

MIDWEST LAND GROUP PRESENTS

20 ACRES IN

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# SEDGWICK COUNTY KANSAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

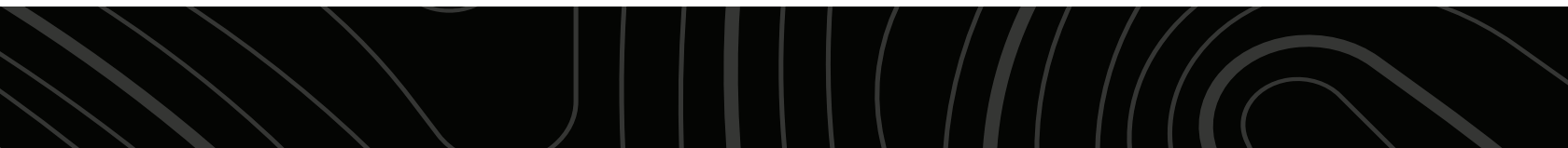
# CLEARWATER, KANSAS BUILD SITE

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Welcome to the wonderful town of Clearwater, Kansas. A wonderful place to build your forever home. This 20 +/- acre lot is situated on the iconic Tee Time Golf Course that has been resurveyed into 3 magnificent tracts. This will be the last of the surveyed lots offered! This lot will give you a chance to build a home that watches the sunrise over town! The pond on this lot is expanded, stocked, and ready for the family to enjoy a day of fishing. If it's peace you want, then spend time enjoying a gorgeous Kansas sunrise or sunset on this amazing laid-out property. This lot also features many mature trees and hardwoods. With its large lot size, you will have the ability to choose from multiple spots to

build as well as the room for your own shop or barn. The lot has existing infrastructure in place to irrigate most of the lot.

The property location will be in Clearwater Schools and has paved access in multiple directions to the property's entrance. Electricity will be available on the property with natural gas and rural water available at 95th Street. High-speed internet is available in the area when home building starts. To schedule a private tour, view land disclosure, or view the restrictive building covenants please call listing agent Tyler Heil (913) 207-4541.



# PROPERTY FEATURES

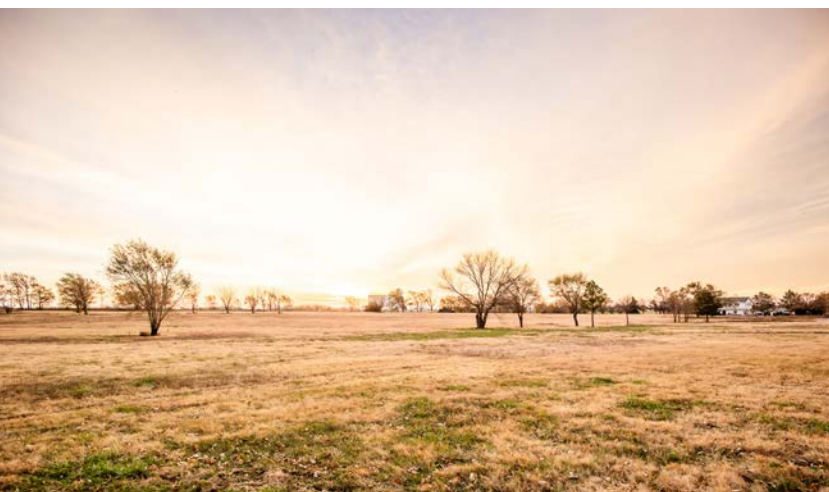
PRICE: **\$239,000** | COUNTY: **SEDGWICK** | STATE: **KANSAS** | ACRES: **20**

- 20 +/- acres to build
- East-facing sunrise lot
- Expanded pond
- Multiple building locations
- Paved Road 95th Street
- Clearwater Schools
- Electricity at lot
- 14 miles to ICT
- 20 miles to McConnell
- 28 miles to northeast Wichita
- 20 miles to downtown Wichita



# 20 +/- ACRES TO BUILD

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# PAVED ROAD - 95TH ST



# POND



# AERIAL MAP



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Boundary Center: 37° 31' 21.98, -97° 30' 7.63

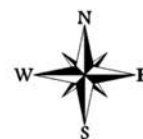


Maps Provided By:



