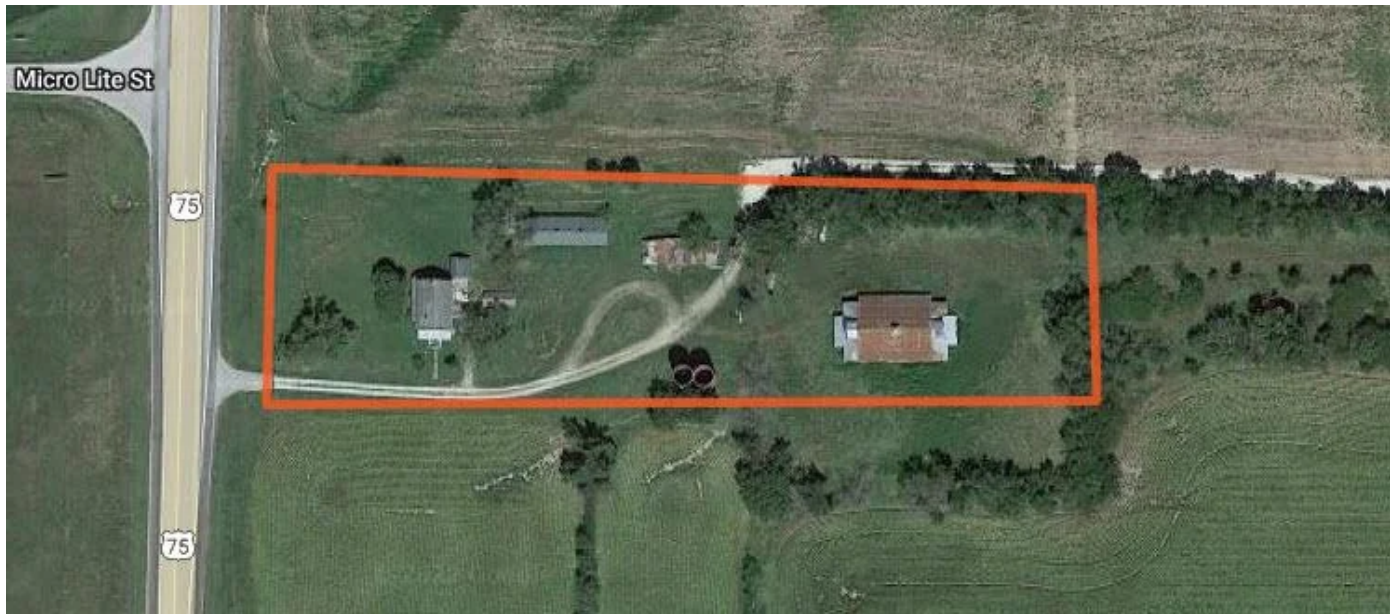


**As Is House On 3 Acres With Outbuildings**  
23205 US75 HWY  
Buffalo, KS 66717

**\$72,000**  
3± Acres  
Wilson County



## As Is House On 3 Acres With Outbuildings Buffalo, KS / Wilson County

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### **SUMMARY**

**Address**

23205 US75 HWY

**City, State Zip**

Buffalo, KS 66717

**County**

Wilson County

**Type**

Residential Property

**Latitude / Longitude**

37.70748 / -95.687011

**Taxes (Annually)**

2300

**Dwelling Square Feet**

2197

**Bedrooms / Bathrooms**

4 / 2

**Acreage**

3

**Price**

\$72,000

**Property Website**

<https://www.mossyoakproperties.com/property/as-is-house-on-3-acres-with-outbuildings-wilson-kansas/32523/>



## As Is House On 3 Acres With Outbuildings Buffalo, KS / Wilson County

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### **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.

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 calender 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.

Not only is this property great for usability, the location is just a stones throw to Wilson county state fishing lake. Camping, fishing, and boating are all popular activities that can be enjoyed at the Wilson County Kansas state fishing lake. The lake is a great place to relax and enjoy the outdoors, and there are plenty of opportunities for both fishing and boating. There are also several camping sites located around the lake, so you can stay overnight and enjoy the beauty of the area.

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 more 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

**MORE INFO ONLINE:**

**MossyOakProperties.com**

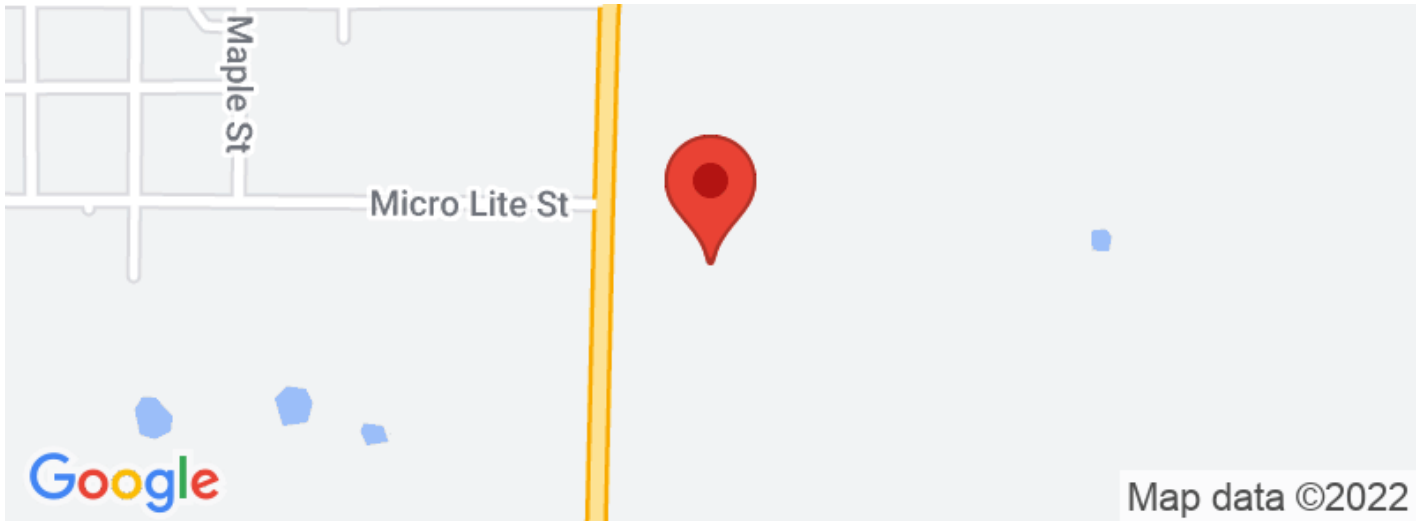


**As Is House On 3 Acres With Outbuildings**  
**Buffalo, KS / Wilson County**

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## Locator Maps



## Aerial Maps





**As Is House On 3 Acres With Outbuildings  
Buffalo, 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**