

Clearwater Rural Build Site Investment
0000 S 183rd St W
Clearwater, KS 67026

\$304,500
42± Acres
Sedgwick County



Clearwater Rural Build Site Investment Clearwater, KS / Sedgwick County

SUMMARY

Address

0000 S 183rd St W

City, State Zip

Clearwater, KS 67026

County

Sedgwick County

Type

Undeveloped Land

Latitude / Longitude

37.484147 / -97.553371

Acreage

42

Price

\$304,500

Property Website

<https://l2realtyinc.com/property/clearwater-rural-build-site-investment-sedgwick-kansas/87735/>



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PROPERTY DESCRIPTION

Land investment, farm ground, and build sites on 42 +/- acres all in Sedgwick County, Kansas!

Access: With blacktop frontage along 183rd 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. For those commuting to Wichita, you're just 20 minutes away from town with easy access to all major highways.

Soils: This property has an average NCCPI productivity of 65. Soil types include Blanket silt loam and Nalim loam.

Scenery: The land is open and scenic, offering incredible sunsets when looking to the west and aids in the ability to build your home with minimal site prep. The Ninnescah River is less than a mile away as the crow flies!

Utilities: Electricity and rural water runs along the blacktop road. A private well could be dug to provide additional water for your homestead.

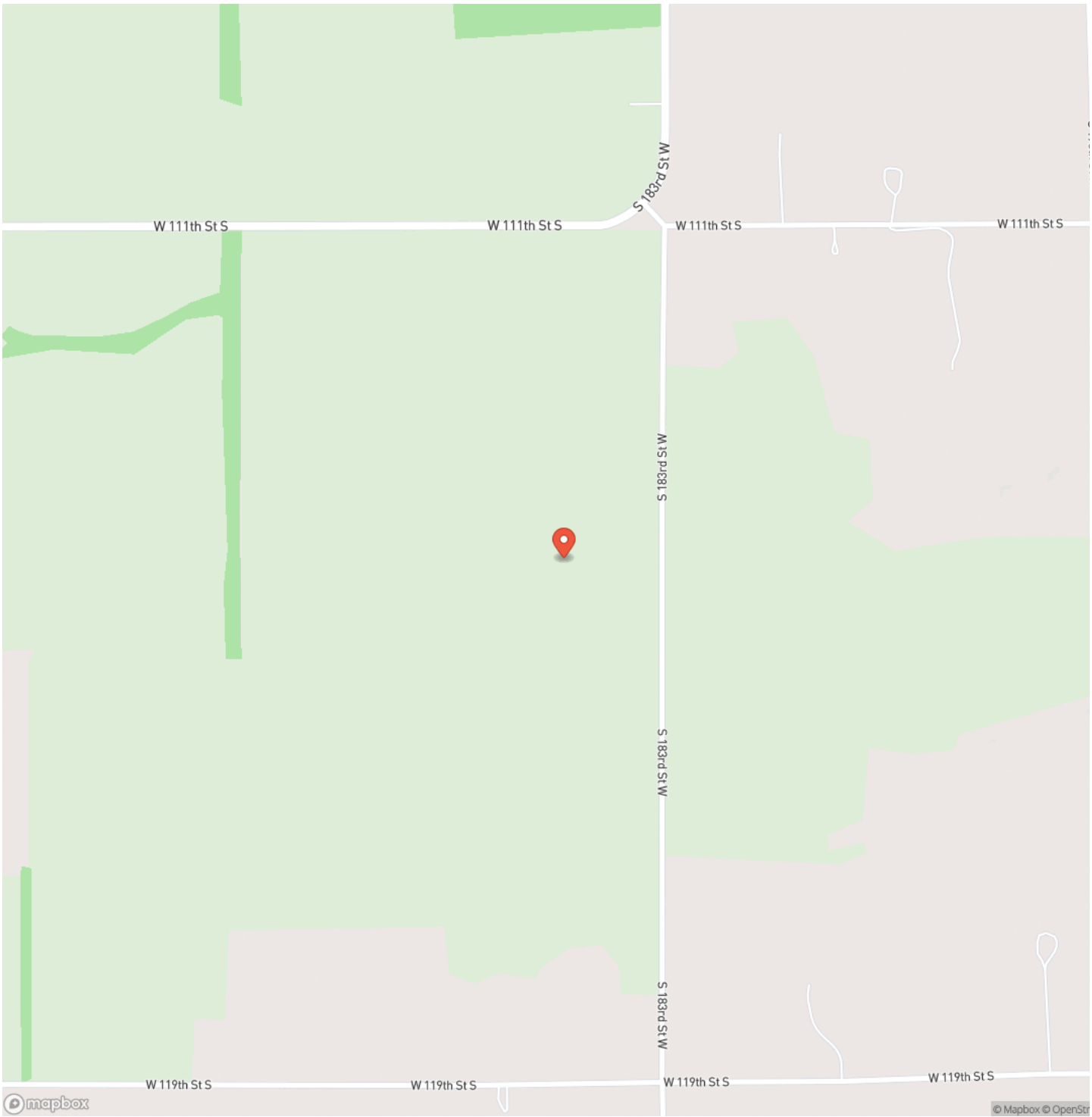
Don't miss this great opportunity to invest in land, secure a build site, and add to your land portfolio! Interested in this property? Please call or email the listing agent, Tyler Gentry, at [\(316\) 641-3173](tel:3166413173) or tgentry@L2realtyinc.com to set up your showing. Create your land legacy!

