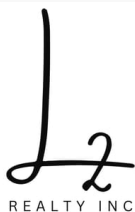


**Sumner County Build & Hunt**  
1696 E 100th St S  
Geuda Springs, KS 67051

**\$180,000**  
41.500± Acres  
Sumner County



**MORE INFO ONLINE:**

**[L2realtyinc.com](https://L2realtyinc.com)**

**Sumner County Build & Hunt**  
**Geuda Springs, KS / Sumner County**

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**SUMMARY**

**Address**

1696 E 100th St S

**City, State Zip**

Geuda Springs, KS 67051

**County**

Sumner County

**Type**

Undeveloped Land, Hunting Land, Recreational Land

**Latitude / Longitude**

37.144696 / -97.186388

**Acreage**

41.500

**Price**

\$180,000

**Property Website**

<https://l2realtyinc.com/property/sumner-county-build-hunt-sumner-kansas/61667/>



### **PROPERTY DESCRIPTION**

Located in Eastern Sumner County, this 41.5 acres has a lot to offer. From hunting to a homesite it has all the tools to make both happen on this property.

Starting at the road you will notice a more open area on the south end of the property. This area has a smaller wood frame shop over looking a large marsh to the north. Along with a concrete floor this shop also has all the utilities ran to it as well. Making and added bonus for someone looking to build or upgrade the current structure with all your power and water already being a couple hundred yards onto the place. Oxford Road running all the way through from 160 HWY to 166 HWY is fully paved and one mile east of the property.

From a hunting aspect there is well worn trails cutting across the property from deer travel on a daily basis. You will notice this place is surrounded by some heavily timbered areas, especially for this region of the state. As a result the deer population is booming with several nice bucks utilizing this property. With the land laying of some quality soils a food plot would thrive even under heavy deer pressure.

The north end of the property holds the lowest point and with easy access on a side by side trail it has the features of to be prime waterfowl development. With the right equipment and approach multiple acres could be turned into open water. I see this area being a heavily used flyway in the winter months. The tree row running east and west would also be very suitable for a concealed blind.

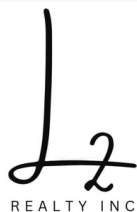
#### Proximity to Town

- 20 minutes to Arkansas City KS
- 12 minutes to Oxford KS
- 52 minutes to Wichita KS
- 2 hours to OKC

#### Property Highlights

- Utilities
- Deer hunting
- Waterfowl hunting
- Shop

For a closer look call Clint Graves (620)440-2683 or email [cgraves@L2realtyinc.com](mailto:cgraves@L2realtyinc.com).

