

**Hunting Acreage with Living Quarters in  
Jefferson County  
14832 LABETTE ROAD  
Valley Falls, KS 66088**

**\$359,000**  
**79 +/- acres**  
**Jefferson County**



# Hunting Acreage with Living Quarters in Jefferson County Valley Falls, KS / Jefferson County

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## **SUMMARY**

### **Address**

14832 LABETTE ROAD

### **City, State Zip**

Valley Falls, KS 66088

### **County**

Jefferson County

### **Type**

Hunting Land

### **Latitude / Longitude**

39.3433316 / -95.460253

### **Taxes (Annually)**

1652

### **Bedrooms / Bathrooms**

1 / 1

### **Acreage**

79

### **Price**

\$359,000

### **Property Website**

<https://mossyoakproperties.com/property/hunting-acreage-with-living-quarters-in-jefferson-county-jefferson-kansas/20882/>



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### **PROPERTY DESCRIPTION**

Beautiful Hunting & Family Recreational Retreat with living quarters, fishing pond, LOTS of Whitetail deer, Turkey, & Mushrooms!!....You DON'T want to miss seeing this if you are looking for an Outstanding Hunting, Building or Recreation Property!!

Located just east of Valley Falls, KS lies this beautiful and unique 79 acres, with rolling hardwood and cedar forest, plentiful Whitetail Deer, Eastern Wild Turkey, mourning dove and a variety of other small game. The 45' x 60' Morton Building barn includes a very comfortable 600 sq. foot hunting cabin with one bedroom, one full bath, a full kitchen and a cozy family room. The cabin is well kept and has been used as a weekend family retreat.

The barn has a full concrete slab, three 12' sliding doors for access to the open bay. The property has all utilities and is on a septic tank system.

Whether you are looking to expand your hunting opportunity or looking for the perfect place to build the home of your dreams on a prime NE Kansas hunting habitat, give this sportsman's paradise a look! Squirrel and cottontail rabbit are abundant. Ring-necked Pheasant and Bobwhite Quail are making a rebound in the area. With the multiple agriculture and hay fields that surround this property, no doubt this property is a magnet for deer to use as bedding area with its thick cover and ridges of cedar trees.

The property lies in the Central Flyway, a major waterfowl migration route. Easy access to nearby Kyle Marsh and West River Marsh offer abundant waterfowl adventures. The most common ducks observed are the Mallard, Northern Pintail, Green-Winged Teal, Gadwall and Blue-Winged Tail.

The elevation of the property drain nicely into a large pond. The pond is well stocked with catfish, crappie, bluegill and largemouth bass.

Nearby Perry Lake State Park (approx. 7 miles) sauger, channel and flathead catfish, white bass, walleye, white crappie and largemouth bass. Ice fishing is very popular during the winter especially in the area of Rock Creek Park.

The rolling terrain on the farm allows for multiple possible build sites. Whether you want the future home of your dreams near the barn on Labette Road or on one of the secluded hilltops on the property, the options are endless. The acreage is nicely fenced for 1/2 mile on the South property line.

**MORE INFO ONLINE:**

**[MossyOakProperties.com](http://MossyOakProperties.com)**



The hilltops get you back off the road and would allow for some nice views. If you choose to build near the barn, you would have quick and easy access with electricity and water nearby. Either way, multiple options are never a bad thing.

The entire property is accessible by a network of easy ATV and hiking trails. The land is fertile and boast one of the best morel mushroom hunting areas to be found anywhere during late April and early May each year.

So whether you are looking to expand your hunting opportunity, find a getaway from the city, or looking for a site to build the home of your dreams, give this property a look!

Call Brad to set up your personal tour at 816-922-9675.

Nearby Points of Interest:

5 miles East of Valley Falls in Jefferson County, KS.

4 miles East of Kyle Marsh Wildlife Area GPS N39 17.741 W095 27.082

3 miles East of the West River Marsh Wildlife Area GPS: N39 18.692 W095 26.650

7 miles North East of Lake Perry

\* 25 minutes from Topeka \* 30 minutes from Lawrence \* 90 minutes from Kansas City

\* possible build sites \* many recreational possibilities



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Valley Falls, KS / Jefferson County



## Locator Maps



## Aerial Maps



Hunting Acreage with Living Quarters in Jefferson County  
Valley Falls, KS / Jefferson County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Brad Morrison

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**Office**

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**Email**

[bmorrison@mossyoakproperties.com](mailto:bmorrison@mossyoakproperties.com)

**Address**

3709 A Mitchell Avenue

**City / State / Zip**

Saint Joseph, MO 64508

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**NOTES**

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## This image shows a single 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**

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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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