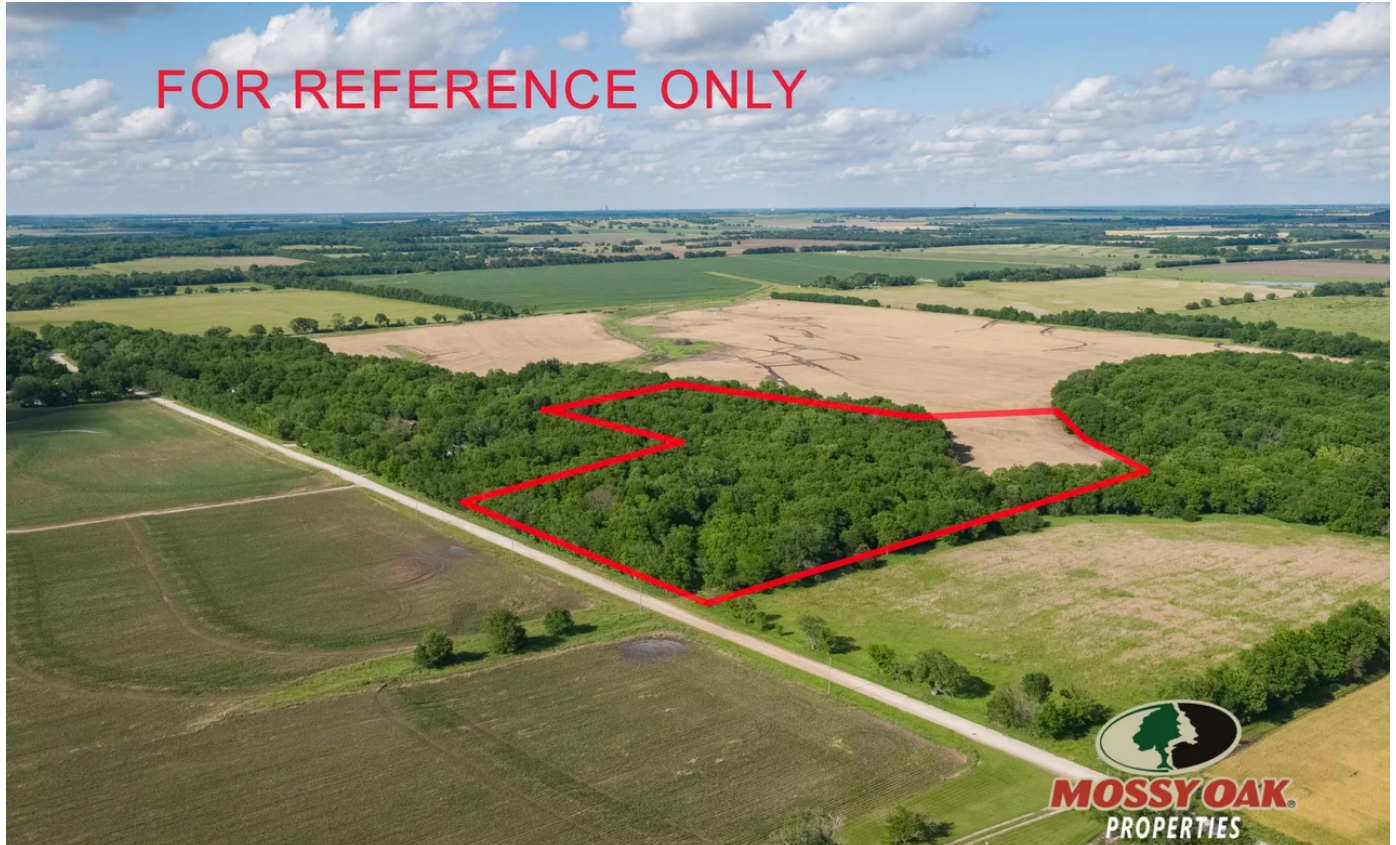


16+/- Recreational Land with Possible
Build Site
Udall Rd
Altoona, KS 66710

\$80,000
16± Acres
Wilson County



16+/- Recreational Land with Possible Build Site Altoona, KS / Wilson County

SUMMARY

Address

Udall Rd

City, State Zip

Altoona, KS 66710

County

Wilson County

Type

Recreational Land, Undeveloped Land,
Timberland, Hunting Land

Latitude / Longitude

37.5296592 / -95.5970716

Taxes (Annually)

