground properties with Class 1 and 2 soils. Soil types include Elandco silt loam, Blanket silt loam, and Nalim loam. The average NCCPI productivity is 71.

Utilities: Electricity and rural water runs along the blacktop road.

Don't miss this great opportunity to invest in land and add to your land portfolio! Interested in this property? Please call or email the listing agent, Tyler Gentry, at [\(316\) 641-3173](tel:3166413173) or tgentry@L2realtyinc.com to set up your showing. Create your land legacy!

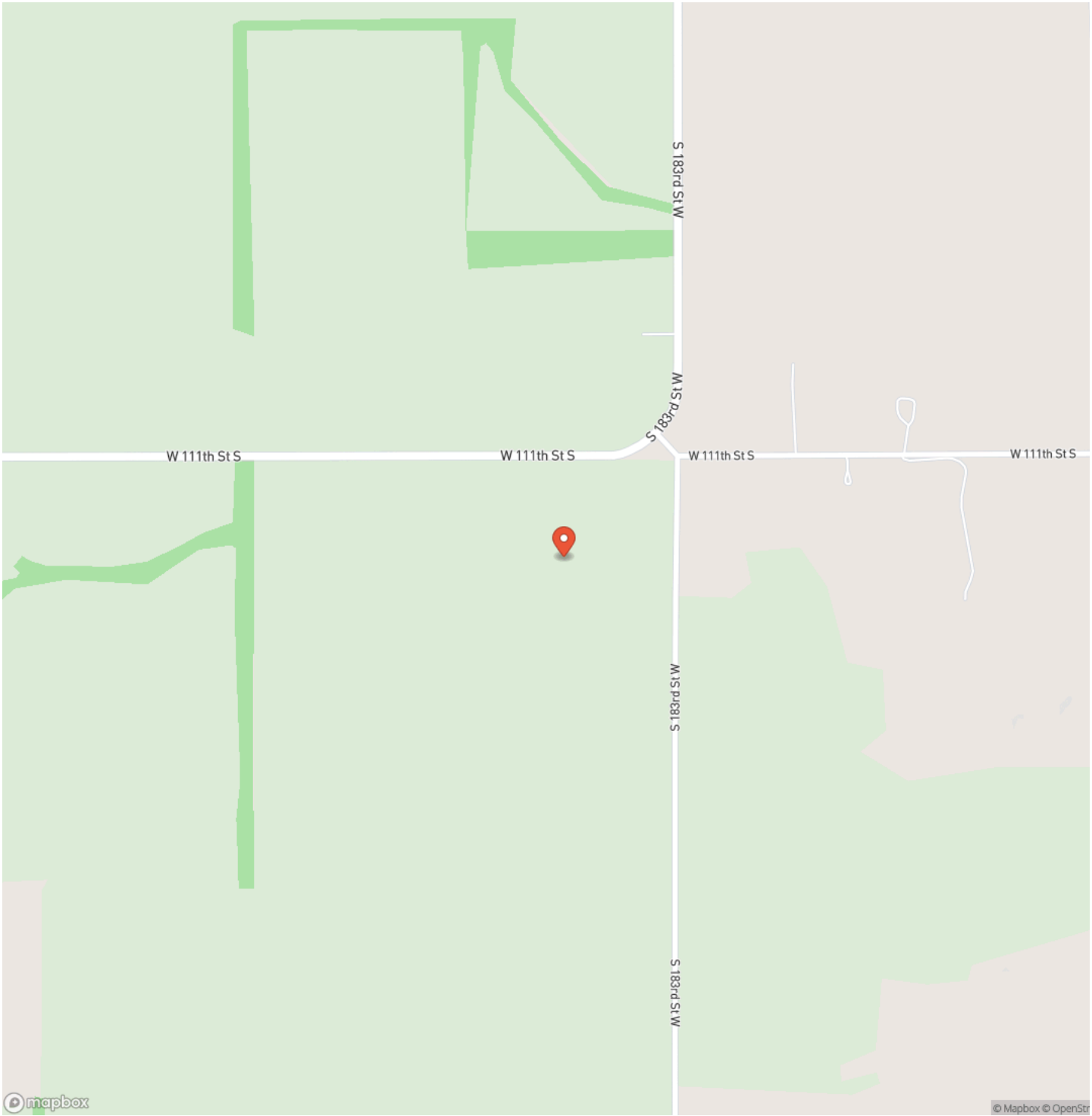
- 51.21 +/- Total Acres
- Electricity Available
- Rural Water Available
- Blacktop Frontage
- Easy Access to Nearby Highways
- 5 minutes to Clearwater, KS
- 7 minutes to Viola, KS
- 20 minutes to Wichita, KS



