

MIDWEST LAND GROUP PRESENTS

75 ACRES IN

SUMNER COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DEVELOPMENT OPPORTUNITY JUST OUTSIDE OF WICHITA

This 75 +/- acres just outside of Wichita, Kansas sits off Highway 81. The farm is less than a mile from the well-known Kansas Star Casino and ½ mile from I-35. With housing developments directly to the north and a growing population in Wichita, Kansas, this farm would make for a great investment piece to add to your portfolio. For someone wanting to add this to their row

crop production this highly productive tillable tract is made up of primarily class II Vanoss silt loam and Bethany silt loam. Electric and water are readily available on the road, and there is a fiber optic line on the south side of the farm. If you are interested in more information or to schedule a showing, call Ben Jacks today.



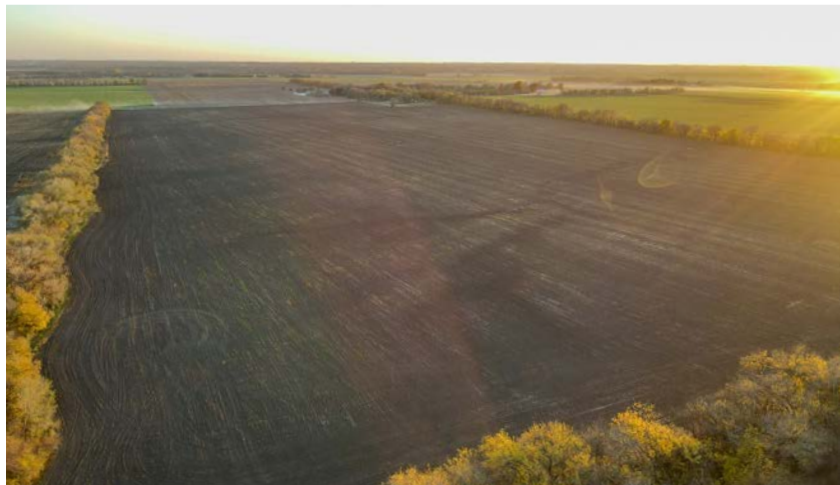
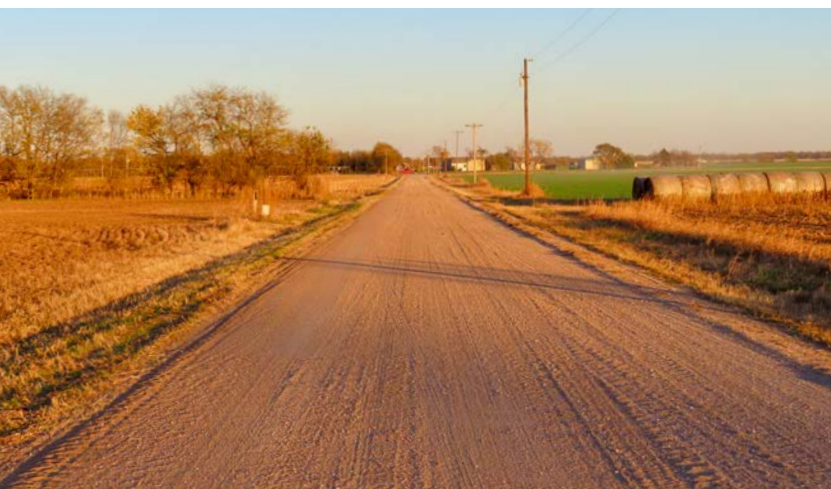
PROPERTY FEATURES

PRICE: **\$750,000** | COUNTY: **SUMNER** | STATE: **KANSAS** | ACRES: **75**

- 75 +/- acres
- Development opportunity
- Utilities available
- 100% Cass II Soils
- ½ mile from I-35
- Sits off HWY 81
- 15 Miles From Wichita
- 1 mile from Kansas Star Casino
- Tenant farmer in place
- Taxes: \$654.92



75 +/- ACRES



UTILITIES AVAILABLE



100% CASS II SOILS



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 37° 27' 12.73, -97° 20' 18.68



