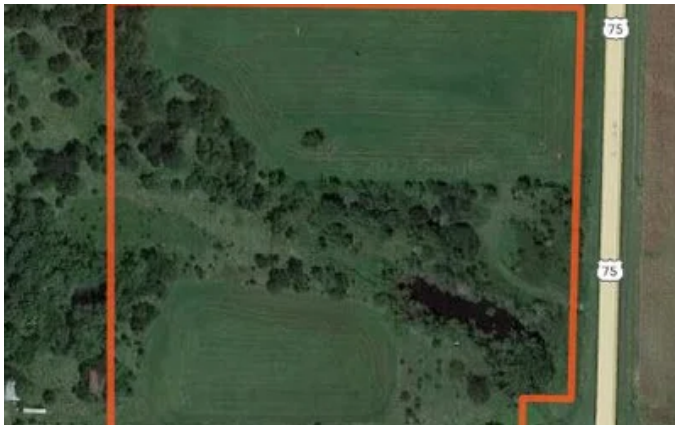


20 Acres Near Altoona Kansas  
00000 1200 Road  
Altoona, KS 66710

**\$75,000**  
20± Acres  
Wilson County



## 20 Acres Near Altoona Kansas Altoona, KS / Wilson County

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### **SUMMARY**

**Address**

00000 1200 Road

**City, State Zip**

Altoona, KS 66710

**County**

Wilson County

**Type**

Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

37.545461 / -95.652738

**Taxes (Annually)**

500

**Acreage**

20

**Price**

\$75,000

**Property Website**

<https://www.mossyoakproperties.com/property/20-acres-near-altoona-kansas-wilson-kansas/34694/>



## 20 Acres Near Altoona Kansas Altoona, KS / Wilson County

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### **PROPERTY DESCRIPTION**

Looking for a place to call your own? Look no further! This diverse 20 acres, located just one short mile north of Altoona and directly off of highway 75, has something for everyone. Whether you're looking for hunting land, a place to grow row crops or build your dream home, this property is sure to please. With areas that have been kept nice as hay fields and others that have been left to grow up with grass and trees, the options are seemingly endless. Don't miss out on this incredible opportunity.

There is access to this property on both the south and east side. Utilities for water and electricity are both close by. The hay fields are clean and could easily be broken out into small tillable fields. The hunting on this small tract should not be overlooked. There are several places you could hang a tree stand or brush in a ground blind. Turn the hay fields into food plots and you have everything a deer needs on your property. Big agriculture fields border this property on both sides and are sure to attract lots of hungry deer. You can see from the aerial that you will have the only patch of bedding in the immediate area.

If you are ready to own your own acreage then you need to come see this property. A small but diverse property that could be turned into anything you can envision.

- Hunting land with potential for food plots and hunting stand locations
- 20 acres located one mile north of Altoona, directly off highway 75
- South and east side access, with utilities close by
- Hay fields could be easily broken out into tillable fields
- Agricultural fields on both sides provide a food source for deer

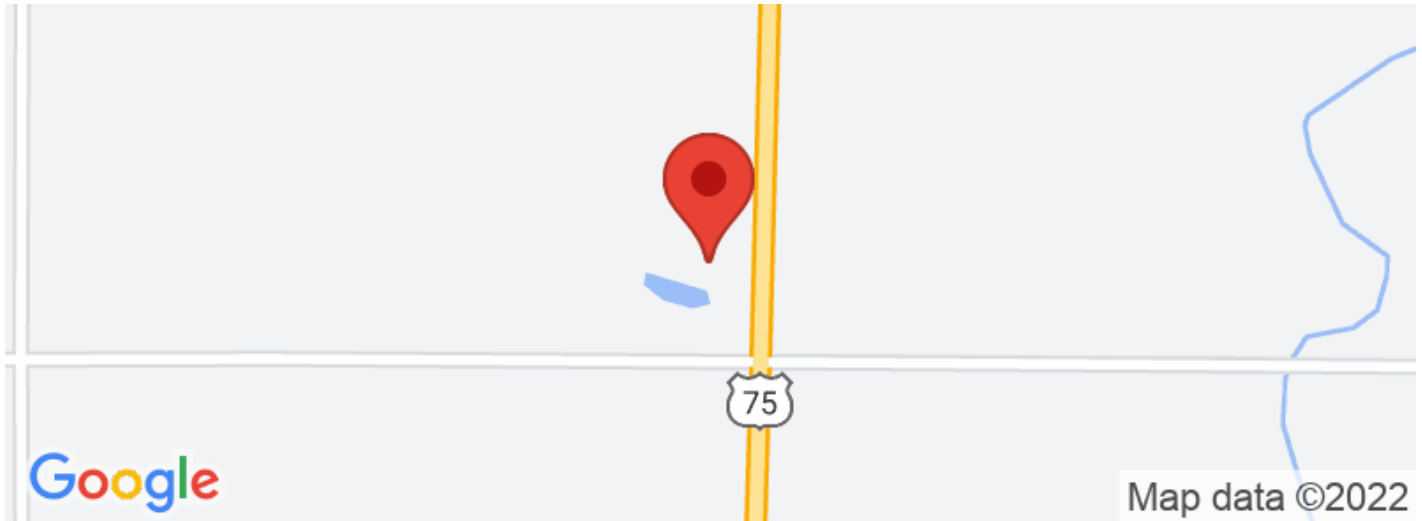


**20 Acres Near Altoona Kansas**  
**Altoona, KS / Wilson County**

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## Locator Maps





## Aerial Maps



**20 Acres Near Altoona Kansas**  
**Altoona, KS / Wilson County**

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Andrew Kattenberg

**Mobile**

(620) 313-0783

**Email**

akattenberg@mossyoakproperties.com

**Address**

1007 Main Street

**City / State / Zip**

Neodesha, KS 66757

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**NOTES**

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## NOTES

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

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**Mossy Oak Properties of the Heartland**

**155-D East Fantinel Drive**

**Springdale, AR 72762**

**(479) 527-0326**

**MossyOakProperties.com**

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**MORE INFO ONLINE:**

**MossyOakProperties.com**