100

Acreage

16

Price

\$80,000

Property Website

<https://www.mossyoakproperties.com/property/16-recreational-land-with-possible-build-site-wilson-kansas/29284/>



16+/- Recreational Land with Possible Build Site

Altoona, KS / Wilson County

PROPERTY DESCRIPTION

Take a look at this astonishing 16+/- acre recreational tract with possible building development located in eastern Wilson County just a short 1/2 mile off of Highway 47 between Altoona, KS and Chanute, KS. The tract consist of a rock bluff overlooking the property, giving an amazing view of the tract and a live creek bottom. While the creek bottom may be wild in spots, it does hold rock bottom crossings that are accessible by ATV/UTV or tractors. This live creek bottom is lined with mature hardwoods consisting of Walnut and Sycamores, providing great coverage and the ability to hang tree stands. With great shelter from the hardwoods and water supply from the creek, this property is an ideal environment for prospering wildlife such as whitetail deer and recreational use. While the live creek bottom is also lined with slight underbrush on both sides, it is not formidable when navigating along side the creek bottom.

This 16+/- acre tract holds much more than just a recreational piece of land. It also holds the ability for housing development. While the lower plain of this tract is in a flood zone, the eastern portion of the land, above the rock bluff, holds great opportunity for building development. Provided that the entrance to this amazing piece of land is located in the southeastern corner, allows the ability to create a beautiful driveway to your new homestead with ease! Water and electric are both ran along Udall Rd allowing for easy access to the property.

For more information or to schedule a showing, please get ahold of Zak Al-Bureni at [\(620\) 714-1573](tel:6207141573)

