

**164+/- Acres of Excellent Sumner Co. Tillable**  
**Argonia, KS 67004**

**\$451,000**  
**164± Acres**  
**Sumner County**



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Argonia, KS / Sumner County**

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**SUMMARY**

**City, State Zip**

Argonia, KS 67004

**County**

Sumner County

**Type**

Farms

**Latitude / Longitude**

37.309694 / -97.779857

**Taxes (Annually)**

222

**Acreage**

164

**Price**

\$451,000

**Property Website**

<https://redcedarland.com/detail/164-acres-of-excellent-sumner-co-tillable-sumner-kansas/57360/>



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### **PROPERTY DESCRIPTION**

#### **164+/- Acres of Excellent Sumner Co. Tillable**

**Legal Description:** NW/4 of 32-31-4.

**Driving Directions:** From Argonia Kansas head north 3 miles, turn west and go 1/2 mile.

**Property Description:** Its very rare to have this level of dryland farmground with only 6 ft. elevation change across the entire farm. All the soils are class II Solvay Loamy Fine Sand and this area of Kansas averages 33+ inches of rain per year. With excellent soils and good rain you can expect to grow wheat, milo, sedan, alfalfa, corn, and cotton. You can also double crop after wheat with average rainfall years. There are two shelterbelts on the property with one on the south and one on the north. Great roads for access on the north and west sides.

The farm is currently being custom farmed and the wheat has already been cut.

Farming possession is negotiable. Mineral rights do not transfer.

**For more information or to schedule a showing contact Nathan Leeper at [620-388-6328](tel:620-388-6328) .**

### **Key Features**

Excellent Level Farmland

100% Class II Soils.