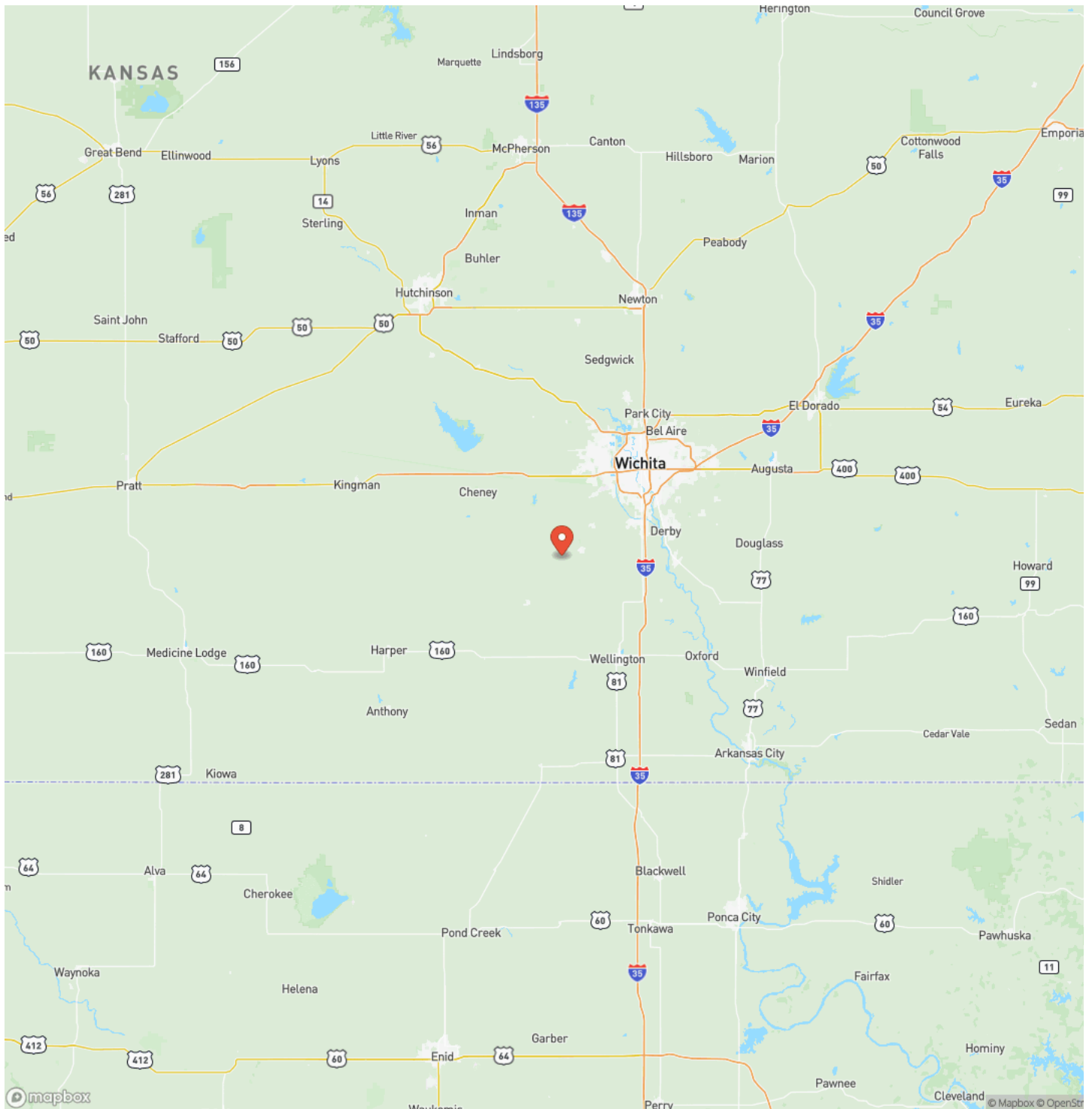
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Locator Map



Locator Map



Satellite Map



High Quality Tillable near Clearwater Clearwater, KS / Sedgwick County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tyler Gentry

Mobile

(316) 641-3173

Email

tgentry@l2realtyinc.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 extend across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single 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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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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