

**12 +/- Acre Hay Meadow Build Site in
Montgomery County, Ks
00000 Cr 4900
Neodesha, KS 66757**

\$60,000
12± Acres
Montgomery County



12 +/- Acre Hay Meadow Build Site in Montgomery County, Ks Neodesha, KS / Montgomery County

SUMMARY

Address

00000 Cr 4900

City, State Zip

Neodesha, KS 66757

County

Montgomery County

Type

Undeveloped Land, Farms, Hunting Land,
Ranches, Recreational Land, Lot

Latitude / Longitude

37.3553377 / -95.6203387

Acreage

12

Price

\$60,000

Property Website

<https://www.mossyoakproperties.com/property/12-acre-hay-meadow-build-site-in-montgomery-county-ks-montgomery-kansas/31191/>



12 +/- Acre Hay Meadow Build Site in Montgomery County, Ks Neodesha, KS / Montgomery County

PROPERTY DESCRIPTION

This 12+/- hay meadow in Montgomery County, Ks would provide plenty of room for a home as well as a spacious yard. The topography of the land sets up high and falls off in the Southeastern corner. It provides proper terrain for spectacular sunrises and sunsets! Building here is the perfect way to get away from it all without sacrificing modern conveniences. It has previously been in hay production and would require fencing to be built if you're interested in raising livestock. In addition, the property features native grasses, which are ideal for grazing livestock. Plus, it's not far from the Fredonia stockyard, so you'll have easy access to markets for selling your animals.

Rural water can be added to MG County RWD 12. The water district maps show a 4-6 in water line along the boundary. The property would need a water meter. The rural water company would need to be contacted to determine availability, rates, and any other necessary information. The customer would then need to contact MG County RWD 12 to start the process. MG County RWD 12 will evaluate the proposed location of the waterline and determine feasibility. If approved, MG County RWD 12 will coordinate with the customer and rural water company to complete the installation. For more information, please contact MG County RWD 12 at [620-332-3037](tel:620-332-3037). Electricity is also along the road and would require a meter to be set for new home construction.

The farm is centrally located from Parsons, Chanute, and Independence. Parsons is located on Highway 400 and is about 20 miles east of the farm. Independence is located on Highway 75 and is about 14 miles southwest of the farm. Chanute is located on Highway 169 and is about 30 miles Northeast of the farm. All three towns are within a 30-minute drive of the farm, making it a convenient location for those who live in or near any of these communities. It is located in the USD 447 Cherryvale, Ks School District. Cherryvale is a small town with an approximate population of 2,200. Cherryvale is approximately 12 miles to the Southwest of the property.

Contact Matt Wonser @ mwonser@mossyoakproperties.com or [620-330-7282](tel:620-330-7282) for more information.

*Native grasses

*Excellent sunrise and sunset views

*Within 30 minutes of the biggest towns in Southeast Kansas

*Rural water and electricity nearby

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Neodesha, KS / Montgomery County**



Locator Maps



12 +/- Acre Hay Meadow Build Site in Montgomery County, Ks
Neodesha, KS / Montgomery County

Aerial Maps



**12 +/- Acre Hay Meadow Build Site in Montgomery County, Ks
Neodesha, KS / Montgomery County**

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Neodesha, KS 66757

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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

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MossyOakProperties.com



MORE INFO ONLINE:

MossyOakProperties.com