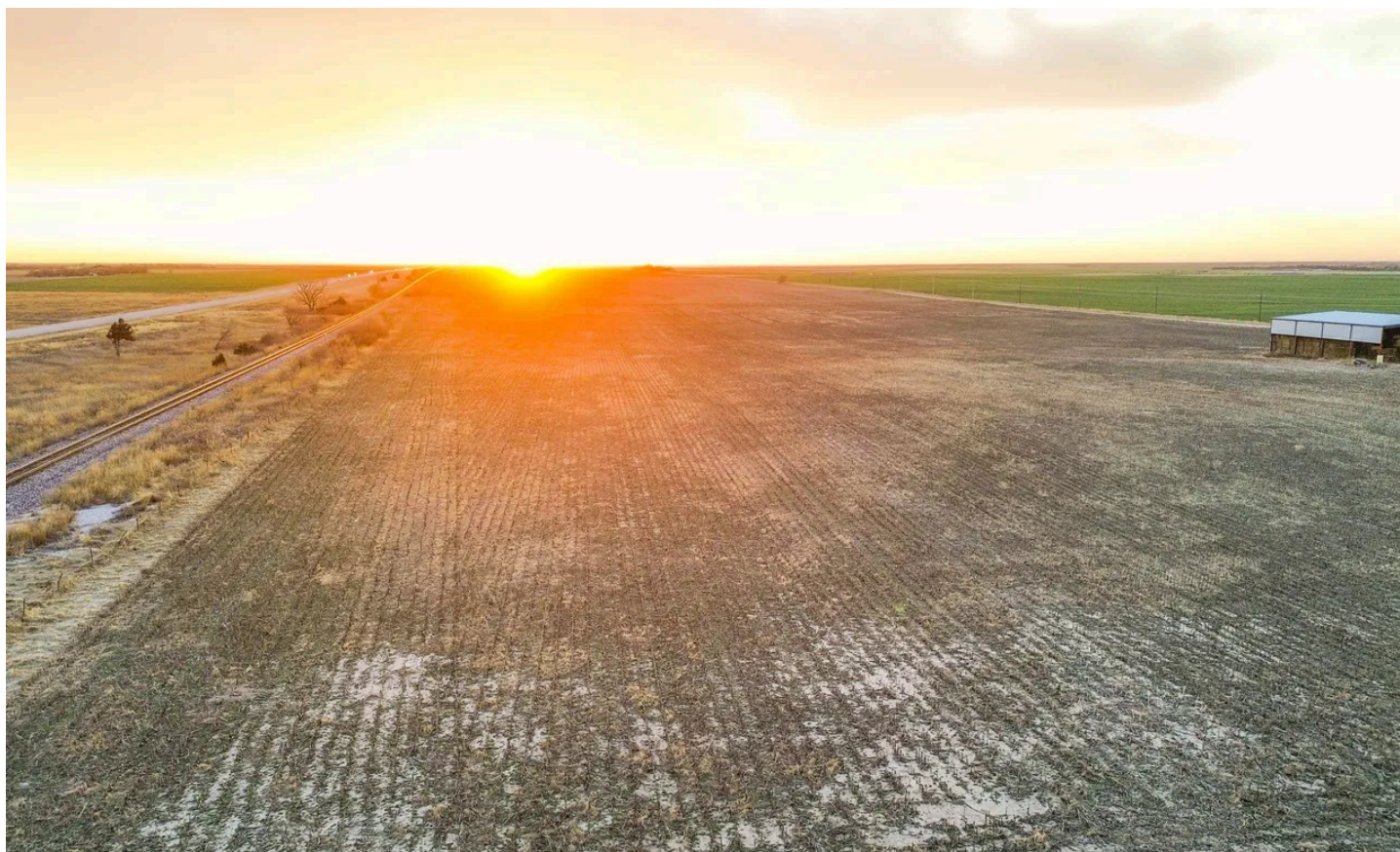


Highway Tillable Farm
22467 1st St
Haviland, KS 67059

\$94,000
33± Acres
Kiowa County



Highway Tillable Farm Haviland, KS / 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

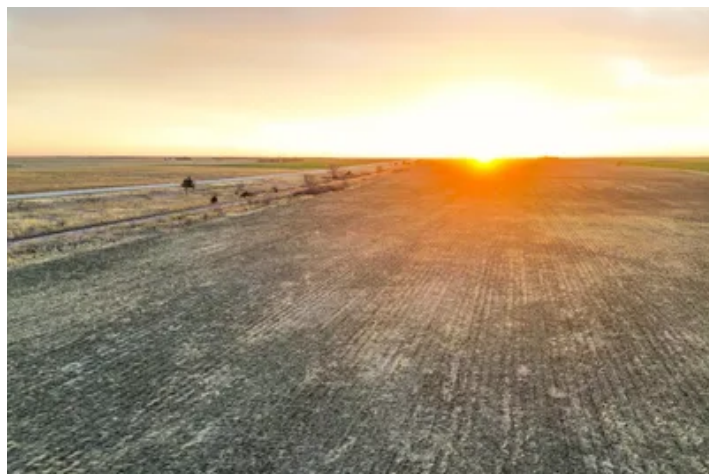
33

Price

\$94,000

Property Website

<https://arrowheadlandcompany.com/property/highway-tillable-farm-kiowa-kansas/101296/>



