

South Tract South Haven Farm
000 S West Rd
South Haven, KS 67140

\$302,640
116.4± Acres
Sumner County



**South Tract South Haven Farm
South Haven, KS / Sumner County**

SUMMARY

Address

000 S West Rd

City, State Zip

South Haven, KS 67140

County

Sumner County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

37.030889 / -97.387514

Acreage

116.4

Price

\$302,640

Property Website

<https://arrowheadlandcompany.com/property/south-tract-south-haven-farm/sumner/kansas/89215/>



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PROPERTY DESCRIPTION

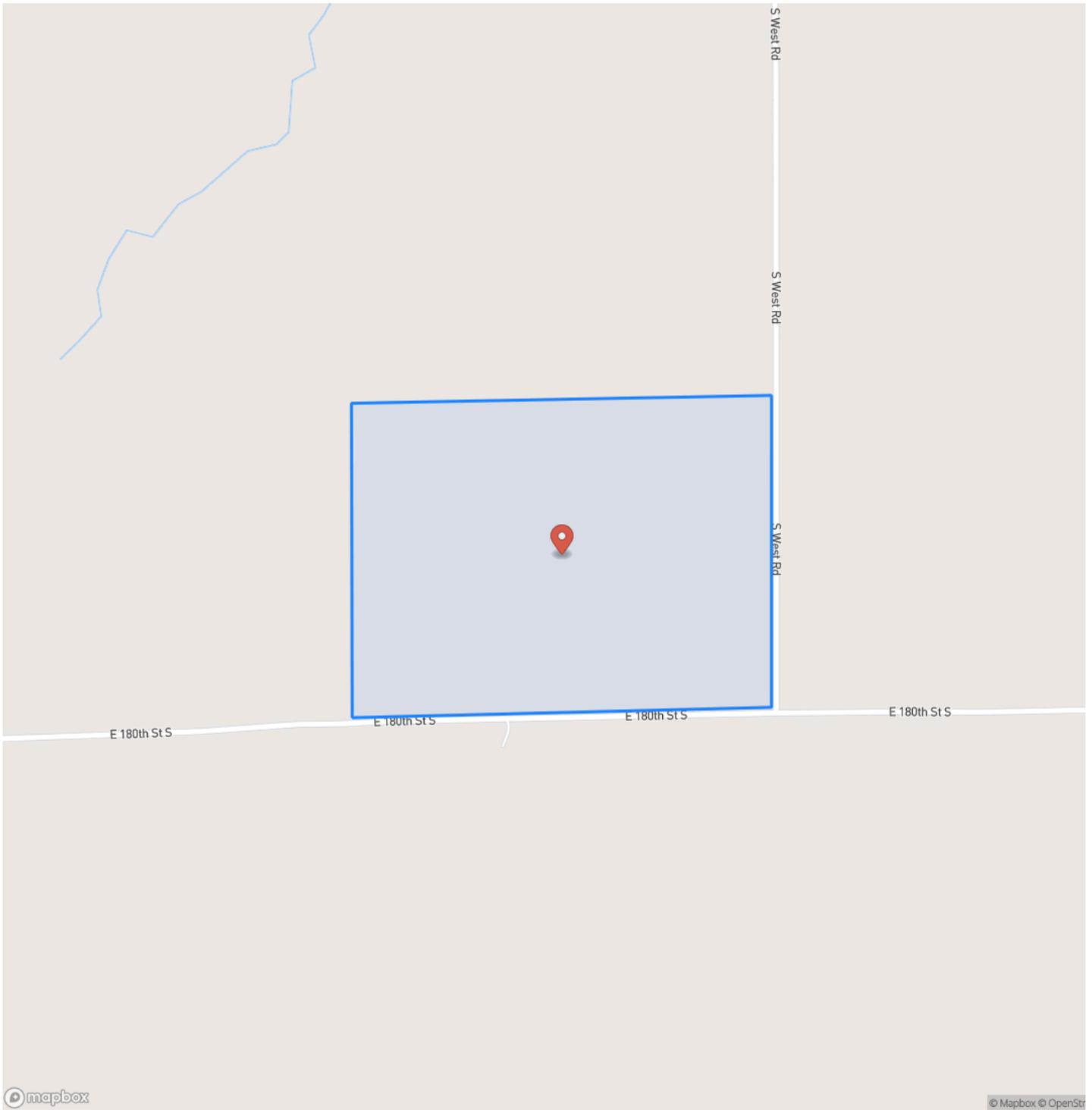
PRICE REDUCED!! This 116.4+/- acre property in Sumner County, Kansas offers an ideal blend of recreational opportunity and productive farmland. With Spring Creek running through the area, wildlife activity is strong, drawing in whitetail and turkeys. The finger of trees on the West side and the larger timber patch toward the center of the property provide excellent cover, while the native grasses in the southwest corner create natural food and bedding areas for game. Together, these features make the farm a prime hunting destination with outstanding habitat diversity. On the agricultural side, the farm consists of a solid mix of soils, with an average NCCPI of 65.55. Soil types include 44.39+/- acres of Milan loam (1-3% slopes), 27.74+/- acres of Milan loam (3-6% slopes), 27.6+/- acres of Vanoss silt loam (0-1% slopes), 8.6+/- acres of Kirkland silt loam (1-3% slopes), and 8.03+/- acres of Elandco silty clay loam (rarely flooded). This combination provides a reliable foundation for crop production while also supporting the property's recreational value. With its balance of strong tillable acres, wildlife habitat, and natural features, this 116.4+/- acre tract is a versatile investment for both farmers and hunters. The property consists of expired CRP grass that's been cut and is ready for new growth. Conveniently located, the farm sits just south of South Haven, 23 +/- miles from Arkansas City, 35 +/- from Winfield, 40 +/- miles from Ponca City, OK and 50+/- miles from Wichita. With electricity available at the road, the property also carries potential for future development, making it an attractive long-term investment option in addition to its agricultural and recreational value! The north tract is also available to purchase or all together. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jacobs Lemons at [\(620\) 501-3688](tel:6205013688).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

