Highway Tillable Farm
22467 1st St
Haviland, KS 67059

$94,000
33± Acres
Kiowa County







SUMMARY

Address
22467 1st St

City, State Zip
Haviland, KS 67059

County
Kiowa County

Type
Farms, Undeveloped Land

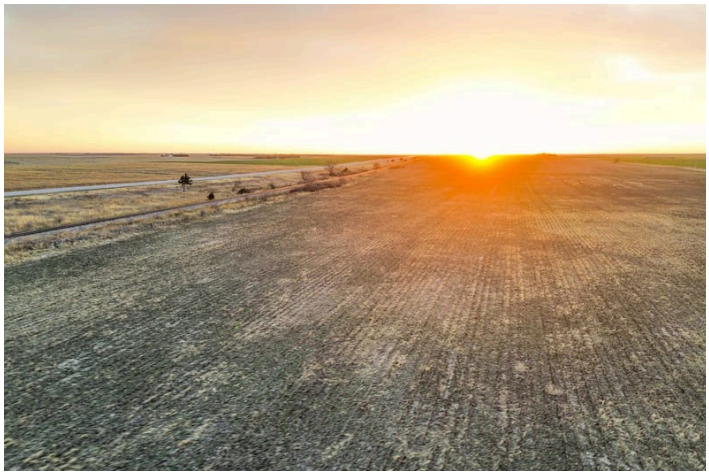
Latitude / Longitude
37.61434 / -99.14534

Acreage
33

Price
$94,000

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

PRICE REDUCED!! Introducing The Highway Tillable Farm, 33 +/- acres in Kiowa County just east of Haviland, Kansas! The property consists of dryland farm ground with great potential upside. It is currently in dryland production and lays out well for efficient farming along with easy access. It has a strong fence surrounding the entire property and the location is more than ideal sitting just off Highway 54 and having North and East boundaries with road access which makes it easy to get equipment in and out. In addition to the agricultural value, the mineral rights are included, adding another layer of long term investment potential. Smaller tracts like this with great access and fencing do not come available very often in this area. If you are looking to add to your operation, invest in quality dryland tillable, or secure a manageable tract with additional upside, this property deserves a look! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Abe Peters at (620) 388-4900 and Dru Butler at (620) 388-0519 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

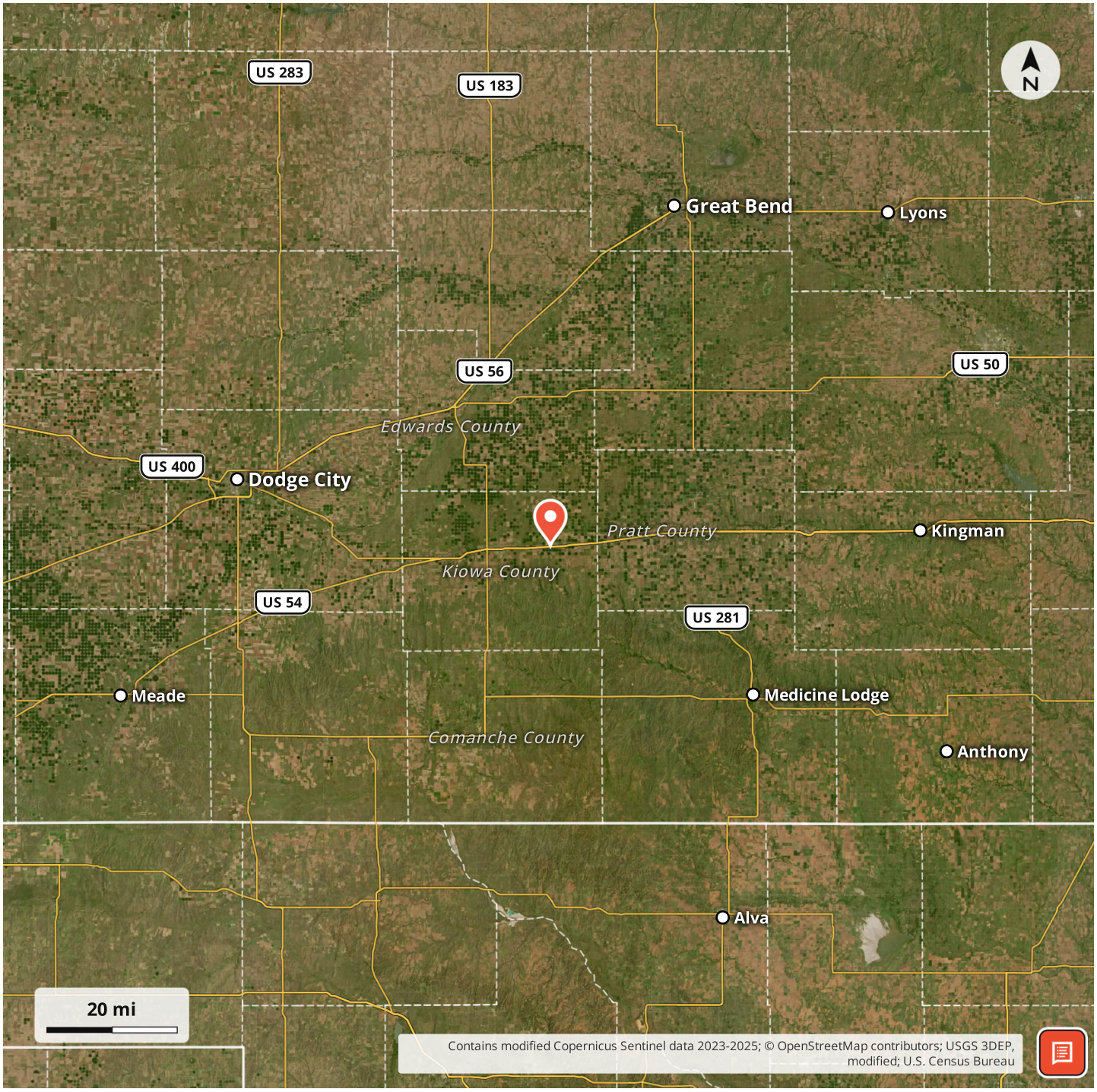
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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



