

LAND FOR SALE

160± ACRES | KINGMAN COUNTY, KANSAS



Legal Description: S $\frac{1}{2}$ SE $\frac{1}{4}$ of 15-28-9W & S $\frac{1}{2}$ SW $\frac{1}{4}$ of 14-28-9W in Kingman Co., KS

Location: From Cunningham, KS, travel east on Hwy 54 for 8 miles. Travel south on SW 90 Ave for 3 miles. Property is located at the northwest corner & northeast corner of SW 90 Ave & SW 30 St.

Description: This 160-acre property near Cunningham, KS, comprises two adjacent 80-acre tracts, offering quality soils. The land consists of 68% Class 2, 17% Class 3, and 15% Class 6 soils, with 155.24 acres of cropland according to FSA.

Possession: Property is currently on cash rent. Possession negotiable.

Taxes: 2023 - \$1,253.30 Estimated taxes will be prorated to the date of closing.

Listing Price: \$320,000

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