



36± Acres | Cheney, KS

This 36± acre parcel of prime land lies within Cheney City Limits and offers significant development potential as Cheney expands northward, with utilities conveniently close by. A wooded waterway adds natural charm and value to this versatile parcel. Currently planted in brome, it is both productive and promising for residential development. Known for its friendly atmosphere and strong community ties, Cheney is a thriving municipality close to Cheney Lake, Highway 54, and about 20 minutes to the Wichita Airport.

Cheney's historic downtown, top-notch schools, and safe neighborhoods make it the ideal place to call home. A rural community with easy access to urban conveniences just a few miles away. For inquiries regarding development opportunities, please contact the City of Cheney at 316-540-3622.

Property Highlights:

- Convenient utilities
- Versatile parcel
- Great development opportunity

Location: From the intersection of 15th St S (Harry) and 375th St W, 1 ¾ mile south, the property is on the west side of the road, south of the creek.

Legal Description: 36.148 acres in the southeast Quarter of 5-28-4W, Sedgwick Co., KS (full legal description and survey available)

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

Soils: 48% Class 3 including Punkin-Taver complex, 33% Class 2 including Shellabarger-Nalim complex, 18% including Class 1 Canadian fine sandy loam

Taxes: \$113.26 (2025)

Price: \$9,500 per acre | \$343,406.00