

Sumner County Farmland and Build Site Opportunity
0000 E 40th Ave N Tr2
Belle Plaine, KS 67013

\$489,000
163± Acres
Sumner County



Sumner County Farmland and Build Site Opportunity Belle Plaine, KS / Sumner County

SUMMARY

Address

0000 E 40th Ave N Tr2

City, State Zip

Belle Plaine, KS 67013

County

Sumner County

Type

Undeveloped Land

Latitude / Longitude

37.321785 / -97.317223

Acreage

163

Price

\$489,000

Property Website

<https://l2realtyinc.com/property/sumner-county-farmland-and-build-site-opportunity-sumner-kansas/89913/>



Sumner County Farmland and Build Site Opportunity

Belle Plaine, KS / Sumner County

PROPERTY DESCRIPTION

This 163± acre tract in Sumner County, Kansas, is a well rounded property that offers strong farming potential, build site opportunities, and recreational appeal all within easy driving distance of Wichita. Located just 35 miles from downtown Wichita, this farm has productive ag ground with rural lifestyle possibilities.

The farm is made up primarily of Class II soils, known for their fertility and consistent production. With the region receiving an average of 35+ inches of annual rainfall, this property is well positioned for strong row crop yields year after year. The layout is open and efficient, allowing for easy farming with large equipment, and road frontage on two sides provides good access for trucks and machinery.

In addition to its farming value, the property includes some mature timber, especially around the edges and drainage areas, offering cover and habitat for upland birds such as quail and pheasant, as well as whitetail deer. Whether you're a hunter, wildlife enthusiast, or just enjoy seeing nature on your land, this tract has recreational appeal to go along with its ag productivity.

There are several nice building spots with open views of the surrounding countryside. Utilities are available at the road, making future development or a homestead build much more feasible. Whether you're looking to build your dream home or develop a farm headquarters, the infrastructure is in place to make it happen.

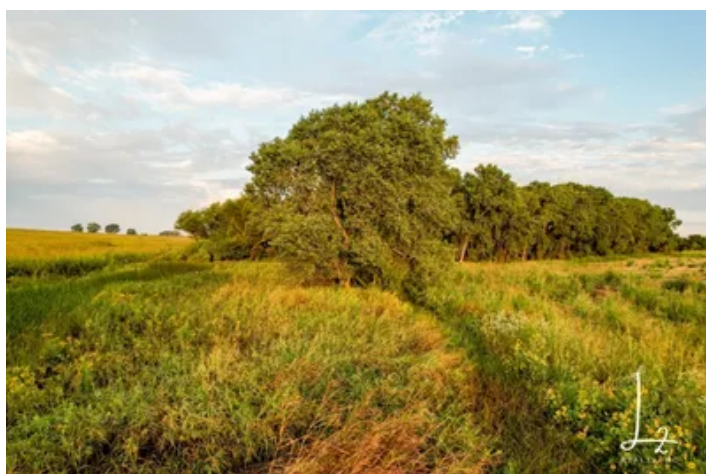
Key Features:

- 163± acres with mostly Class II soils
- Avg. 35+ inches of rainfall annually
- Two sides of road frontage for easy access
- Utilities at the road
- Multiple homesite locations with scenic views
- Some mature timber for shade, cover, and wildlife habitat
- Upland bird and deer hunting potential
- Only 35 miles from downtown Wichita