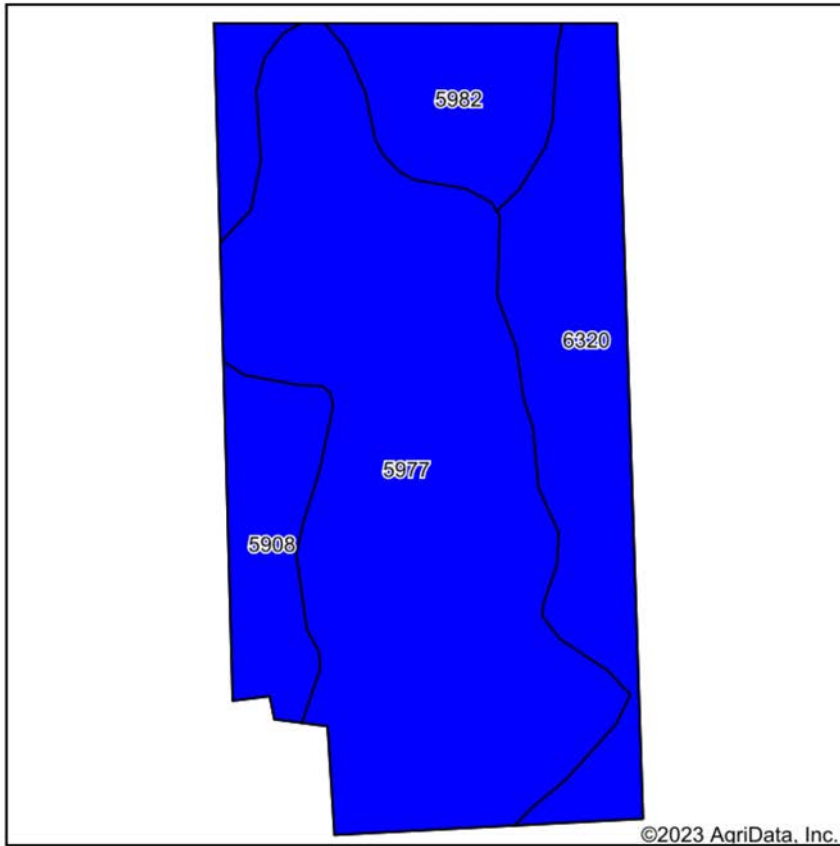
Maps Provided By:
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8-30S-1E
Sumner County
Kansas



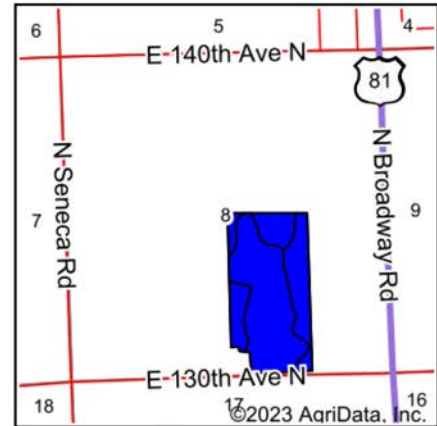
12/11/2023

SOIL MAP



Soils data provided by USDA and NRCS.

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State: **Kansas**
 County: **Sumner**
 Location: **8-30S-1E**
 Township: **Belle Plaine**
 Acres: **75.9**
 Date: **12/11/2023**



Maps Provided By:



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Area Symbol: KS191, Soil Area Version: 20

