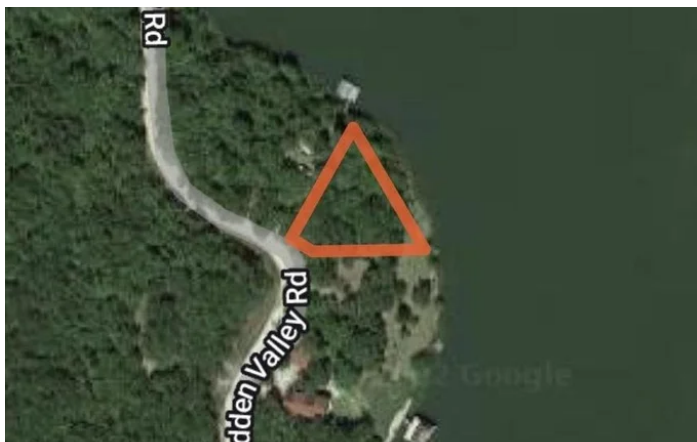


Hidden Valley Waterfront
42 Hidden Valley Rd
Mapleton, KS 66783

\$74,500
0.350 +/- acres
Bourbon County



Hidden Valley Waterfront Mapleton, KS / Bourbon County

SUMMARY

Address

42 Hidden Valley Rd

City, State Zip

Mapleton, KS 66783

County

Bourbon County

Type

Undeveloped Land

Latitude / Longitude

38.027724 / -94.959502

Taxes (Annually)

200

Acreage

0.350

Price

\$74,500

Property Website

<https://www.mossyoakproperties.com/property/hidden-valley-waterfront-bourbon-kansas/28329/>



PROPERTY DESCRIPTION

Hidden Valley Lake is located in Northern Bourbon County, KS. It is 1 hour south of Kansas City, 2 hours east of Wichita, and 1.5 hours north of Joplin, MO. The lakes deep clear water and scenic views make it a destination for those wanting to build or just to spend the weekend on the water.

This lot is one of the few remaining located on the water that has not been built on yet. It offers approximately 180 ft of deep clear water shoreline. All the beautiful houses that currently sit on this private lake looked like this at the start. I can only imagine evenings sitting on your own personal dock wetting a line or just watching the stars takeover the nighttime sky.

The fishing on the lake are second to none. Owning a property within the lakes confines allows you access to the amazing waters this private lake provides. Whether you are fishing for crappie, bass, or catfish, you will not be disappointed. The 2 biggest crappie the current owners have caught, were caught on this lot. The community boat dock on the north end of the lake will have you on the water in no time.

If you are looking for a lot on a beautiful private lake to build that lake house you have always desired, do not let this opportunity pass you by. With its deep lake shore frontage this property is sure to go quick. If you would like to set up your own personal tour of the property, call Brian (620)212*2027 today!

- 1 hour from Kansas City
- Private lake access
- Approximately 180ft of lake shore frontage
- Great fishing
- Build lot

Hidden Valley Waterfront
Mapleton, KS / Bourbon County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Helman

Mobile

(620) 212-2027

Email

bhelman@mossyoakproperties.com

Address

1007 Main Street

City / State / Zip

Neodesha, KS 66757

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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

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