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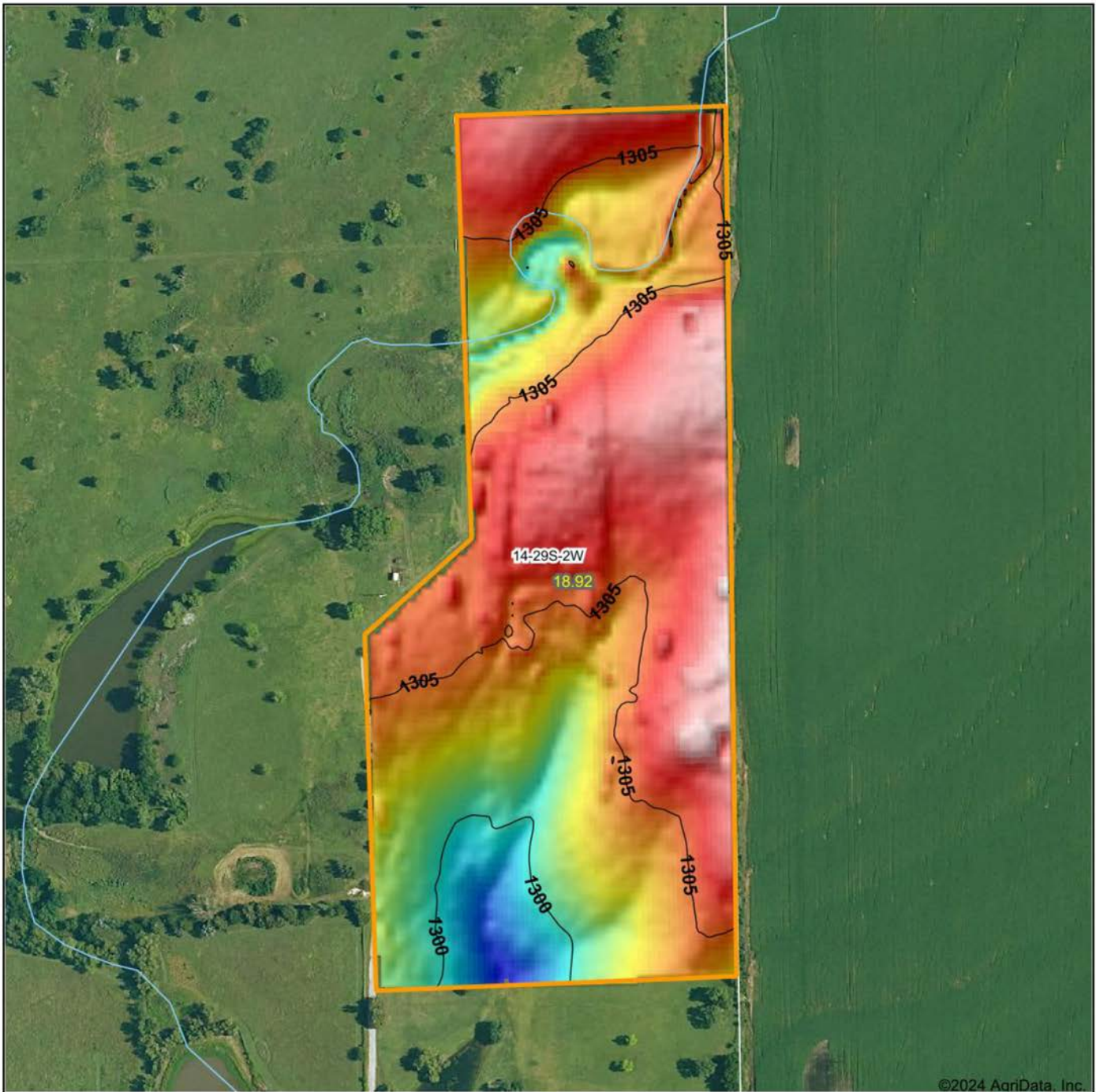
**14-29S-2W**  
**Sedgwick County**  
**Kansas**



2/16/2024

Field borders provided by Farm Service Agency as of 5/21/2008

# HILLSHADE MAP



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Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem  
Interval(ft): 5  
Min: 1,296.4  
Max: 1,309.6  
Range: 13.2  
Average: 1,304.5  
Standard Deviation: 2.56 ft

