

Homesite and Acreage

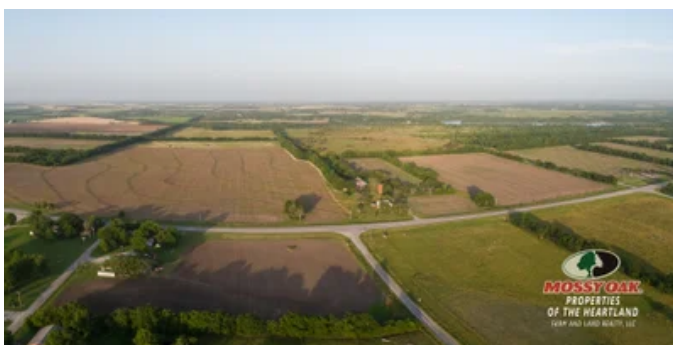
23205

Buffalo, KS 66717

\$196,000

46± Acres

Wilson County



Homesite and Acreage

Buffalo, KS / Wilson County

SUMMARY

Address

23205

City, State Zip

Buffalo, KS 66717

County

Wilson County

Type

Ranches, Residential Property, Single Family

Latitude / Longitude

37.707577 / -95.687139

Taxes (Annually)

3200

Dwelling Square Feet

2197

Bedrooms / Bathrooms

4 / 2

Acreage

46

Price

\$196,000

Property Website

<https://www.mossyoakproperties.com/property/homesite-and-acreage-wilson-kansas/32542/>



PROPERTY DESCRIPTION

Are you looking to get your own affordable home place on an acreage out in the country? This home was originally built in 1870 and has almost 2,200 sq ft of room. With elbow grease this place could be quite impressive with the outbuildings and house.

This house and 46 acres are mostly pasture land. A small alley of land connects the part behind the barn to the lionshare of the acreage. There is also a road and gate on the south that allows you entry to the pasture. Ponds are crucial in order for livestock and wildlife to freely have access and this place has a very nice established pond in the northwest corner. There isn't any fence on the east boundary of this part of the farm, the neighbor has a cattle lease that will continue until the end of the calendar year. With this additional acreage it's easy to imagine this homestead getting back to work and being productive.

Put the house and outbuildings back to use. The red barn and fenced pasture area will have you thinking how they used to do things in the old days. Two silos tower high above the homestead and are relics that are easy to stop and marvel at the ingenuity. An added bonus on this particular piece of real estate is that it offers free natural gas up to 200,000 cubic feet each calendar year. There is rural water, a well and cistern on the property as well as a functioning windmill to keep everything watered. Electricity is already running to the house and outbuildings, and there is even an old septic system somewhere on the property but no one is sure of its condition. There are multiple outbuildings already on the property, making it even more valuable and giving you a big head start to homesteading this land again.

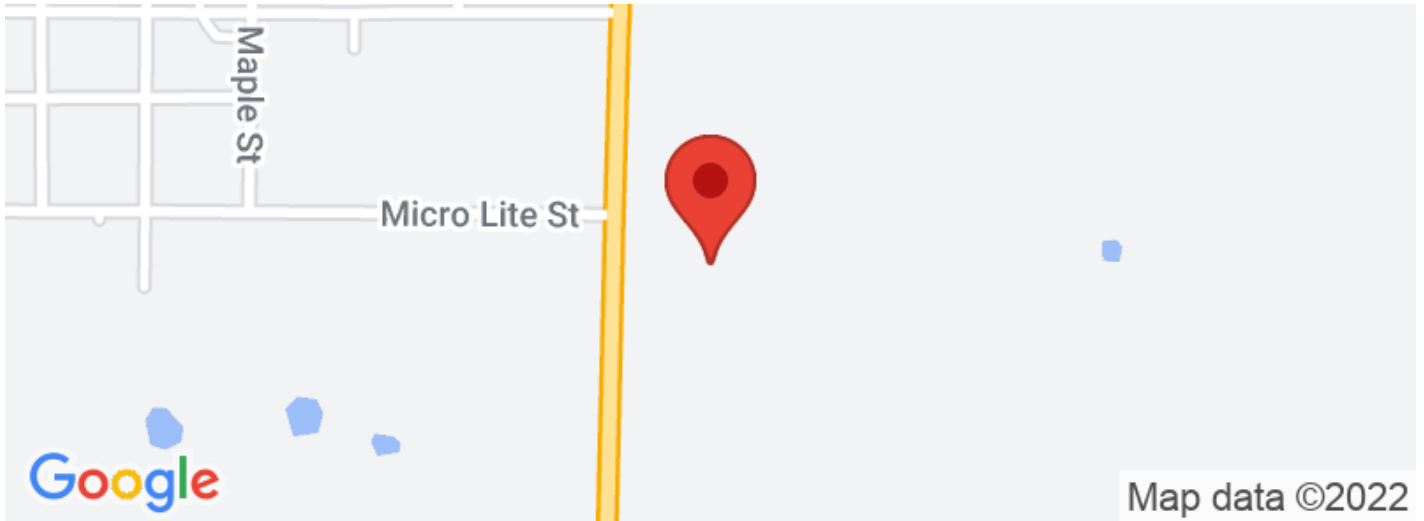
If you have been daydreaming about your own property and getting away from the neighbors then this one might just be for you. Call or text Andrew at [620.313.0783](tel:620.313.0783) for a private showing. House is selling as is. Also listed with less acreage.

- Red barn
- Fenced pasture area
- Two silos
- Rural water
- Well and cistern
- Functioning windmill
- Old septic system
- Multiple outbuildings
- Wilson County Kansas state fishing lake nearby

Homesite and Acreage Buffalo, KS / Wilson County



Locator Maps



Aerial Maps



Homesite and Acreage
Buffalo, KS / Wilson County

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

NOTES

NOTES

[illegible]

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.

Mossy Oak Properties of the Heartland

155-D East Fantinel Drive

Springdale, AR 72762

(479) 527-0326

MossyOakProperties.com



MORE INFO ONLINE:

MossyOakProperties.com