1/2 Mile From Blacktop

3.5 Miles From Argonia

Farming Possession Negotiable

Build Site Potential

Great Access



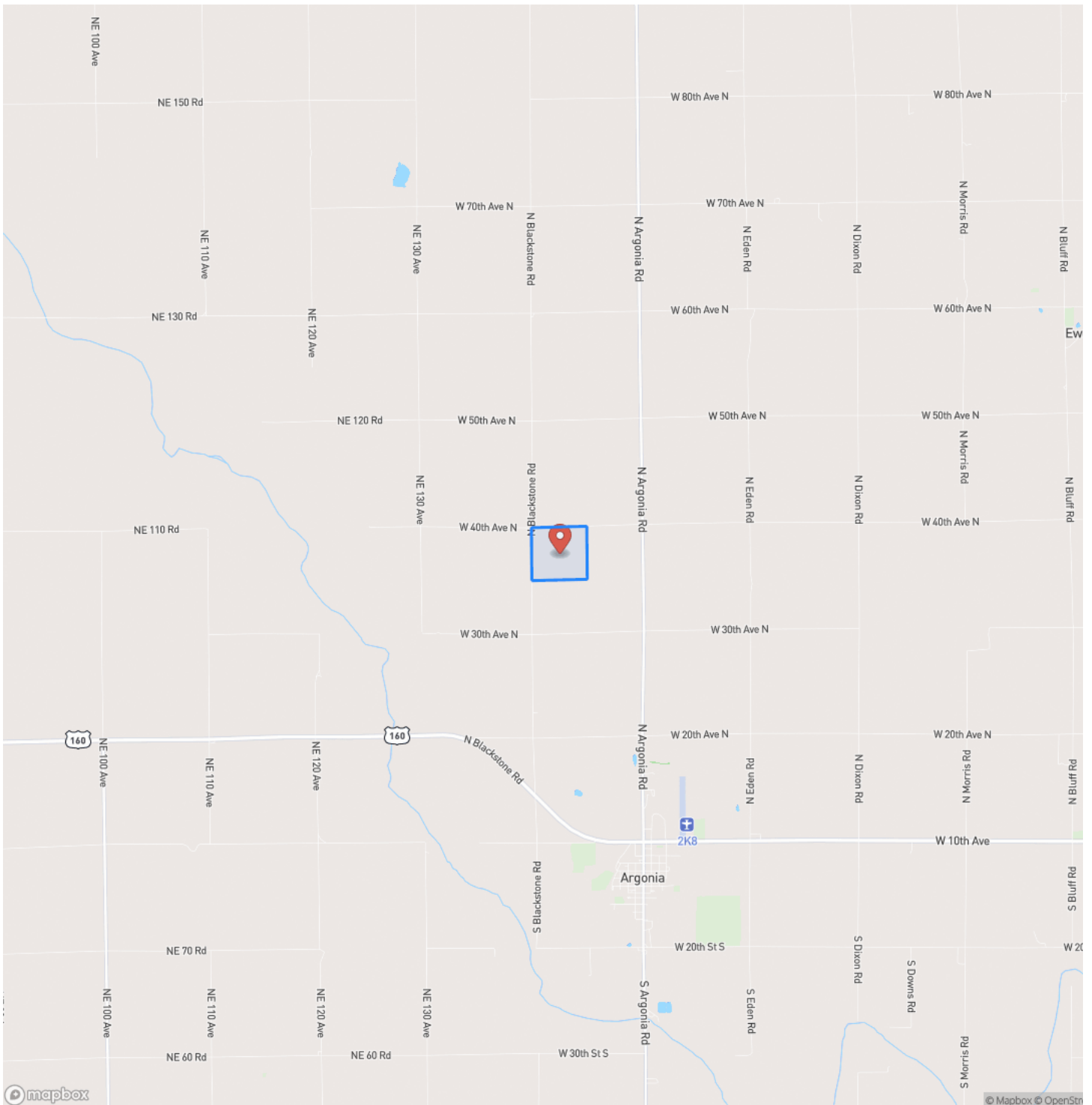


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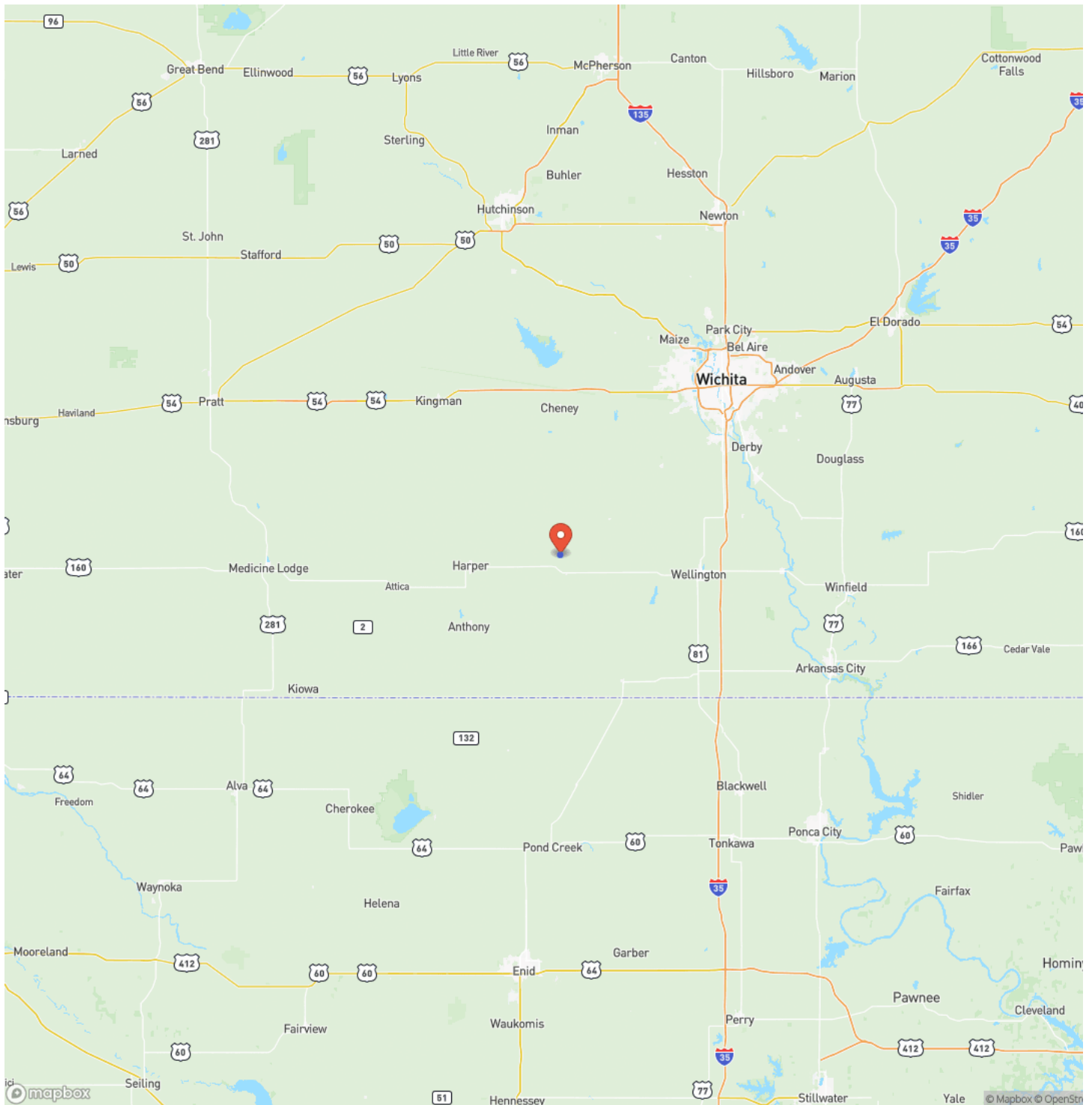
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## Locator Map