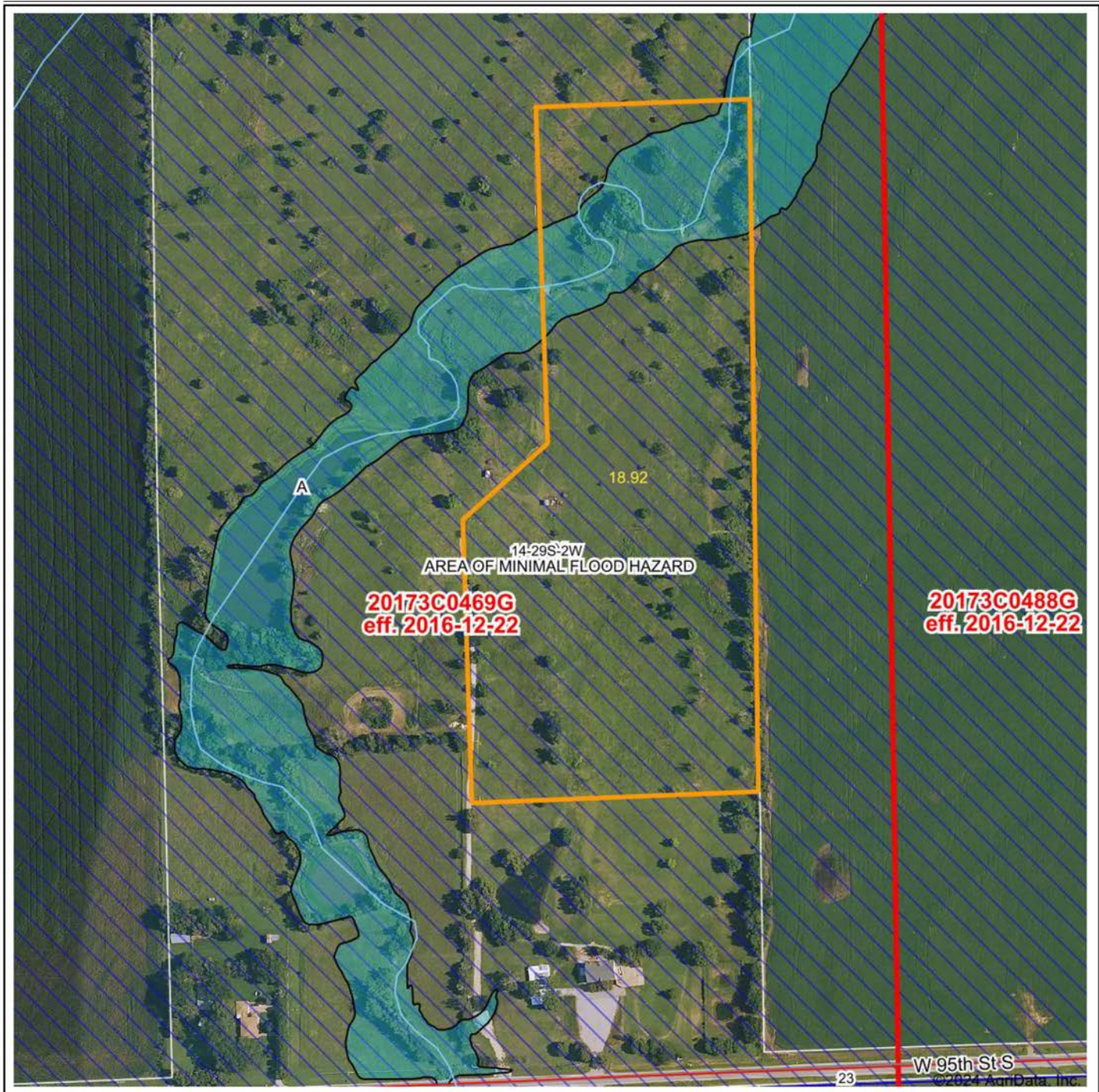


2/16/2024

**14-29S-2W**  
**Sedgwick County**  
**Kansas**

Boundary Center: 37° 31' 21.98, -97° 30' 7.63

# FLOOD ZONE MAP



Map will display available Flood Zone(s), FIRM Panel(s), LOMC and Communities.

Date:

2/16/2024

Mapped Acres:

18.92

Actual Acres:

18.92



Page 1 of 2



Maps Provided By:





# OVERVIEW MAP



# AGENT CONTACT

Tyler Heil is an avid outdoorsman with a love for all things hunting, fishing, and farming. Born in Carrollton, Missouri, Tyler graduated from Blue Valley High School in Stillwell, Kansas, and earned a degree in Agricultural Economics from Kansas State University. For over a decade, Tyler worked as a grain trader for several companies and cooperatives in the Midwest, giving him great agricultural and trading experience. Combine that with his vast knowledge of ranching, row crop farming, and income-producing properties and you've got an ideal land agent for buyers and sellers alike. At Midwest Land Group, Tyler uses his professional experience coupled with the relationships he's built to form a well-rounded approach to analyzing a property for its best practical use in order to market the maximum value for every piece of land he works on. When he's not working or out hunting, you can usually find Tyler entering crappie fishing tournaments, coaching youth sports, helping out on the farm, or spending time with his family. Tyler lives in Garden Plain, Kansas, with his wife, Heidi, and kids, Kylie and Hunter. If you're in the market to buy or sell land in Kansas, be sure to give Tyler a call.



**TYLER HEIL**, LAND AGENT  
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**MidwestLandGroup.com**

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