



Towanda KS - 40 Acre Home Lot #1

40.34 Acres

Butler County, KS

\$300,000

HAYDEN  OUTDOORS[®]

Towanda KS - 40 Acre Home Lot #1

TOTAL ACRES:

40.34

PRICE:

\$300,000

COUNTY:

Butler County

CLOSEST TOWN:

Towanda, KS

Activities & Amenities:

ATV/Off Road
Hiking/Climbing
Development Potential
Water Rights

Land Details:

Total Acres: 40.34
Deeded Acres: 40.34
Zoning: Rural Residential
Water Rights: Yes
Water Rights to Transfer to New Owner
Estimated Taxes: \$0
Source of Lot Size: Survey

Property Summary:

Check out this 40 acre home lot near Towanda, KS! This area is highly sought after for its ease of access to highway 254 and its proximity to both El Dorado and Wichita, KS. Live in the county with only a short drive on the highway to all the urban amenities.

Land:

Picture your new home sitting among the gently rolling hills and scattered trees, cedars, plum thickets, sumac and native prairie grasses that are so typical of the Kansas Flint Hills.

Improvements:

Rural water and electric are both available nearby. The property is fenced on three sides (South, West and North).





LINES ARE APPROXIMATIONS

Recreation:

There is plenty of land to build your dream home and enjoy the landscape for hunting, shooting, hiking, cycling or any number of other activities. The Agricultural 40 zoning allows for agricultural and livestock related activities, making this the perfect set up for building your own horse stable or riding arena! Kansas whitetail deer, bobwhite quail and dove are prevalent on the property.

Water/Mineral Rights & Natural Resources:

Water rights will transfer to new owners.

Mineral rights will not transfer to new owners. Sellers do not own the mineral rights.

Region & Climate:

Towanda, Kansas receives an average of 33.6 inches of rainfall each year. Folks who live in the Towanda, Kansas area will experience all four seasons throughout the year

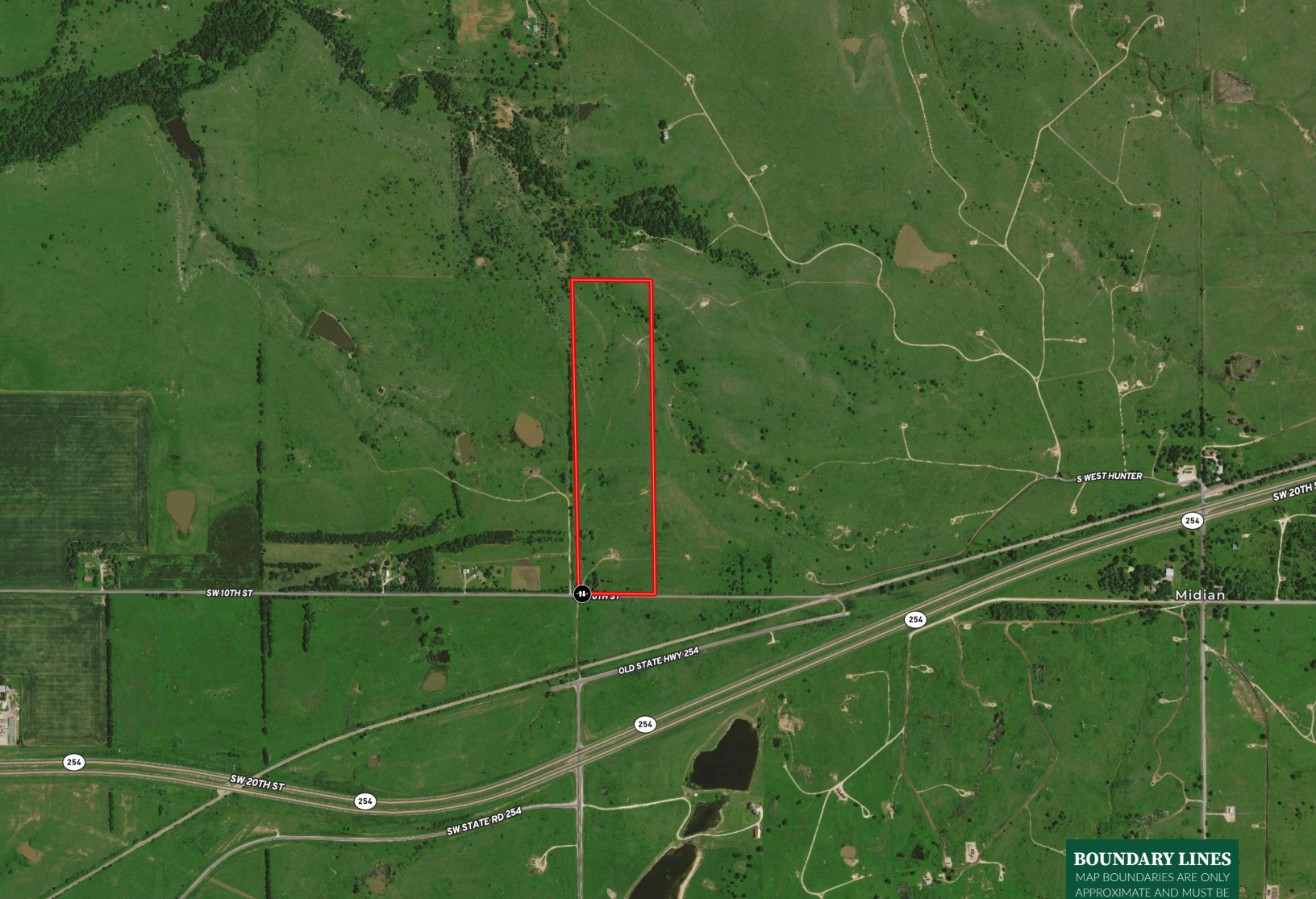
Location:



This property resides in the Circle School District 275.

This property is located approximately 35 miles from Wichita's Eisenhower National Airport. It is only minutes to all the amenities that El Dorado, KS has to offer, including restaurants, entertainment, medical and other services. El Dorado State Park and Reservoir is only minutes away as well.

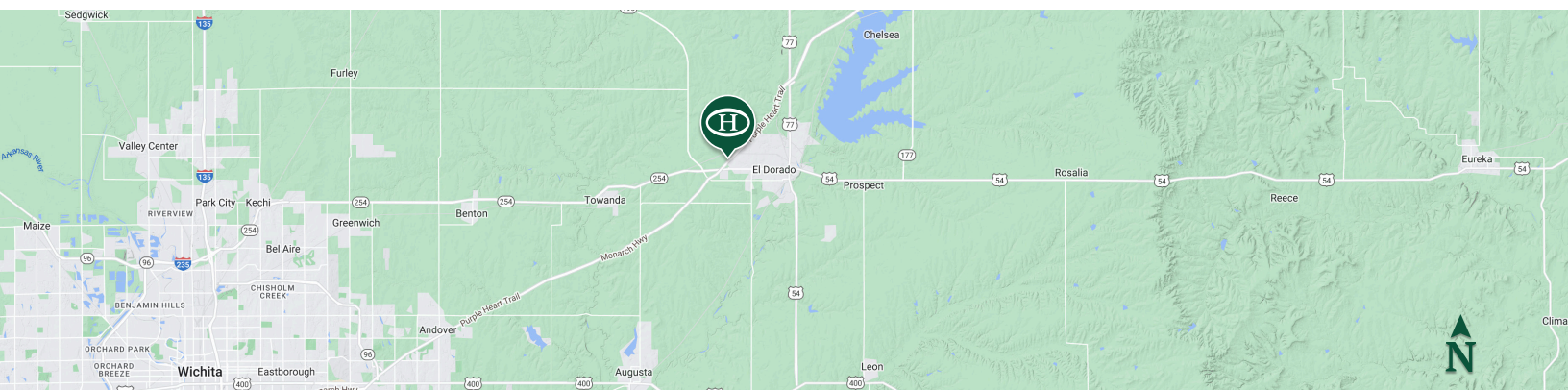
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 Boundary  Gate

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



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