



Zoning:	Agriculture
Within City Limits:	No
Sale Price:	\$8,000,000
Sale Price Note:	\$20000/acre
Lease Terms:	None
Last Updated:	Jul 11, 2025

Property and Area Description

Exceptional 400-acre tract located along the Highway 24 corridor, spanning from Vineyard Rd to Flint Rock Rd. Currently zoned for agricultural use, this expansive property offers strong potential for residential, commercial, or mixed-use development with rezoning. Boasting excellent visibility and accessibility, the land features extensive highway frontage and a flexible seller open to subdividing. Ideal for developers or investors seeking a high-visibility location in a growing region. Don't miss this rare opportunity to shape the future of this corridor.

Population

	19,385 10 Mile Radius	88,819 20 Mile Radius	133,975 30 Mile Radius
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Source: ESRI®, 2024

Households

	7,011 10 Mile Radius	34,601 20 Mile Radius	49,544 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: HWY 24 (0 mi.)
Nearest Interstate: I-70 (12 mi.)
Nearest Airport: Manhattan Regional (18 mi.)
Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

Electric: Everygy
Natural Gas: Kansas Gas
Water: Rural Water District 1
Telecommunications: Wamego Telephone Company