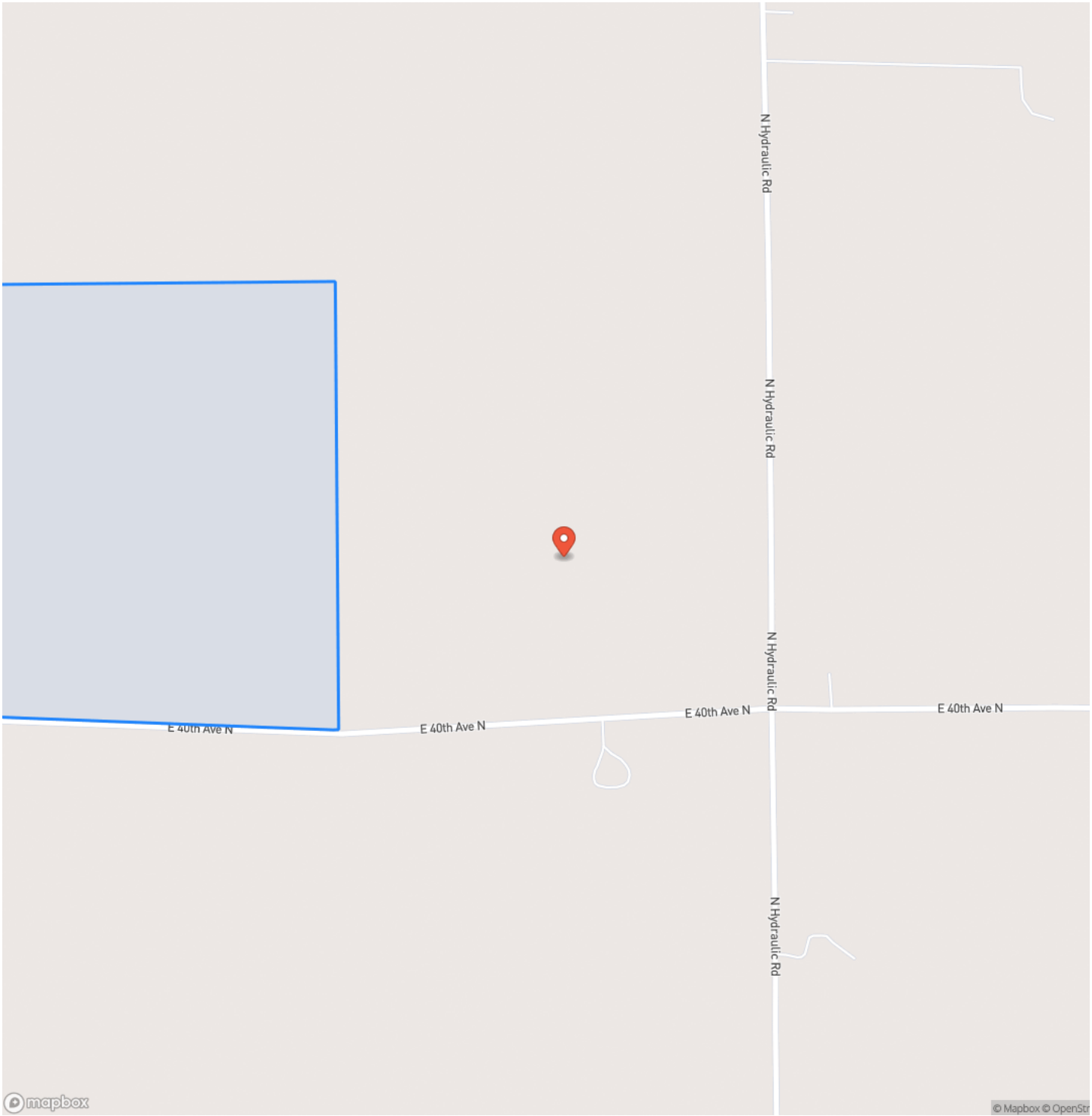
This is a great opportunity for a wide range of buyers. Tracts like this, offering both ag and lifestyle value, don't come up often in Sumner County.

For more info or to take a look at it in person contact Clint Graves [\(620\)440-2683](tel:6204402683) and/or email cgraves@L2realtyinc.com

