Ducks And Bucks! 0000 Osage St Coffeyville, KS 67337

\$213,418 54± Acres Montgomery County









### **SUMMARY**

Address

0000 Osage St

City, State Zip

Coffeyville, KS 67337

County

**Montgomery County** 

**Type** 

Hunting Land, Recreational Land, Farms

Latitude / Longitude

37.0129585 / -95.6196868

Acreage

54

**Price** 

\$213,418

**Property Website** 

https://www.mossyoakproperties.com/property/ducks-and-bucks-montgomery-kansas/30741/



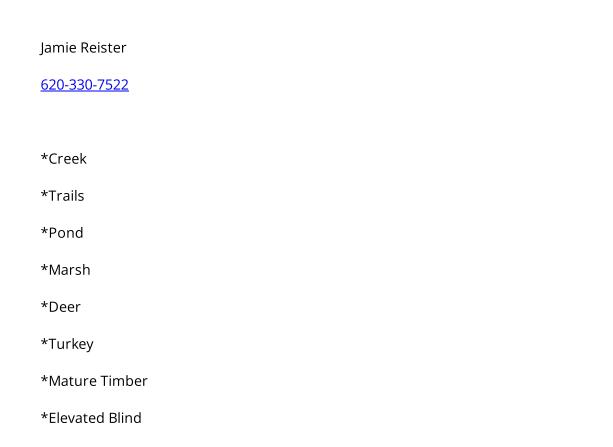






### **PROPERTY DESCRIPTION**

Kansas whitetail and duck hunting is a huge deal! Why not own your very own piece of property? Here is your chance! This 54 +/- acre farm is up for grabs. For years this farm has been managed for deer. Having large mature timber throughout gives you multiple spots for stands. As we all know, wind is a huge factor in harvesting that big buck. Having an access point on the north and south ends gives you that advantage. A heavy trail system is throughout the property. There is currently an elevated blind that stays with it. If duck hunting catches your attention, there is a pond/marsh on the property that's been known to be home to a lot of waterfowl in the past. The thick under brush is sure to host small game. Turkey have been seen on multiple occasions passing through the area. Onion creek boarders the south property line and makes an almost perfect travel route for deer. If hunting is not your thing there is lots of room to make it a weekend play area. Four wheeling trails, horse riding trails or maybe just a place to set up a tent and enjoy the stars. Coffeyville offers lodging and food, and is close by to make your stay at your new farm handy! Tulsa, OK is only a little over an hour away. Give me a call and lets take a look! Jamie Reister 620-330-7522









### **Locator Maps**







### **Aerial Maps**







#### LISTING REPRESENTATIVE

For more information contact:



Representative

Jamie Reister

Mobile

(620) 330-7522

**Email** 

jreister@mossyoakproperties.com

**Address** 

1007 Main Street

City / State / Zip

Neodesha, KS 66757

<u>NOTES</u>				



<u>NOTES</u>			



#### **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.



**MORE INFO ONLINE:** 

Mossy Oak Properties of the Heartland 155-D East Fantinel Drive Springdale, AR 72762 (479) 527-0326 MossyOakProperties.com



10