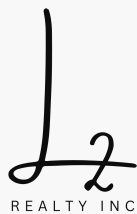


Exceptional Farm Land in Eastern Sumner County KS  
0000 S Oliver RD  
Wellington, KS 67152

**\$416,500**  
157± Acres  
Sumner County



## Exceptional Farm Land in Eastern Sumner County KS Wellington, KS / Sumner County

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### **SUMMARY**

#### **Address**

0000 S Oliver RD

#### **City, State Zip**

Wellington, KS 67152

#### **County**

Sumner County

#### **Type**

Farms, Recreational Land, Business Opportunity

#### **Latitude / Longitude**

37.178637 / -97.275242

#### **Acreage**

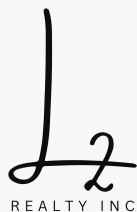
157

#### **Price**

\$416,500

#### **Property Website**

<https://l2realtyinc.com/property/exceptional-farm-land-in-eastern-sumner-county-ks-sumner-kansas/49372/>



## Exceptional Farm Land in Eastern Sumner County KS Wellington, KS / Sumner County

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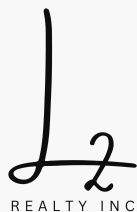
### **PROPERTY DESCRIPTION**

This 157+/- acre farm consists of class I, II, and III soils. Large portions of this farm are tabler silty clay loam and bethany silt loam. Sloping to the west this property has had proper terrace and waterway work done to ensure water drainage and minimize top soil erosion. The farm also offers blacktop access from both north and south down Oliver Road. Sumner County boast 35+/- inches in annual average rainfall. This property has had proven yields in sorghum and wheat production even in the hotter, dryer sumner conditions this area has faced the past few years.

If your looking to start investing in farmland or just want to add more acres to your operation this ground has multiple avenues to generate steady income over the coming years. You won't have any lost acres on this farm either with the property being 97% tillable you are getting your moneys worth. A few of the close Chemical and Fertilizer suppliers include Wickman Chemical in Oxford, Mid Kansas Coop in Wellington, and Helena Agri-Enterprises in Blackwell, Oklahoma. Scoular Grain offers the closest grain railhead just outside of Wellington.

Another aspect of this property is it has water and electric at both Oliver and 80th Road. Please call or email the listing agent, Clint Graves, at (620)440-2683 or [cgraves@l2realtyinc.com](mailto:cgraves@l2realtyinc.com) to set up a private showing!

- 10 Miles to Scoular Grain
- 15 Miles to Mid Kansas Coop
- 12 Miles to Wellington KS
- 16 Miles to South Haven KS
- 32 Miles to Helena Agri-Enterprises
- 42 Miles to Wichita
- 125 Miles to OKC

