

**360 Acres Beautiful Creekbottom Farm
for sale in Labette County KS**
3000 and Ellis Rd
Edna, KS 67342

\$1,260,000
360± Acres
Labette County



360 Acres Beautiful Creekbottom Farm for sale in Labette County KS Edna, KS / Labette County

SUMMARY

Address

3000 and Ellis Rd

City, State Zip

Edna, KS 67342

County

Labette County

Type

Hunting Land, Ranches, Recreational Land, Farms

Latitude / Longitude

37.0597959 / -95.3594159

Taxes (Annually)

1950

Acreage

360

Price

\$1,260,000

Property Website

<https://www.mossyoakproperties.com/property/360-acres-beautiful-creekbottom-farm-for-sale-in-labette-county-ks-labette-kansas/27775/>



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PROPERTY DESCRIPTION

This is a picturesque kinda farm you see on a post card. The green grass pastures that are divided by the winding tree lined creek meandering through the farm just makes you wanna sit back and enjoy the view. This 360 acre farm has Snow Creek flowing through the heart of it lined with big mature trees. The pastures are clean of brush and lush green with cool season improved grass. At the south end of the farm lies a Native Grass hay meadow along Ellis Rd.

The fences are in good shape while some are brand new. There is a 12 acre grass pasture up by the gate and the pipe corral. A 400 ft long pipe alleyway is in place to use as a catch pen.

Verdigris Silt Loam soils found along most of our rivers are abundant on the farm showing 100 acres. Add another 50 acres of Dennis silt loam good upland soil and you could easily farm over 100 acres of these high quality good deep soils. If you wanted to farm more there is 60-80 acres of class 3 silty clay soils that could be broke out.

The deer and turkeys are more than plentiful in this little slice of heaven. The seller having farmed and ranched in this area for 40 years says the deer fill up these fields like a flock of brown ticks. Notice the deer mount in the pictures the seller said this 250ish inch giant whitetail was found right here in this area by his wife many years ago.

The seller is not completely ready to retire just yet he is looking for a buyer that will be able to come enjoy the wildlife and do any improvements while letting the seller keep cattle on the farm for the next 5 years with a cash rent payment of \$12,600 annually for the cattle lease.

Mineral rights are intact and the farm has 2 producing gas wells.

The East well production is listed below

2018	6,563	1
2019	5,741	1
2020	5,337	1
2021	4,820	

The West well production listed below

2018	3,420	1
2019	3,307	1
2020	3,330	1

2021 3,035 1

Please call me Broker Josh Fiscus for any questions or to set up a showing. 620-870-9766

+360 Acres with 1 mile of Snow Creek

+ 9.5 miles east of Coffeyville KS

+ 70 miles North of Tulsa OK

+ Annual Taxes estimated on larger acreage split \$1,950.00



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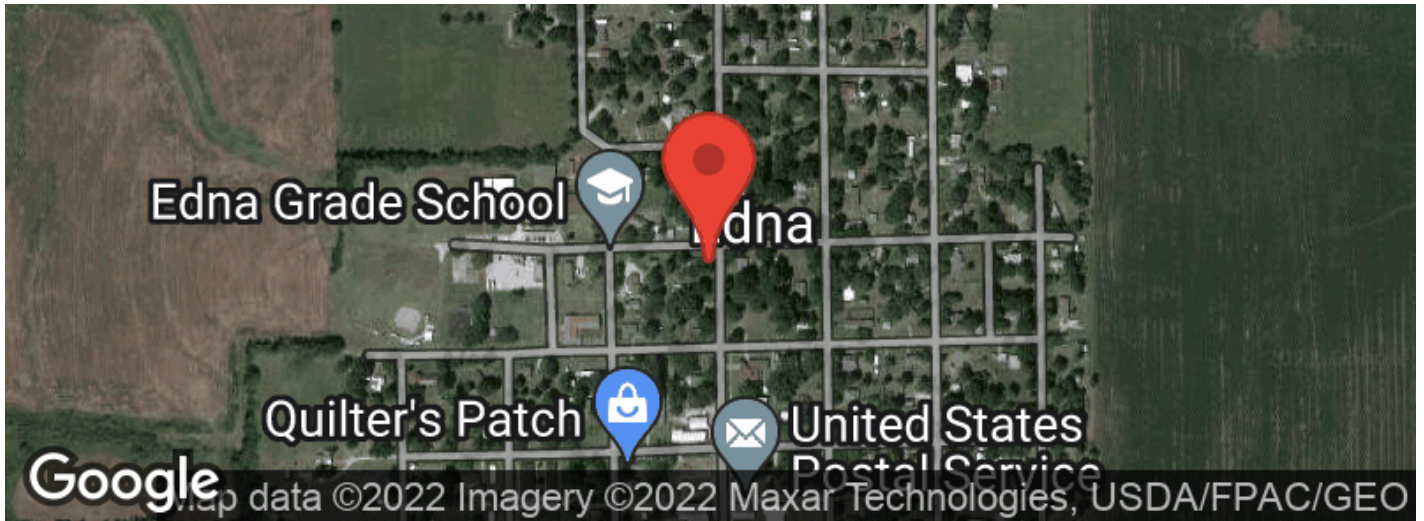
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Locator Maps



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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Fiscus

Mobile

(620) 870-9766

Email

jfiscus@mossyoakproperties.com

Address

1700 W 4th Street

City / State / Zip

Oswego, KS 67356

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties of the Heartland

155-D East Fantinel Drive

Springdale, AR 72762

(479) 527-0326

MossyOakProperties.com



MORE INFO ONLINE:

MossyOakProperties.com