

**Myers Mountain 560 Acre Sportsmans
Paradise**
Mound Valley, KS 67354

\$1,792,000
560± Acres
Labette County



Myers Mountain 560 Acre Sportsmans Paradise Mound Valley, KS / Labette County

SUMMARY

City, State Zip

Mound Valley, KS 67354

County

Labette County

Type

Hunting Land, Ranches

Latitude / Longitude

37.230599 / -95.416635

Acreage

560

Price

\$1,792,000

Property Website

<https://www.mossyoakproperties.com/property/myers-mountain-560-acre-sportsmans-paradise-labette-kansas/24285/>



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PROPERTY DESCRIPTION

What more can you say about this 560 acre farm that rises 150 feet in elevation up from the surrounding farmland and valley along Pumpkin Creek but WOW. This farm noted as "Dixon Mound" on most maps but is known to all the locals as "Myers Mountain". This unique farm sits just 1 mile North of a small town of Mound Valley KS and just 2.5 miles from the well known Corp of Engineers "Big Hill Lake" This lake is well known for its fabulous Bass and Crappie fishing as well as a major roost and loafing lake for 1000's of waterfowl in the winter. The numerous ponds on this farm give you ample waterfowl opportunities.

The 560 contiguous acres of this farm continually rolls over and over again with every draw lined with some mature timber and some brush and scattered cedar thickets. Pretty much none of the open grassland between these draws are overgrown with invasive brush, just a few saplings exist that a bush hog could easily take care of. Native pecans and oak trees are mixed with ash and hackberry and a few walnuts. On the west side the big main creek draw that runs east is big and wide lined with mature trees and a nice bluff that gives you vantage over the tree lined creek bottom. With 150 acres of timbered draws this farm has more edge than most tracts 4 or 5 times its size. The once prominent wild turkeys should flourish in this type of habitat with numerous roost trees along this bluff. Currently in this dry winter we are experiencing 7 ponds are holding ample water for stock and what appeared plenty of live fish. The farm has 3-4 other ponds that just need a dam repair to add more water. If you are looking for a place that you could build your very own watershed type lake this farm has several locations you could easily build a few 4-8 acre big ponds or even possibly build your very own 20-40 acre lake. With about 90 acres that lay really nice for tillable production you could easily convert those acres to tillable for your return on investment and get the balance of around 300 acres back into native CRP type grass cover and this farm would hold more bucks and deer than you could imagine.

Very few farms that I have ever been on in SE KS have this type of rolling hills and timbered draw type terrain. It is truly one unique farm that you should really come take a look at. I personally grew up a few miles from this farm and as a youngster spent quite a bit of time with my grandpa on this farm as we raised a patch of field corn that we picked with a John Deere 101 1 row corn picker mounted on a B John Deere tractor. I also killed my very 1st buck of my life on this farm as a young lad. Quality farms are in very short supply right now so do not delay and give me a call on this one.

Broker Josh Fiscus 620-870-9766

Farm has 100% mineral rights attached seller says no current mineral leases in place and all pass to buyer.

Farm does have a current Wind lease on it paying \$7 an acre for the next 3 years and it passes to buyer

Farm is currently enrolled in WIHA seller says he can have it cancelled effective May 30 2022.

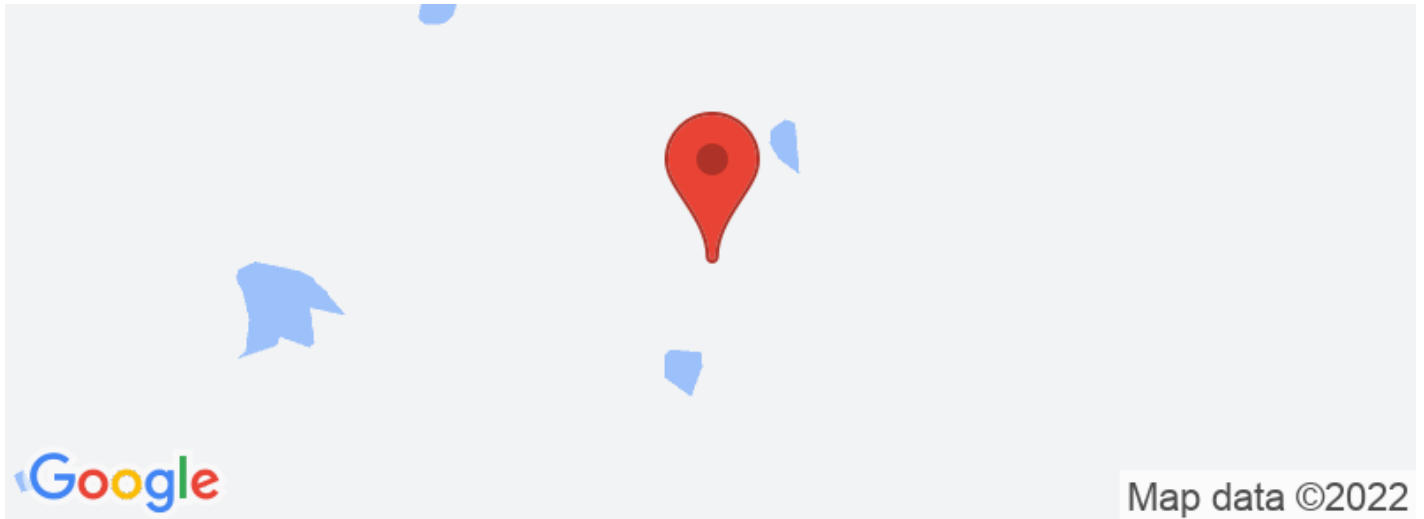


Seller has his own cattle on the farm so no ag leases are in place, he would possibly rent it back if buyer would be interested in a grazing lease.

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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

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Mossy Oak Properties of the Heartland

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