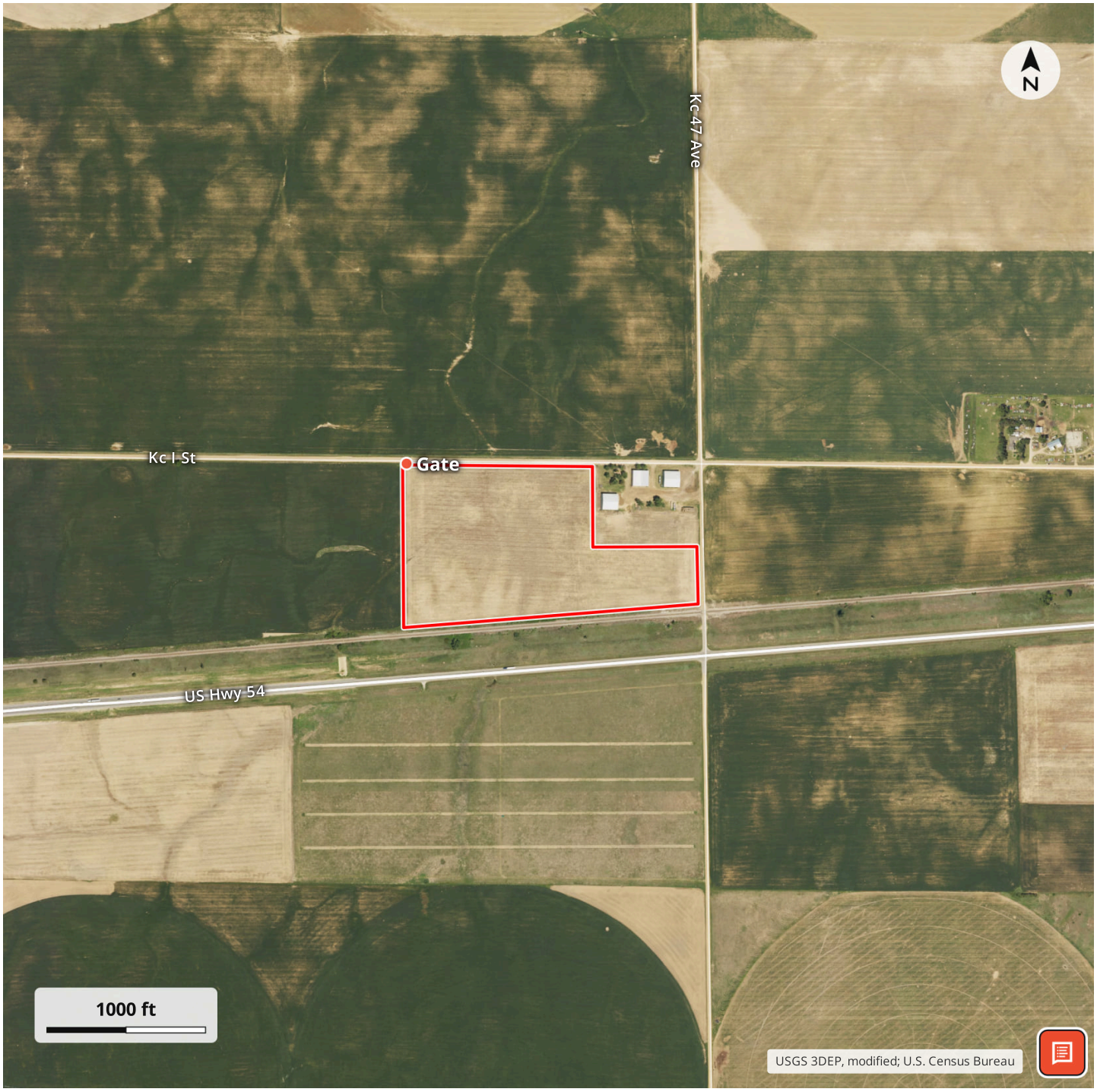




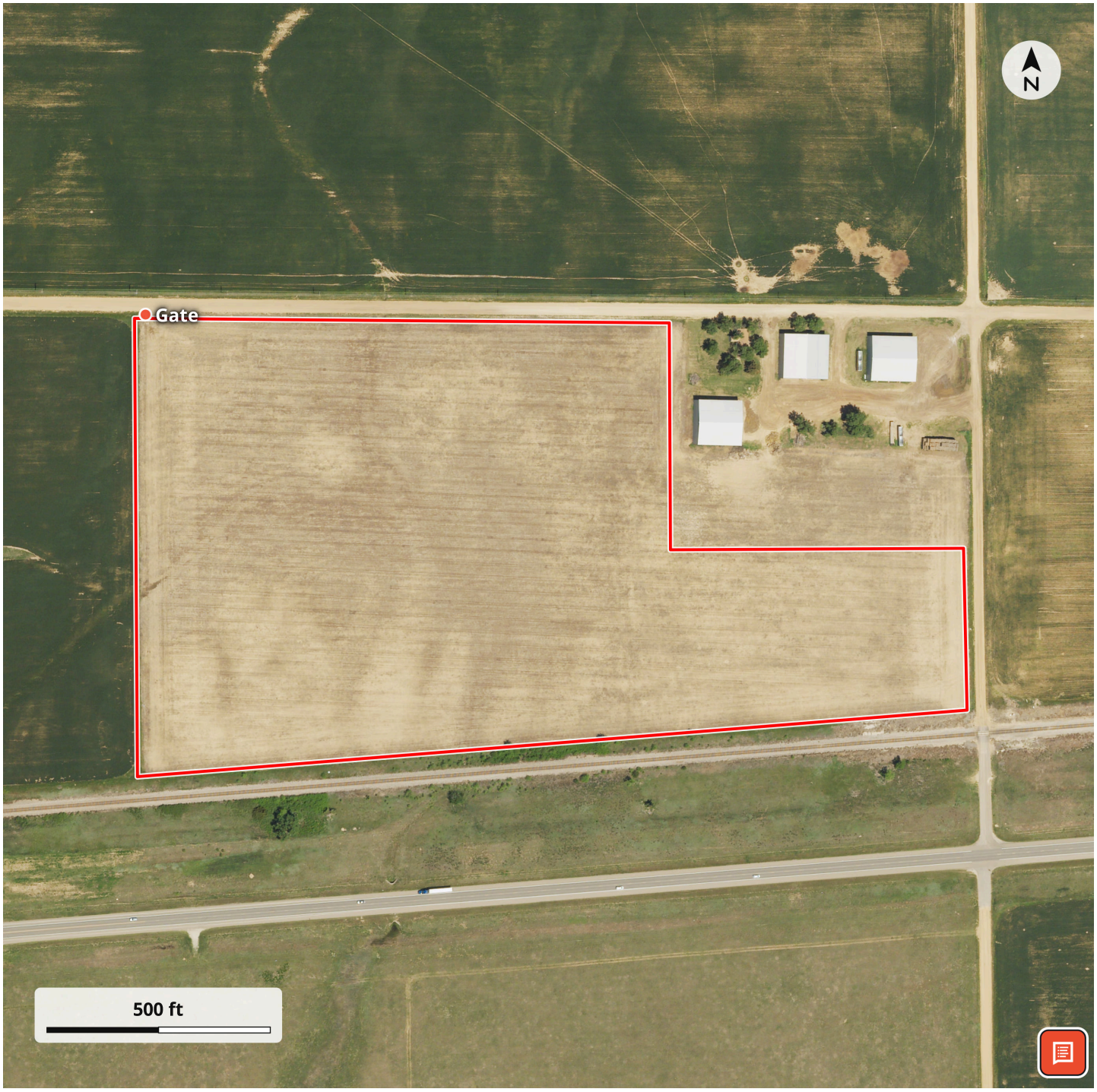

Regional Map



Locator Map


N
Kc-47 Ave
Kc I St
Gate
US Hwy 54
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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Abe Peters

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(620) 388-4900

Email
abe.peters@arrowheadlandcompany.com

City / State / Zip
Pratt, KS 67124

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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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