



47± Acres | Cheney, KS

Located at the northwest corner of US 54 and S 391st Street West, just minutes from Cheney Lake, this 47± acre tract offers an outstanding opportunity to create your ideal rural homesite or invest in land in a highly desirable location. With direct blacktop frontage on 391st Street (Lake Road) and quick access to Goddard and Wichita, you'll enjoy nearby amenities while maintaining the privacy and space of country living. Situated in the Cheney School District, the property provides convenient access to the city of Cheney, Cheney Lake, and US 54 Highway.

The land features a mix of open, buildable areas and mature tree cover, offering multiple attractive homesite options with natural privacy and seclusion.

The seller is willing to divide the property into two 23± acre parcels if a buyer prefers a smaller tract. Properties of this size and location near Cheney are increasingly difficult to find. Whether you're planning to build your forever home or secure acreage for the future, this property delivers a rare combination of location, flexibility, and opportunity!

Property Highlights

- Tillable acreage
- Mature trees
- Easy access to HWY 54
- Homebuild site
- Utilities nearby

Directions

Head north on 391st W from Cheney 3 miles. Parceled acreage is on the NW corner of the overpass (Hwy 54).

Legal Description

NE1/4 EXC BEG NW COR TH S 930 FT E
1304.59 FT S 806.86 FT TH ELY 910.72 FT N
64.18 FT TH ELY TO E LI N TO NE COR TH W TO
BEG & EXC 15.45A FOR HWY ROW COND. CASE
C-9865 & EXC RD ON N SEC 30-27-4W

Possession

At closing

Taxes

\$158.53 (2025)

Price

\$206,800.00 (47 acres @ \$4,400.00/AC)