

SW 70 AVE Hanna Southwest Bell Quarter

160.00 Acres | Kingman County, KS | \$440,000



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TOTAL ACRES:

160.00

PRICE:

\$440,000

COUNTY:

Kingman County

CLOSEST TOWN:

Spivey, KS

Activities & Amenities:

Farm/Crops/Ag
Hunting - Big Game, Turkey & Upland Birds
Mineral Rights
State Hunting Unit: Kansas Deer Unit #15

Land Details:

Address: 000 SW 70 AVE,
Spivey, Kansas 67142, USA
Closest Town: Zenda, KS
Total Acres: 160.00
Deeded Acres: 160.00
Leased Acres: 160.00
Zoning: Agricultural
Tillable/Crop/Orchard Acres: 160
Water Rights: Yes
Estimated Taxes: \$883.5 - 2025

About This Property

This 160± acre tract in Kansas farm country is primarily tillable and well-suited for straightforward agricultural production. It can be easily leased to a local operator, making it a strong hands-off investment option. A simple, income-producing land asset with minimal management needs, located in a proven and established agricultural region with steady long-term demand for quality cropland.

Land

160± total acres. 157± acres of tillable cropland have historically been planted to corn, wheat and or milo.

Soil code for the property:

- 98 acres Class 2 Nalim loam, 1 to 3 percent slopes
- 43.14 acres Class 3 Shellabarger sandy loam, 3 to 6 percent slopes
- 19.39 acres Class 3 Albion sandy loam, 3 to 6 percent slopes
- 0.24 acres Class 3 Shellabarger sandy loam, 3 to 6 percent slopes

Recreation

In addition to its agricultural use, this tract offers solid recreational potential. The mix of cropland and surrounding habitat creates an attractive setting for upland bird hunting, particularly pheasant and quail, which are common in this area of Kansas.

The property is also located in an area known for quality deer and turkey populations on neighboring tracts, adding to the overall wildlife presence in the area. While the farm itself is primarily open and production-focused, its position within a broader agricultural and habitat-rich area enhances its recreational appeal.

For a buyer looking to combine income-producing farmland with occasional hunting and outdoor use, this property provides a flexible opportunity.

Agriculture

The 160± acres of cropland are currently in a lease agreement through 2026. The property is primarily utilized as tillable cropland for row-crop agricultural production, consistent with the surrounding farming operations in the area.

Water/Mineral Rights & Natural Resources

Seller's interest in both Water and Mineral rights to transfer to buyer at closing.





General Operations

Current owner and tenant have a crop lease agreement through 2026.

Region & Climate

Located in south-central Kansas farm country, the area is made up of wide-open agricultural land with a strong tradition of row-crop farming and ranching. Local communities are small and rural, centered around family, generational farming, hunting, and outdoor recreation such as deer, turkey, and upland bird hunting. The climate features four distinct seasons, with hot summers, cold winters, and most of the annual precipitation falling in the spring and early summer. Overall, it's a dependable agricultural region with a quiet rural lifestyle and strong ties to the land.

Location

The property sits in southwest Kingman County, a region widely recognized for its strong recreational and agricultural land use. The county is known for its diverse landscape of open native grasslands, productive farmland, scattered timber along creeks, rivers and numerous ponds. This mix of habitat creates excellent conditions for wildlife, making the area especially desirable for hunting, fishing, and general outdoor recreation in addition to traditional farming and ranching use. If you want a taste of small town Kansas, the property is a comfortable drive from Cunningham, Medicine Lodge and Harper.

For larger city amenities, the property is within easy reach of Wichita, Kansas. Wichita provides a full range of services including major shopping centers, restaurants, hospitals, and entertainment activities, as well as Wichita Dwight D. Eisenhower National Airport for convenient commercial air travel.

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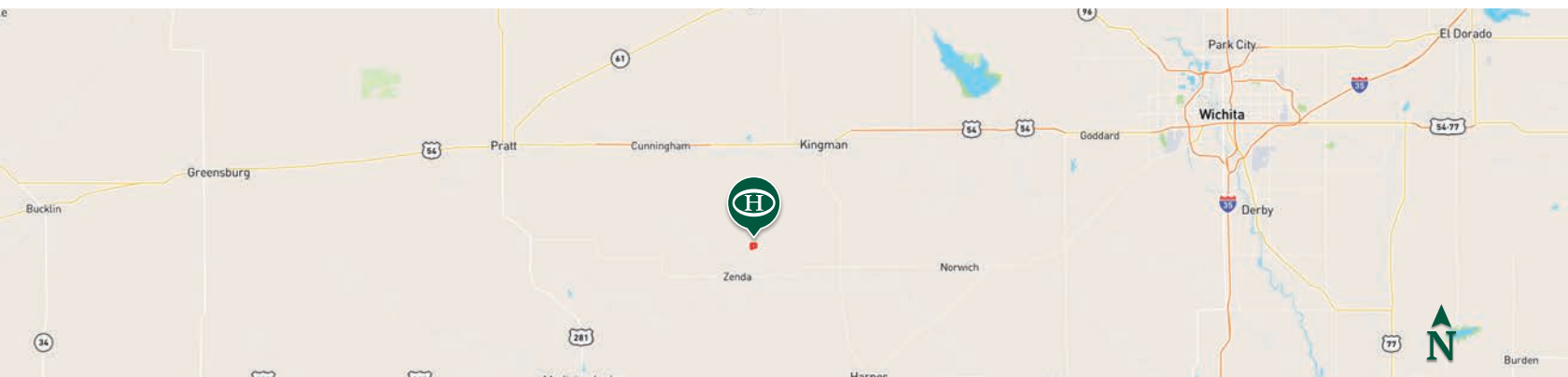




BOUNDARY LINES

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

 Boundary  Oil Well






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