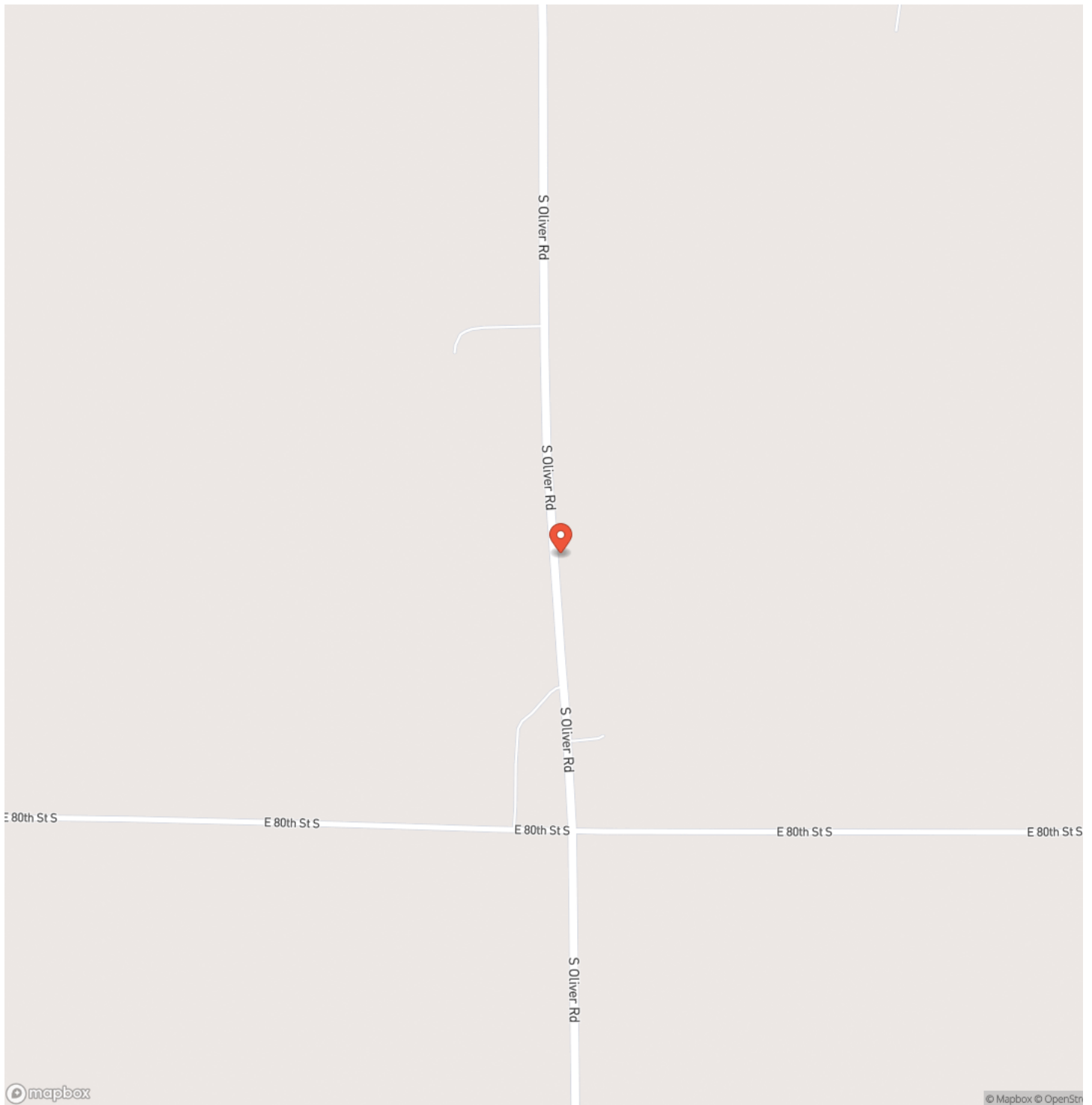




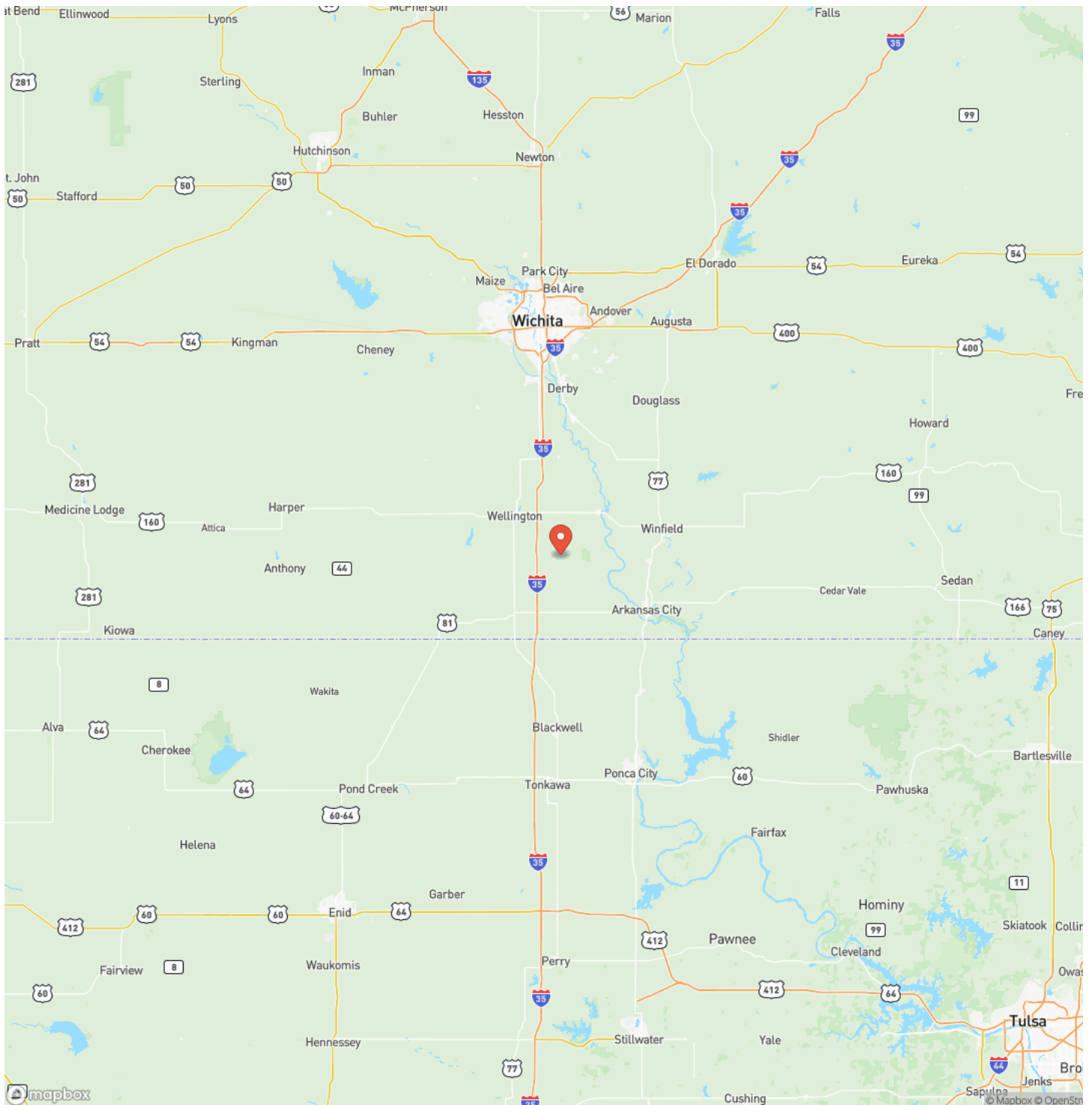
Exceptional Farm Land in Eastern Sumner County KS  
Wellington, KS / Sumner County



## Locator Map



## Locator Map





## Satellite Map



## Exceptional Farm Land in Eastern Sumner County KS Wellington, KS / Sumner County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Clint Graves

## Mobile

(620) 440-2683

## Email

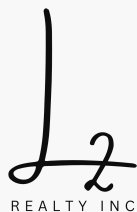
cgraves@L2realtyinc.com

**Address**

## City / State / Zip

Oxford, KS 67119

## NOTES

[illegible]

**MORE INFO ONLINE:**

**l2realtyinc.com**



## 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.



## **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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**4045B CR 3900**

**Independence, KS 67301**

**(620) 577-4487**

**[l2realtyinc.com](http://l2realtyinc.com)**

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