- 42 +/- 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

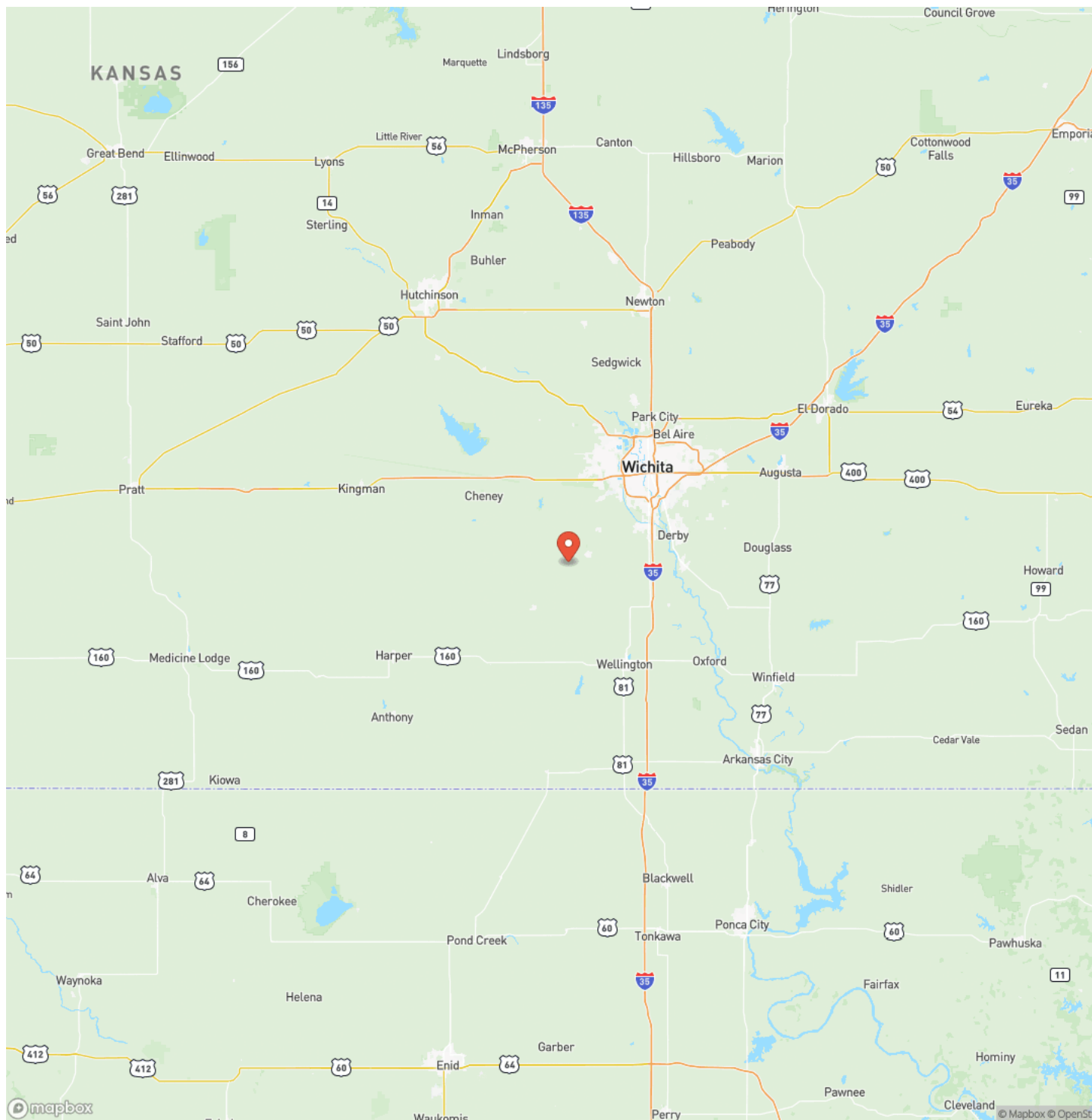
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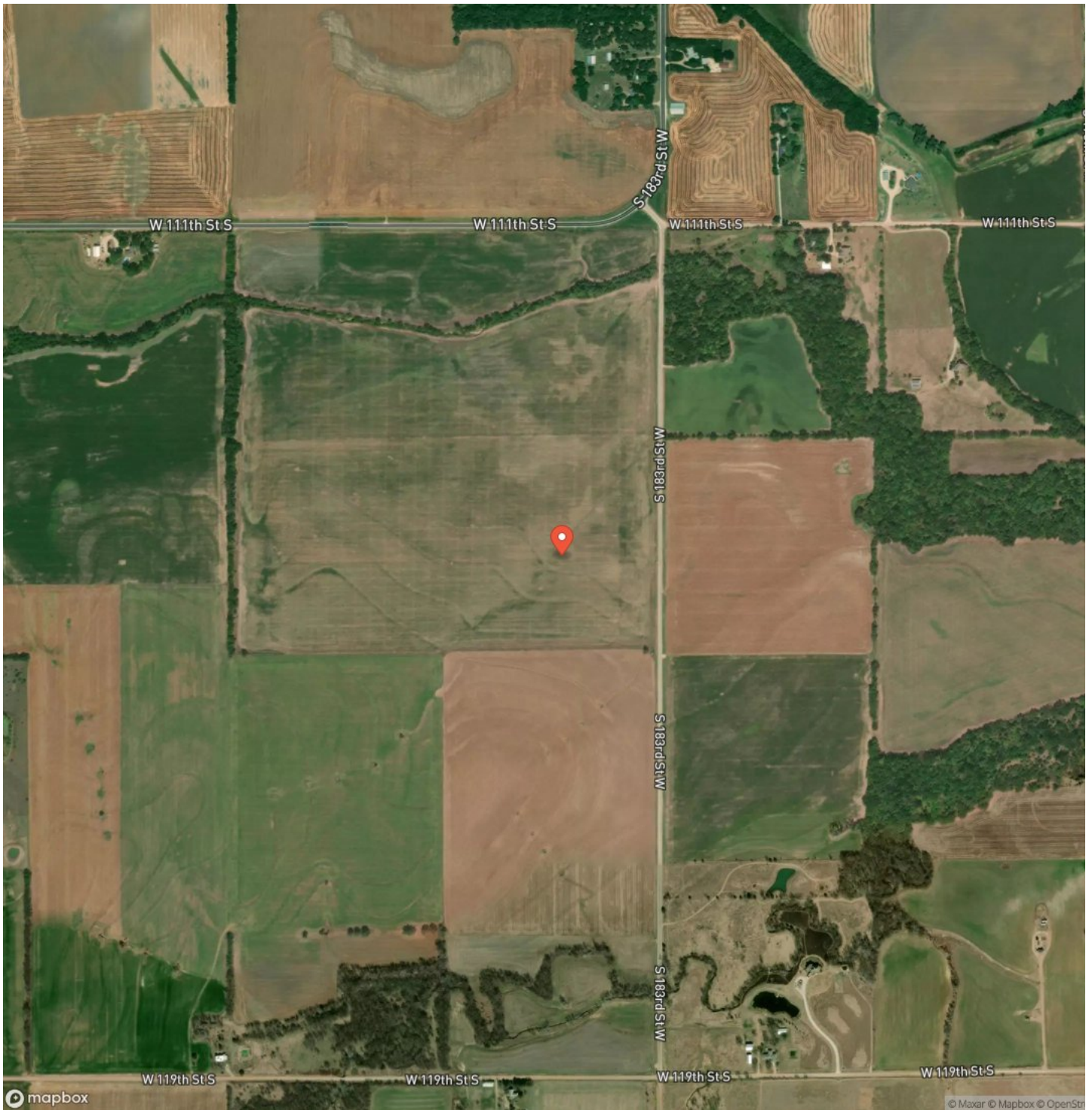
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Tyler Gentry

Mobile

(316) 641-3173

Email

tgentry@l2realtyinc.com

Address

City / State / Zip

NOTES

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L2realtyinc.com

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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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