

Potential to subdivide into 8 lots.
1126 N 13th
Arkansas City, KS 67005

\$48,500
2.2± Acres
Cowley County



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Arkansas City, KS / Cowley County

SUMMARY

Address

1126 N 13th

City, State Zip

Arkansas City, KS 67005

County

Cowley County

Type

Residential Property

Latitude / Longitude

37.074832 / -97.054516

Dwelling Square Feet

512

Bedrooms / Bathrooms

1 / 1

Acreage

2.2

Price

\$48,500

Property Website

<https://l2realtyinc.com/property/potential-to-subdivide-into-8-lots-cowley-kansas/96278/>



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PROPERTY DESCRIPTION

Welcome to **1126 N 13th in Arkansas City, Kansas!**

This is **not your typical city listing**-you get **2.25 acres right inside city limits**, making this property a rare find and a true **blank canvas full of possibilities**.

The property includes a home built in **1900**, offering **512 sq ft, 1 bedroom**, and **1 bathroom**, plus **multiple sheds**-one of which was once used as an **old barbershop**.

If you're looking for a **private retreat**, you'll love the **thick wooded lot**, perfect for enjoying nature and **watching deer right from your back porch!**

For developers and investors, there's serious upside here-this property could potentially be **subdivided into up to 8 separate lots**, creating an exciting opportunity for future growth.

Located just **one block from the local elementary school** and only **minutes from downtown Ark City**.

Development project, tiny home living, or your own private woods in town-the choice is yours!

If you'd like a tour give me a call.

Elizabeth Gaston
Rural Property Specialist
[620-968-7064](tel:620-968-7064)
egaston@l2realtyinc.com

-2.25 acres

-500+ square foot home

-1 bed

-1 bath

-Multiple sheds

-Potential to subdivide or keep as a private retreat!