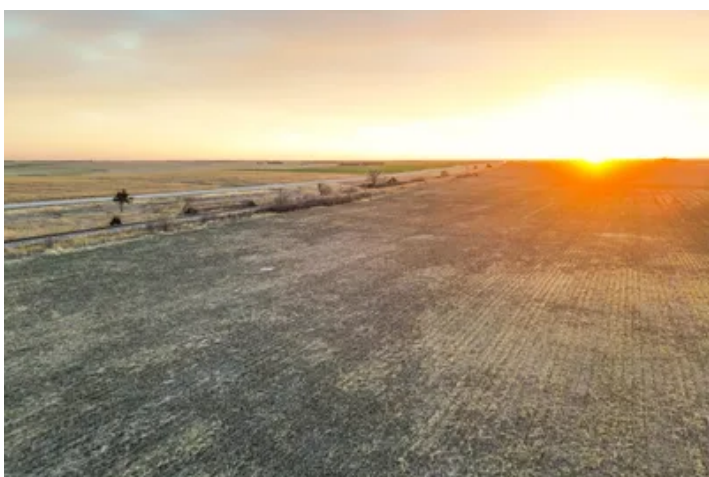
Highway Tillable Farm Haviland, KS / Kiowa County

PROPERTY DESCRIPTION

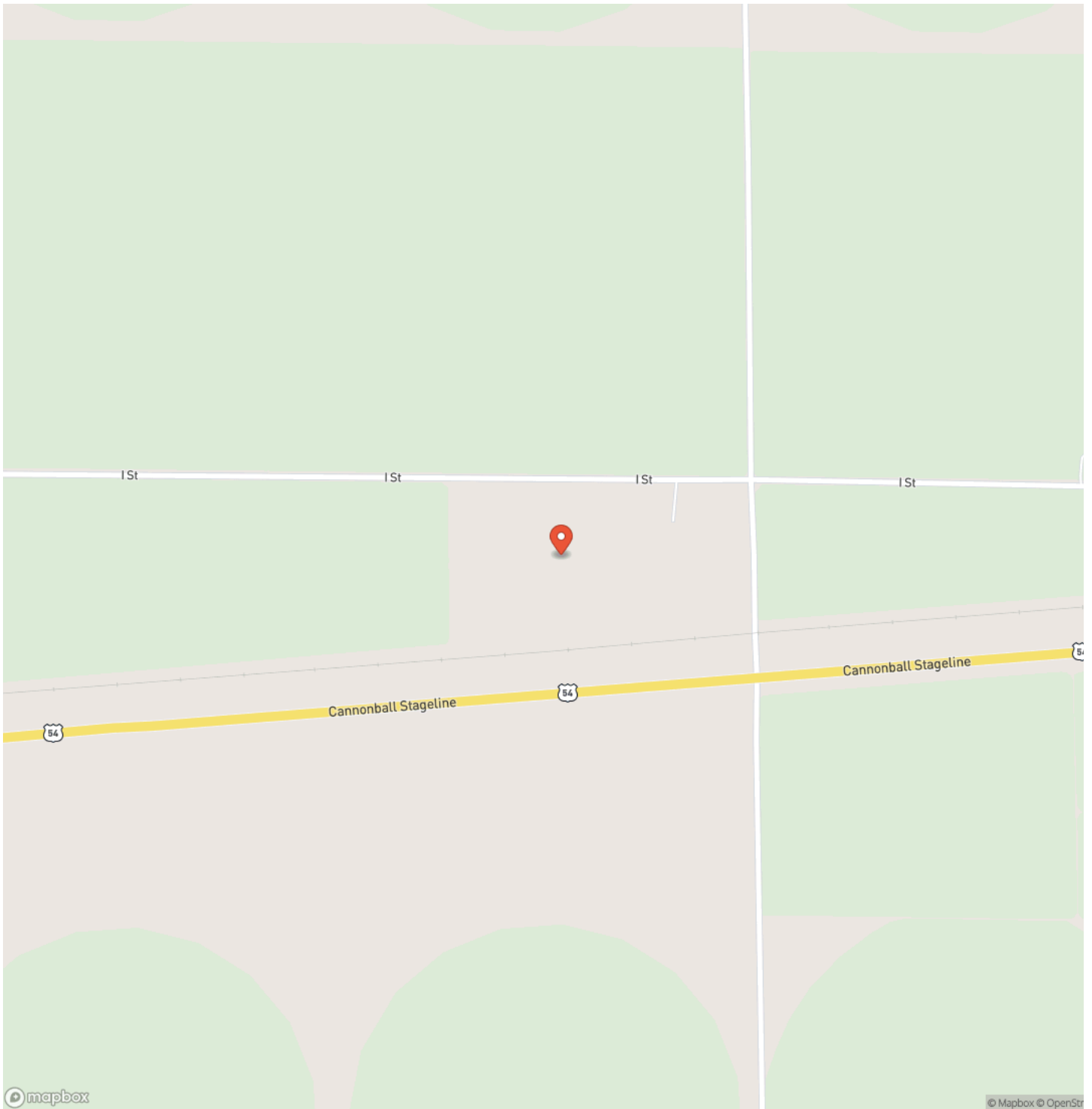
PRICE REDUCED!! Introducing The Highway Tillable Farm, 33 +/- acres in Kiowa County just east of Haviland, Kansas! The property consists of dryland farm ground with great potential upside. It is currently in dryland production and lays out well for efficient farming along with easy access. It has a strong 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](tel:(620)388-4900) and Dru Butler at [\(620\) 388-0519](tel:(620)388-0519). 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.



