



37± Acres | Cheney, KS

Located on the northwest edge of Cheney, this exceptional 37± acre tract offers a prime opportunity for investment, development, or future homesite potential. Positioned at the southwest corner of 375th Street and 23rd Street, the property features outstanding access, a highly desirable location, and beautiful open views in one of the area's growing communities.

Currently in cultivation, the acreage consists of Class II soils with an average NCCPI of 57.61. With close proximity to Cheney schools, Cheney Reservoir, and convenient access to Wichita, this vacant land combines rural appeal with excellent long-term potential.

Location

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

Listing Price: \$354,825.00

Price Per Acre: \$9,497.46/acre

Property Highlights

- 37± acres for investment, development, or future homesite
- Prime location on the northwest 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, and

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)



Tyler Francis
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For More Information
GENEFRANCIS.COM