



## 157± Acres | Sedgwick Co, KS

**Prime development opportunity** on the SE side of Goddard, KS. This property lies in the sought-after Goddard School District located at the NE corner of 183rd Street West and 31st Street South. Just 1.5 miles south of Highway 54, the property provides access to Wichita, Goddard, and surrounding growth areas while maintaining the rural setting buyers desire. Paved road frontage provides excellent accessibility, while city water and sewer access add value for development.

The land is currently in cultivation with roughly 60 acres of heavy timber and a seasonal creek that provides fantastic wildlife habitat. The blend of open acreage and wooded character creates flexibility for a variety of development concepts while delivering the privacy and aesthetics ideal for higher-end residential layouts.

With continued westward growth and increasing demand in the Goddard area, this property presents a rare opportunity to secure a strategically located tract with strong future upside and multiple development possibilities.

**Asking Price: \$5,033,000.00**

### Property Highlights

- Goddard school district
- Approximately 1.5 miles south of Hwy 54 offering quick access to west Wichita and Goddard
- City water and city sewer access
- Excellent opportunity for residential or mixed-use development

### Legal Description

The Southwest Quarter of Section 4, Township 28 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas

### Location

From the intersection of Highway 54 and South 183rd St W head south 1.5 miles. The property lies on the east side of 183rd.

### Possession

Subject to tenant's rights

### Taxes

\$687.44 (2025)