## Locator Map



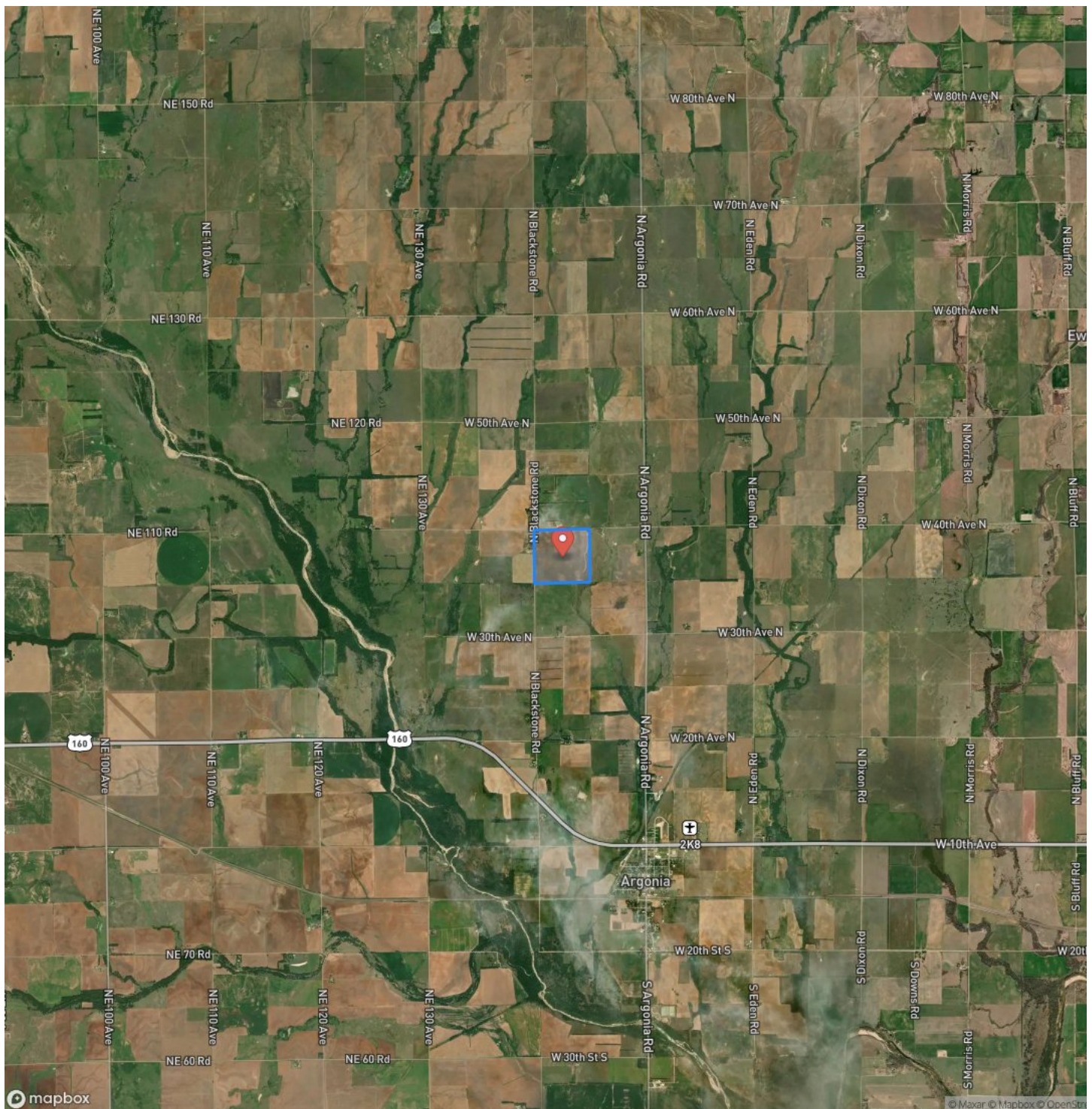
**MORE INFO ONLINE:**

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



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## Satellite Map



## 164+/- Acres of Excellent Sumner Co. Tillable Argonia, KS / Sumner County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Nathan Leeper

## Mobile

(620) 388-6328

## Email

nleper@redcedarland.com

**Address**

## City / State / Zip

Preston, KS 67583

## NOTES



**MORE INFO ONLINE:**

**redcedarland.com**



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## **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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**Red Cedar Land Co.**  
2 NE 10th ave  
Saint John, KS 67576  
(620) 546-3746  
[redcedarland.com](http://redcedarland.com)

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