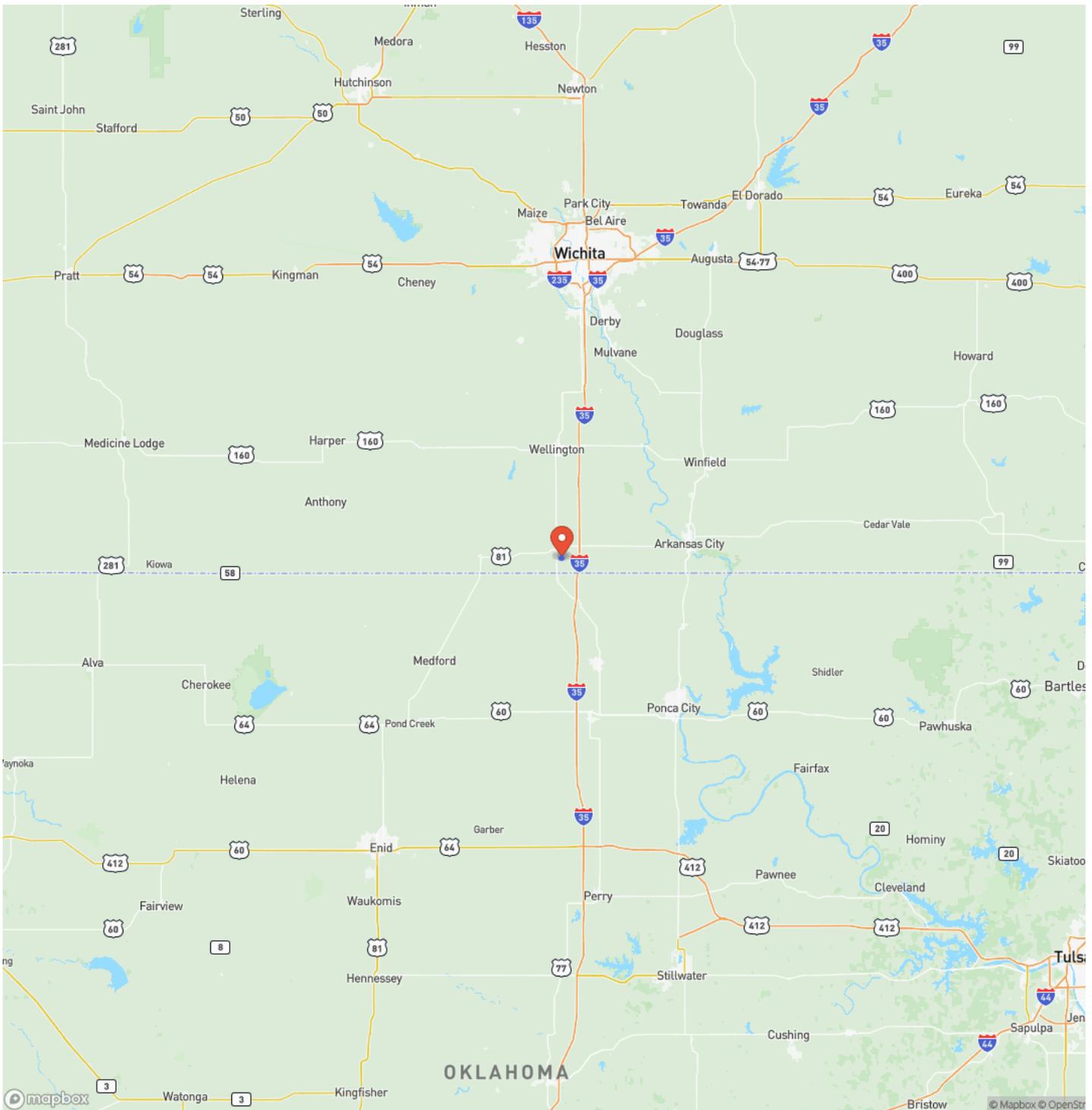
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Locator Map



Locator Map



Satellite Map



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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