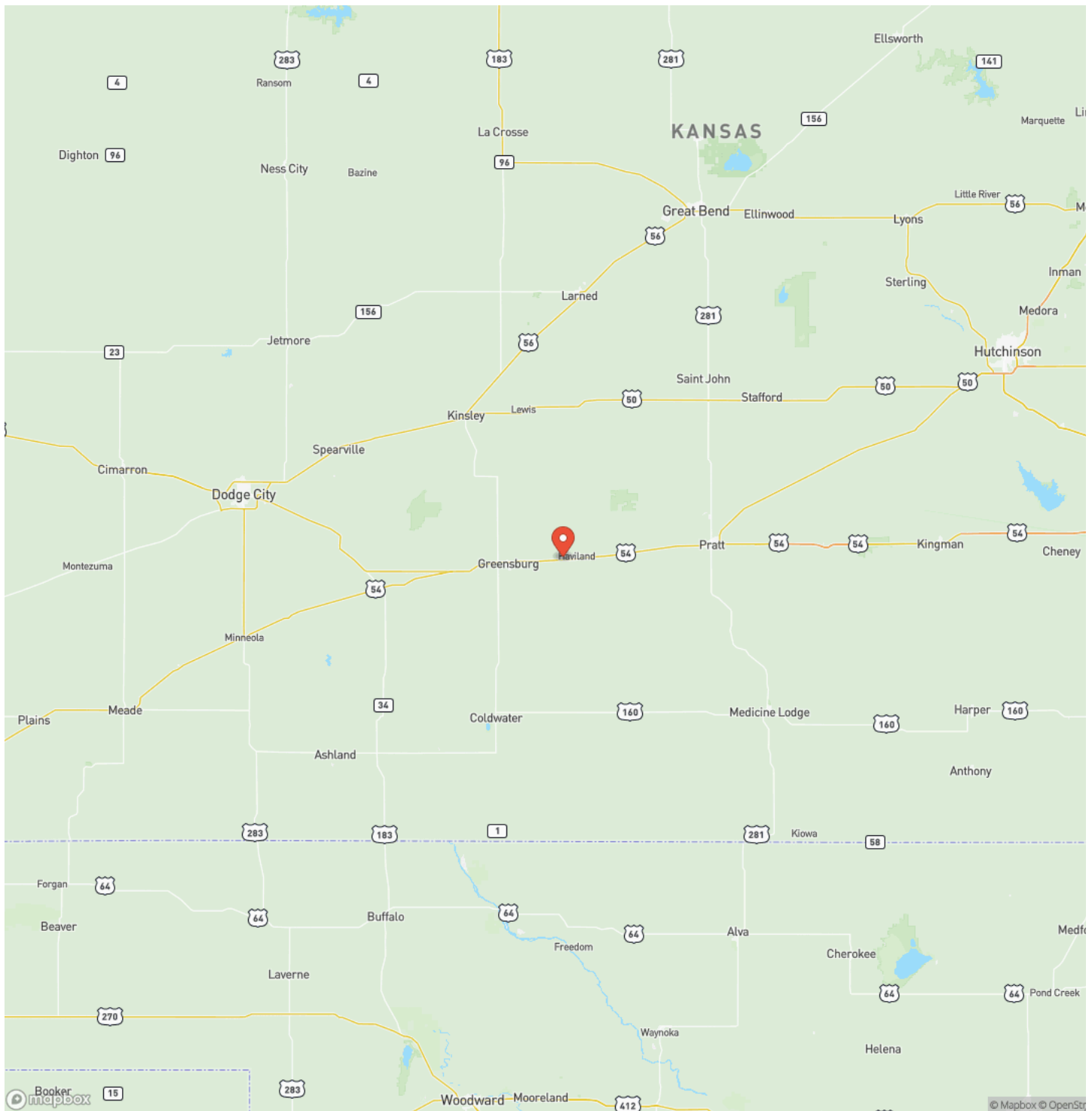
Highway Tillable Farm
Haviland, KS / Kiowa County



Locator Map



Locator Map



Satellite Map



Highway Tillable Farm
Haviland, KS / Kiowa County

LISTING REPRESENTATIVE

For more information contact:



Representative

Abe Peters

Mobile

(620) 388-4900

Email

abe.peters@arrowheadlandcompany.com

Address

City / State / Zip

Pratt, KS 67124

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://arrowheadlandcompany.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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