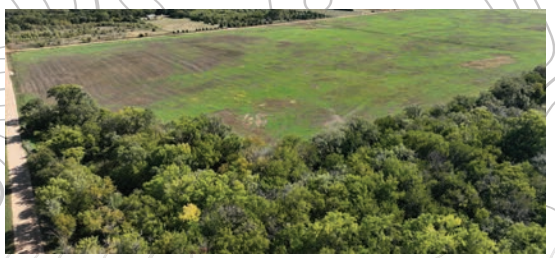
GENE FRANCIS & ASSOCIATES
REAL ESTATE - AUCTIONS

LAND FOR SALE







37± Acres | Cheney, KS

Located on the northeast edge of Cheney, tthis 37± acre tract presents a unique opportunity to invest in one of the area's desirable growth corridors. Situated at the southwest corner of 375th Street and 23rd Street, the property offers excellent access, expansive views, and flexibility to fit a variety of future uses, from residential development to a private homesite or long-term land investment.

Currently in cultivation, the property features productive Class II soils with an average NCCPI of 57.61, providing agricultural value today and potential for tomorrow. Its location offers the best of both worlds, with the small-town appeal of Cheney, convenient access to local schools and amenities, and proximity to Cheney Reservoir and the Wichita metro area. Whether you're looking to invest, explore future development opportunities, or secure acreage on the edge of town, this 37± acre tract offers location, versatility, and room to grow.

Location
From the Hwy 54 and S 383rd interchange near Cheney, KS, head south on 383rd for 0.4 mile. Head west on 23rd for roughly 1 mile. The property is located on the south side of 23rd.

Property Highlights

- 37± acres for investment, development, or future homesite
- Prime location on the northeast edge of Cheney
- Outstanding access and open views
- Currently in cultivation with Class II soils (Avg. NCCPI 57.61)
- Convenient proximity to Cheney schools, Cheney Reservoir, & Wichita

Legal Description
NE1/4 NE1/4 EXC PT TAKEN FOR RD ON N SEC 5-28-4W

Possession: At closing

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

Taxes: $184.67 (2025)

Listing Price: $354,825.00

Price Per Acre: $9,497.46/acre

EST. 1984
Lakin Petz
REALTOR®
316-680-2345

For More Information
GENEFRANCIS.COM