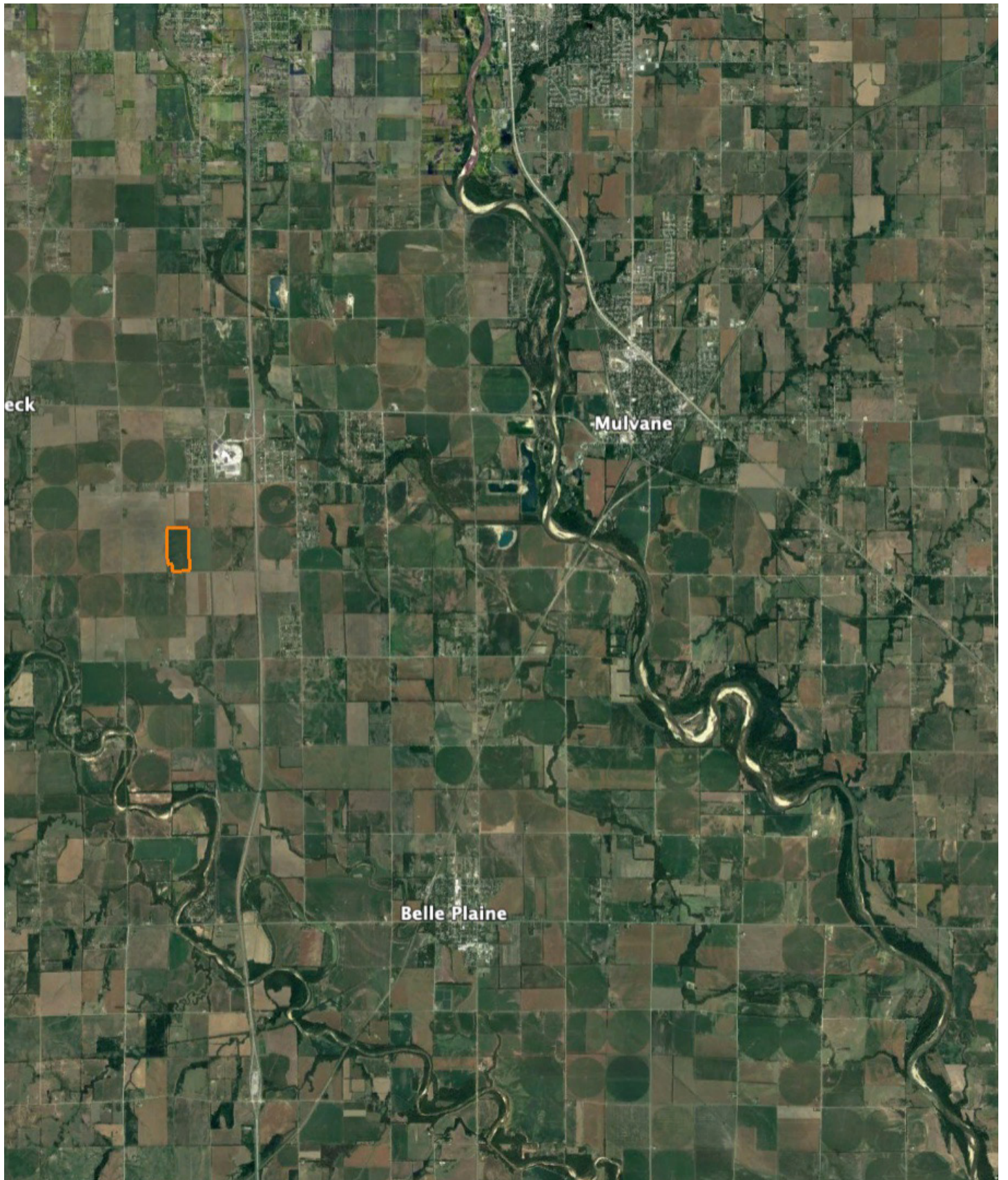
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
5977	Vanoss silt loam, 1 to 3 percent slopes	43.37	57.1%		> 6.5ft.	Ile	70	65	61	70
6320	Bethany silt loam, 0 to 1 percent slopes	16.34	21.5%		> 6.5ft.	Ils	54	44	50	54
5908	Nalim loam, 0 to 1 percent slopes	8.90	11.7%		> 6.5ft.	Ilc	68	54	58	68
5982	Nalim loam, 1 to 3 percent slopes	7.29	9.6%		> 6.5ft.	Ile	68	54	59	68
Weighted Average						2.00	*n 66.1	*n 58.1	*n 58.1	*n 66.1

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Ben Jacks has been an avid outdoorsman since he was a boy. His dad would take him and his brother out to hunt and fish every chance he got. Between that and years of bow hunting, Ben learned the process of managing hunting properties. He loves to assess a property and find the potential in a piece of land that someone else might not have seen. Ben was born on a military base in North Carolina and raised in northeast Oklahoma. While in school, he worked on a ranch, where he grew a great respect for farmers and ranchers. He moved to Kansas for college and to continue his baseball career. He went to Neosho County Community College and graduated from Emporia State University, having played baseball at each.

After helping a friend acquire a piece of property, he caught the land real estate bug and hasn't looked back once since. Driven by his passion to help people, Ben offers clients a hard-working, trustworthy, and dedicated agent who will help them throughout the entire process. When he's not working or spending time with family, you can find him out in the woods hunting, fishing, managing hunting properties, or golfing. He's a member of Ducks Unlimited, QDMA, and the First Baptist Church in Chanute, Kansas, where he resides with his son Gunner and two large, active dogs. Contact Ben today to experience the Midwest Land Group difference!



BEN JACKS, LAND AGENT
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MidwestLandGroup.com

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