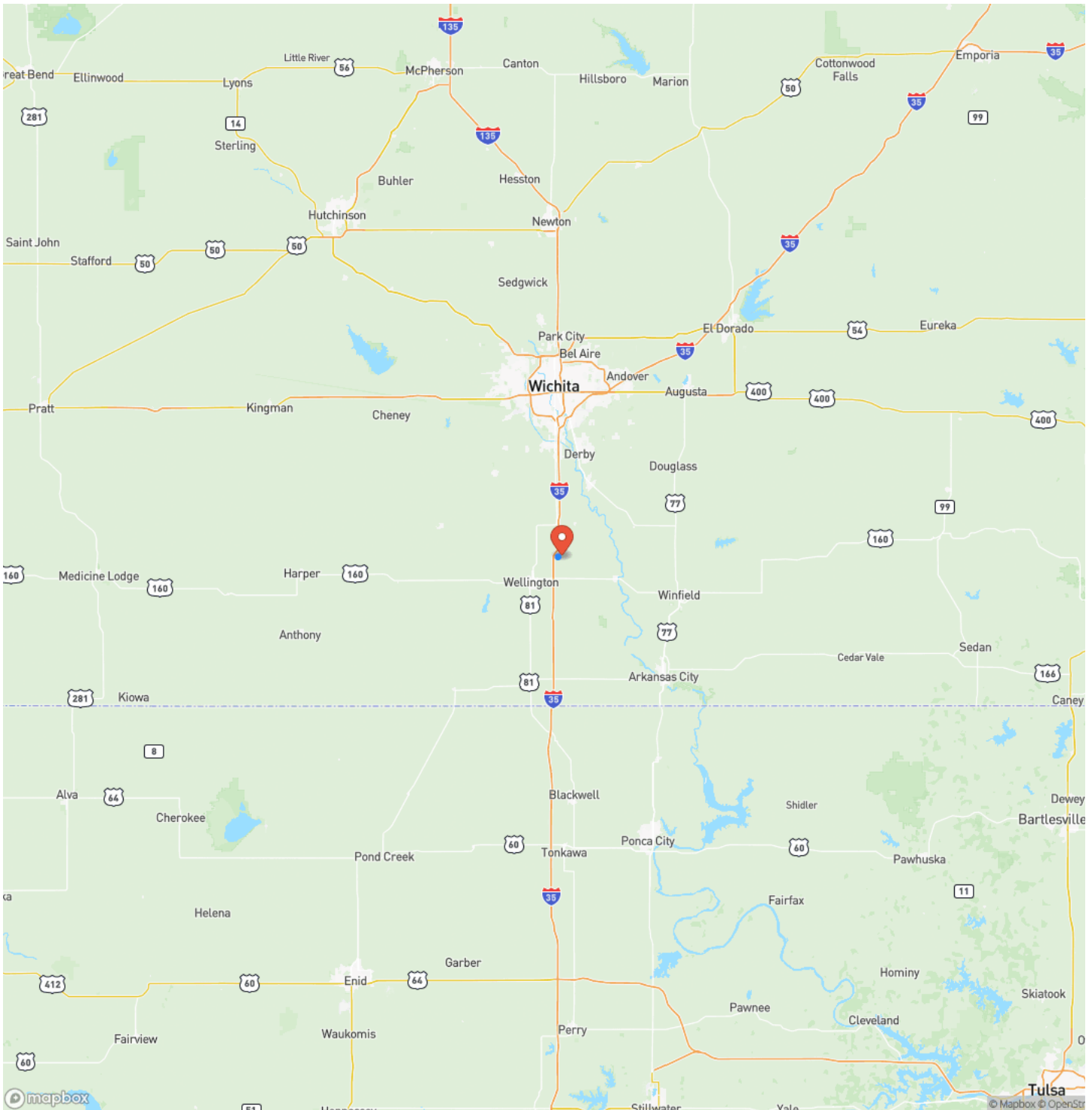
Sumner County Farmland and Build Site Opportunity
Belle Plaine, KS / Sumner County



Locator Map



Locator Map



Satellite Map



Sumner County Farmland and Build Site Opportunity

Belle Plaine, KS / Sumner County

LISTING REPRESENTATIVE

For more information contact:



Representative

Clint Graves

Mobile

(620) 440-2683

Email

cgraves@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 run across the width of the page. There are no margins, text, or other markings on the paper.

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L2realtyinc.com

DISCLAIMERS

Property has not been surveyed and being advertised off of legal description only.
Adjacent parcel directly west for sale by the same seller as well.
Farm Tenant in place and has right to plant and harvest a 2026 wheat crop.



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