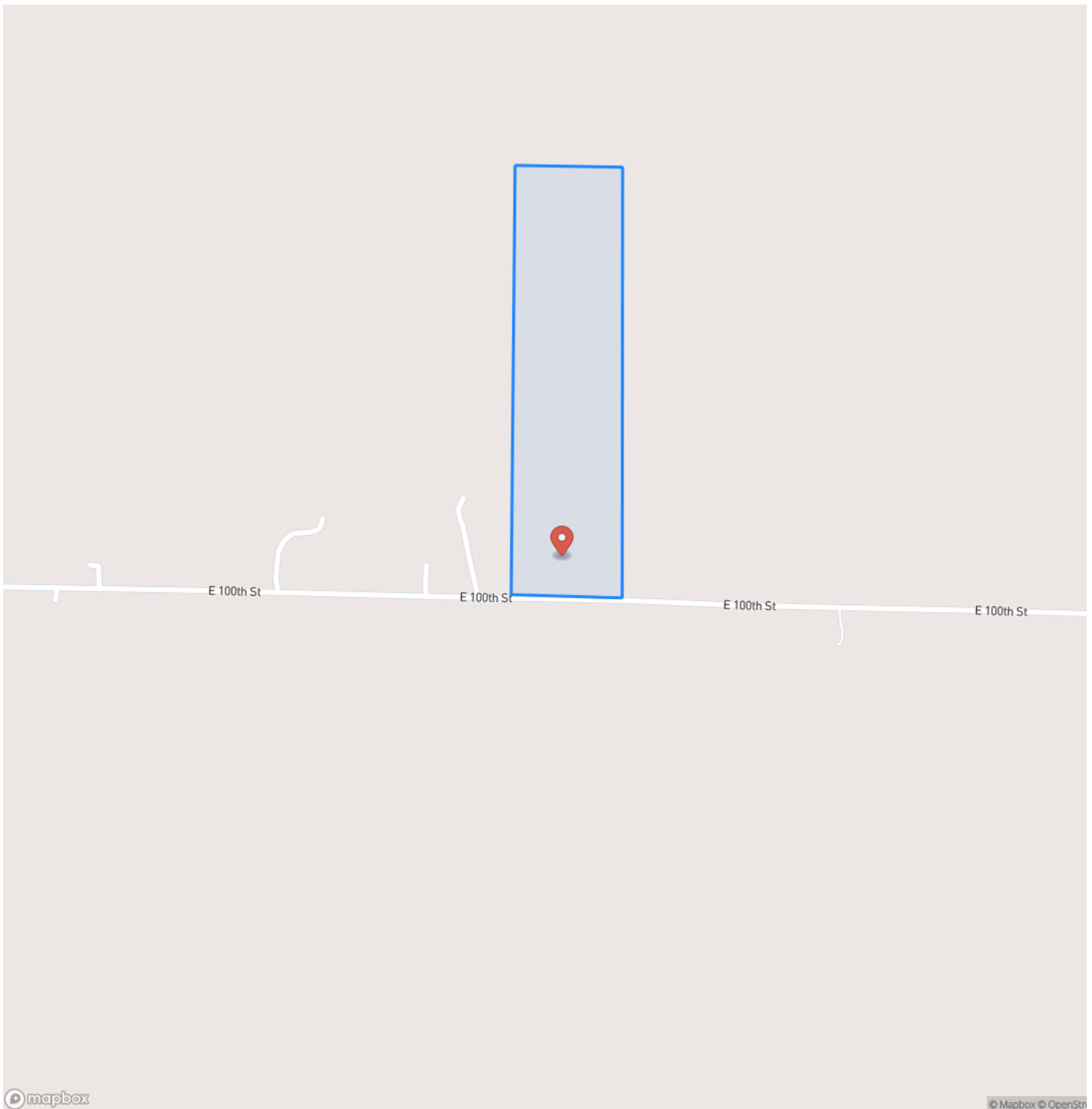


Sumner County Build & Hunt  
Geuda Springs, KS / Sumner County

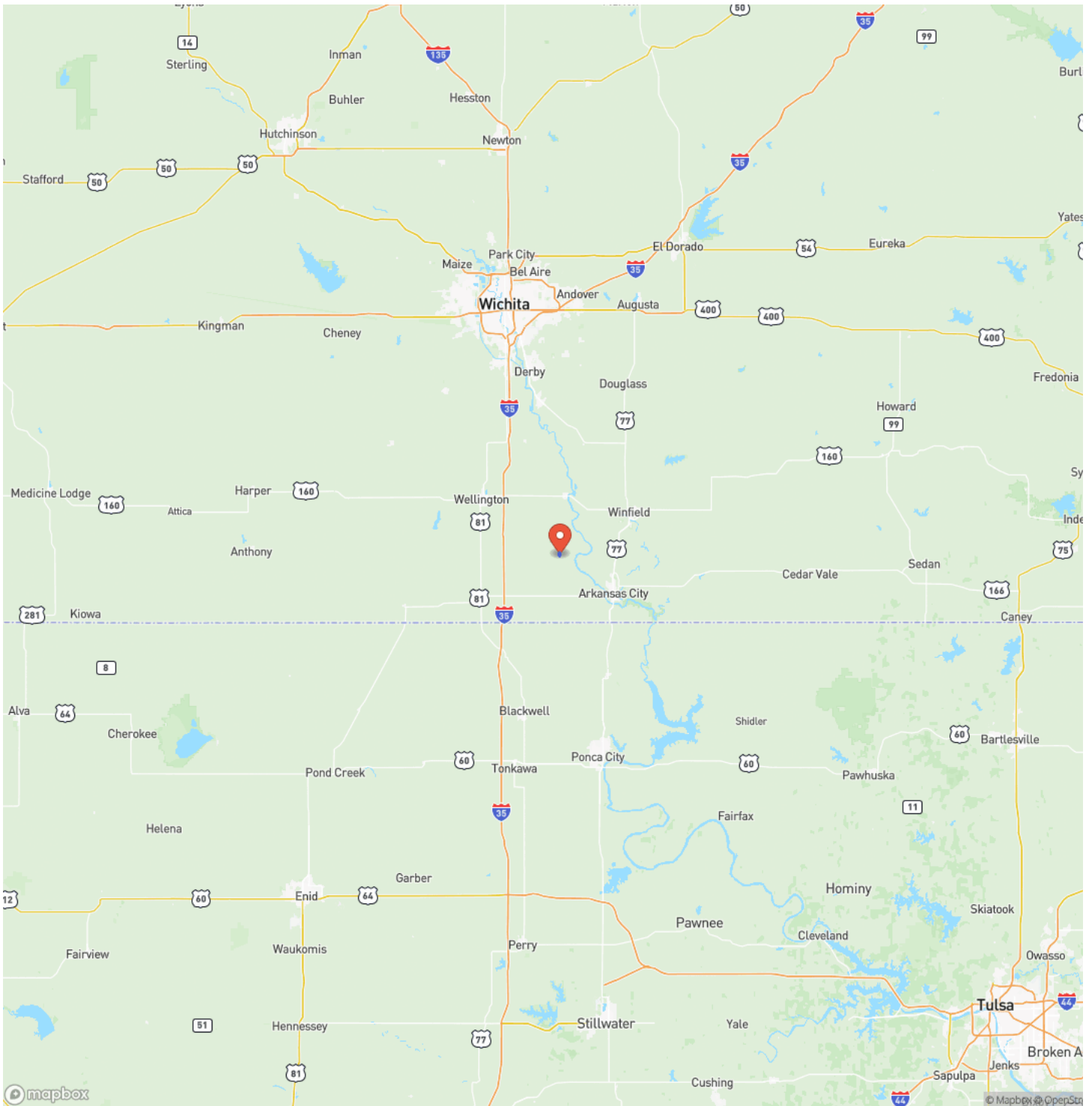
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## Locator Map



## Locator Map



## Satellite Map



## 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]

[illegible]

**L2realtyinc.com**

## **DISCLAIMERS**

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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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