

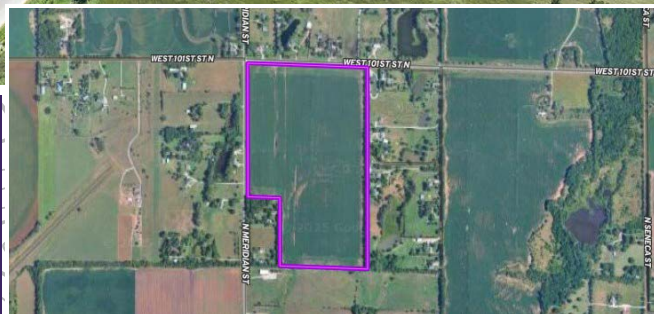
83.37± Acres
Sedgwick County, KS



Developer opportunity North of Valley Center

Outstanding developer opportunity just north of Valley Center! This 83.37± acre tract sits at the southeast corner of 101st St N & Meridian with blacktop frontage, rolling terrain, and potential access to city water and sewer. Not only is this property just a mile north of Valley Center, but also only 2.15 miles west of I-135. Located in the Valley Center school district, this property offers the ideal blend of convenience, growth potential, and investment appeal.

- Development opportunity
- Blacktop access on north and west
- Easy potential access to city water and sewer
- Located in Valley Center school district
- 83.37± acres of rolling terrain



Location: Southeast corner of 101st St N & Meridian. 1 mile north of Valley Center

Minerals: The seller's mineral interest will transfer to the buyer.

Taxes: \$686.93 (2024)

Legal Description: Beg Sw Cor Nw1/4 N 2639.74 Ft To Nwcor E 1584.23 Ft To Pt 962 Ft W Of Ne Cor S 2639.03 Ft To S Li & 972.8 Ft W Of Se Cor W 1581.27 Ft To Beg Exc S 875 Ft W 452 Ft & Exc W 40 Ft & N 50 Ft For Rds. Sec 19 25 1 E

Price: \$1,750,000.00 (\$21,000/acre)



Tyler Francis
Broker & Auctioneer
316-734-7342



For More Information
GENEFRANCIS.COM