*Live Creek Bottom

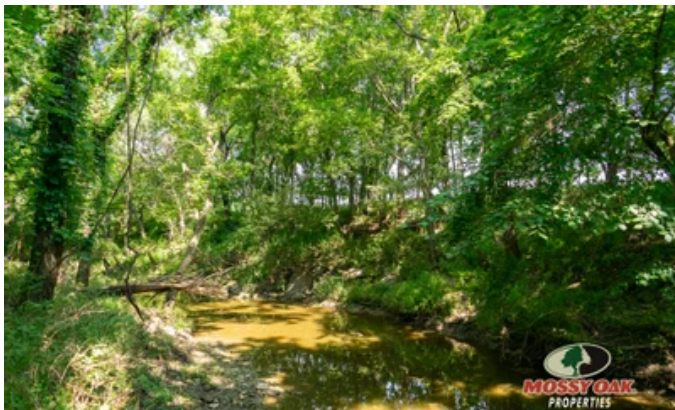
*Whitetail hunting

*Building opportunity

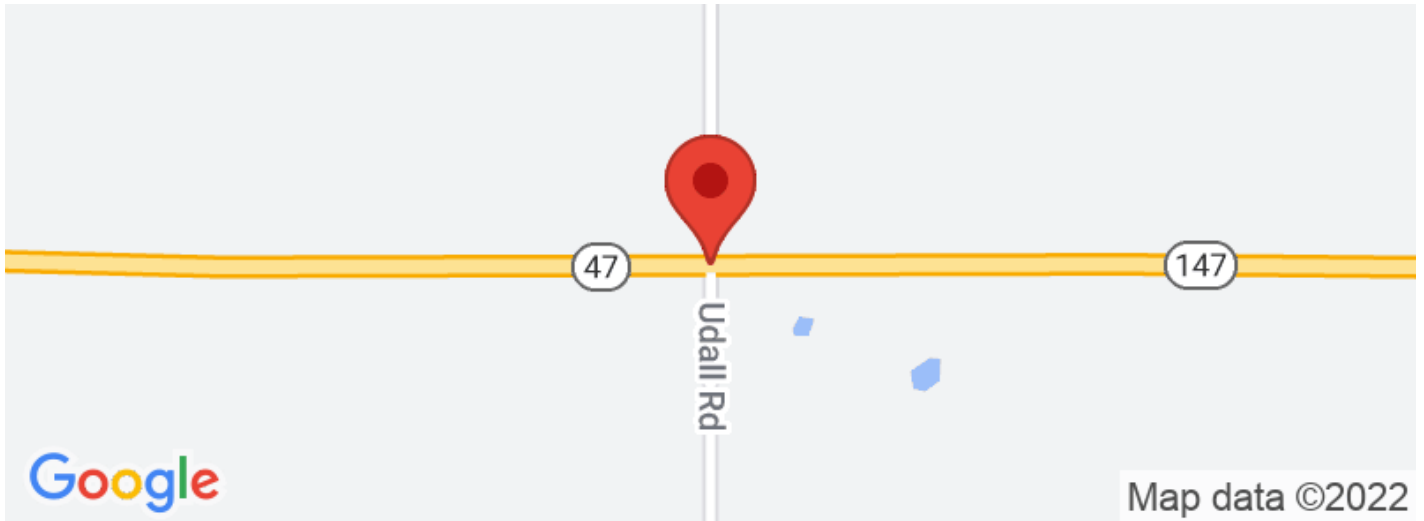
*Utility access

*ATV/UTV trail access

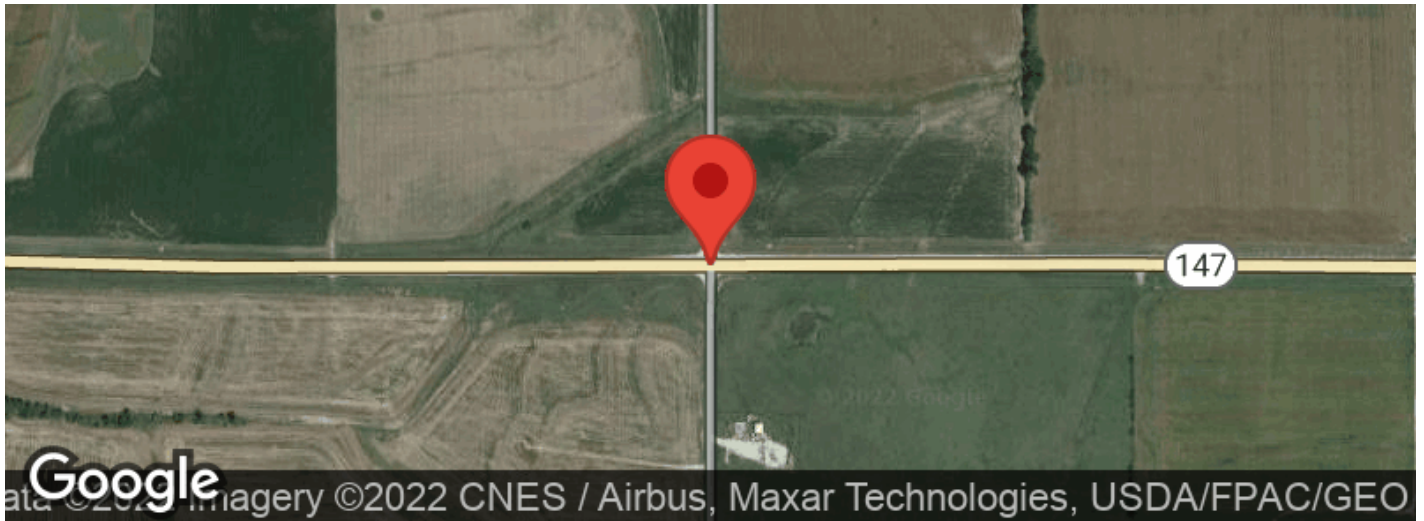
16+/- Recreational Land with Possible Build Site
Altoona, KS / Wilson County



Locator Maps



Aerial Maps



16+/- Recreational Land with Possible Build Site
Altoona, KS / Wilson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Zak Al-Bureni

Mobile

(620) 714-1573

Office

(620) 325-4046

Email

zalbureni@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