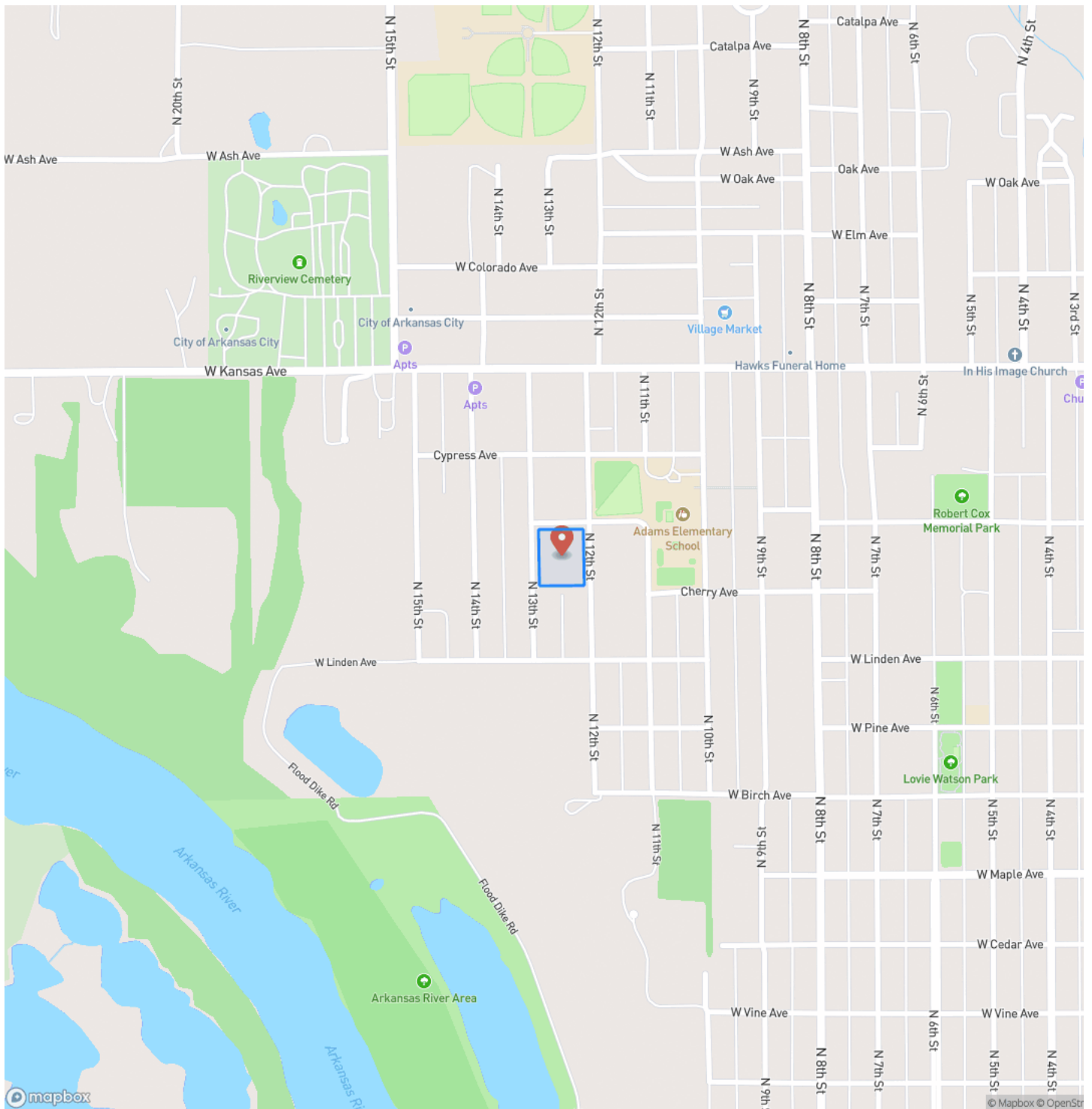


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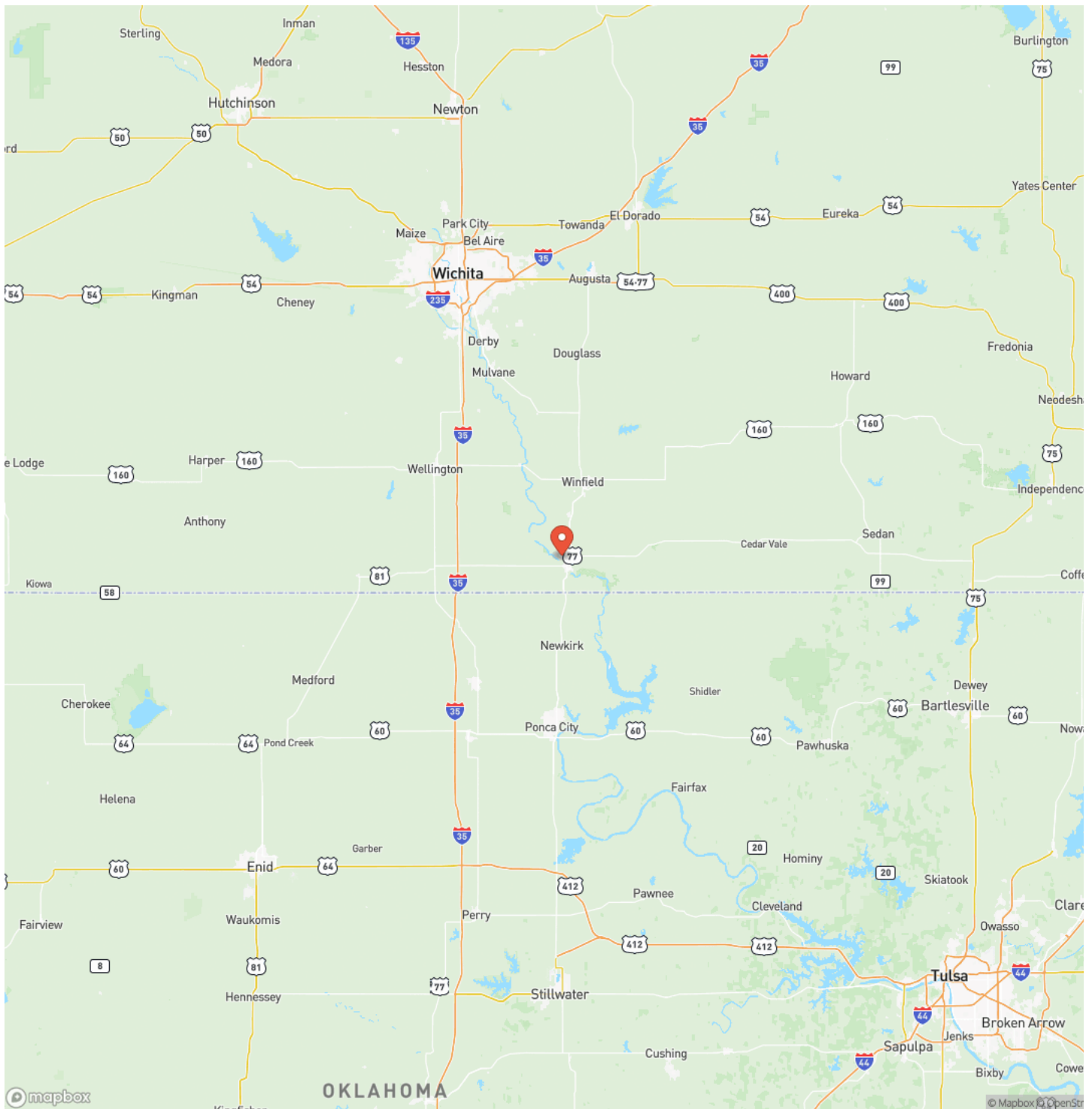
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Locator Map



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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Elizabeth Gaston

Mobile

(620) 968-7064

Email

egaston@L2realtyinc.com

Address

City / State / Zip

Oxford, KS 67119

NOTES

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MORE INFO ONLINE:

<https://l2realtyinc.com/>

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<https://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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