

Premium Tillable Acreage with Build Sites
Cavalry Rd
Garland, KS 66741

\$306,900
62± Acres
Bourbon County



Premium Tillable Acreage with Build Sites Garland, KS / Bourbon County

SUMMARY

Address

Cavalry Rd

City, State Zip

Garland, KS 66741

County

Bourbon County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

37.691364 / -94.687946

Acreage

62

Price

\$306,900

Property Website

<https://arrowheadlandcompany.com/property/premium-tillable-acreage-with-build-sites-bourbon-kansas/79768/>

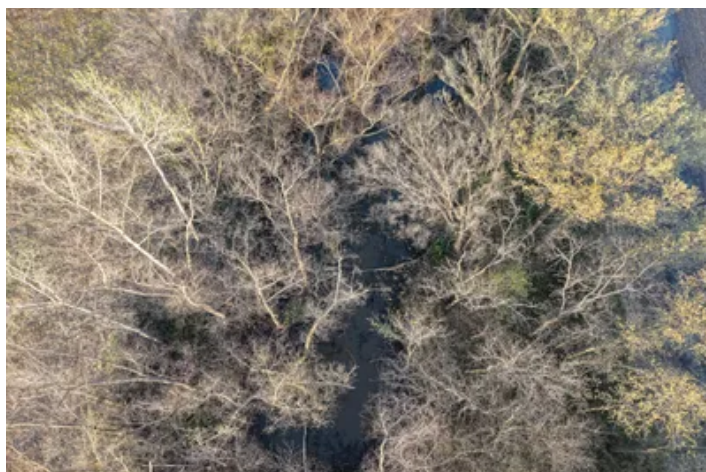


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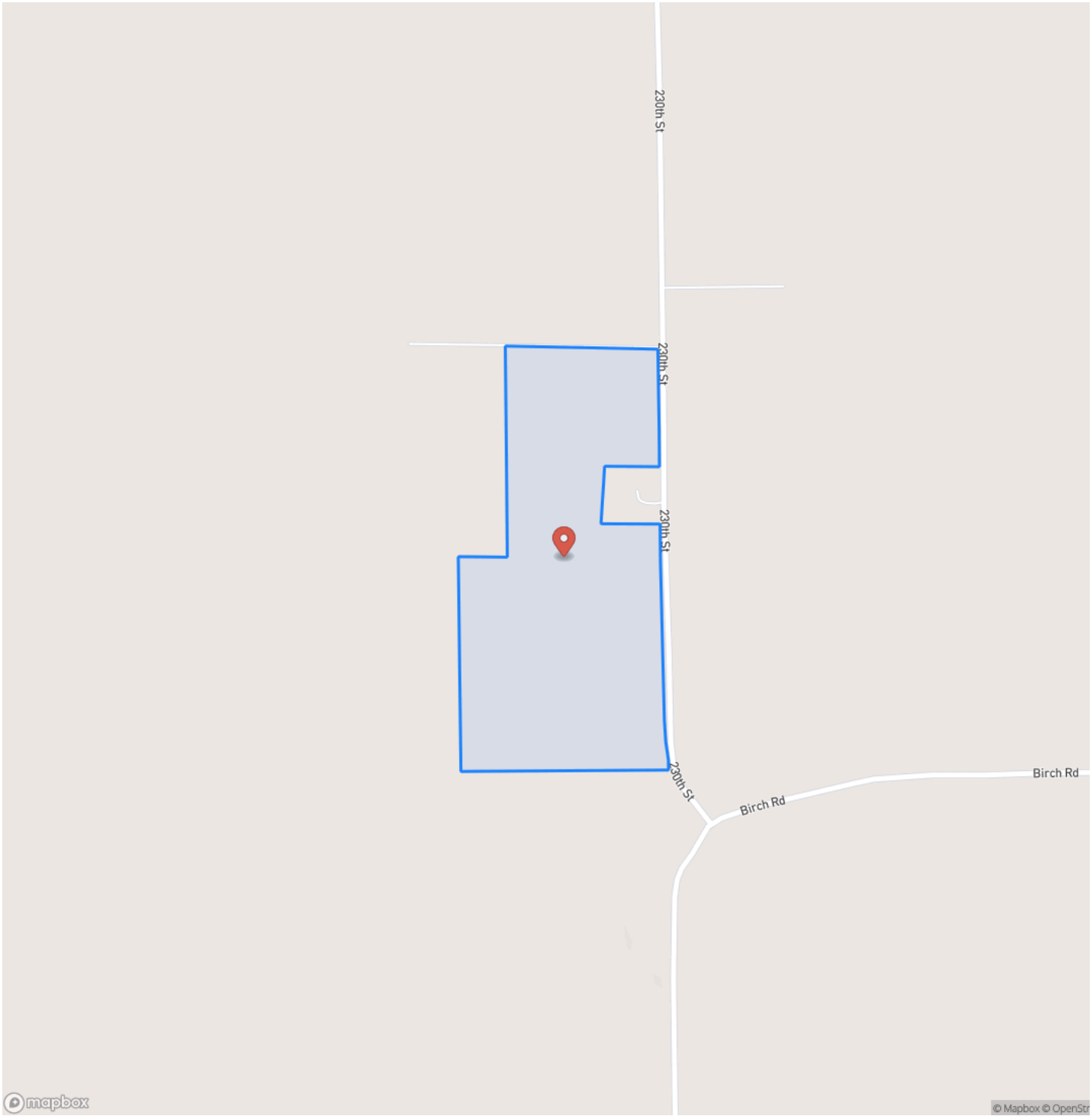
PROPERTY DESCRIPTION

Located less than 1 mile east of Highway 69 and only 11 +/- miles south of Fort Scott, this 62 +/- acre tract in Bourbon County, Kansas offers an exceptional opportunity for farmers, investors, and outdoorsmen. With approximately 60 +/- acres of tillable ground, the farm is open for the 2025 planting season and ready to go. The property is over 95% tillable, a rare find, and is majority lanton silty clay loams (class 2) and tamaha silt loams (class 3) with a history of strong yields. For those not looking to farm it themselves, the sellers are willing to cash rent the ground back for 2025, offering immediate return on investment. Rural water and electricity are available at the road, making this a potential build site for a future home, cabin, or shop. In addition to its agricultural value, the land features two small secluded ponds in the timber, providing year-round water for wildlife and adding to the property's recreational appeal. The area is known for its healthy populations of deer, turkeys, and small game with frequent activity throughout the property. While walking the property, deer sign was prevalent along the tree lines leading into thicker cover onto the neighboring properties. Turkeys are known to be seen on the property with West Fork Dry Wood Creek just a few hundred feet south. Whether you're looking to expand your operation, enjoy what rural Kansas has to offer, or invest in a highly tillable tract, this property checks many boxes! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Shea Miller at [\(913\) 208-1364](tel:9132081364).

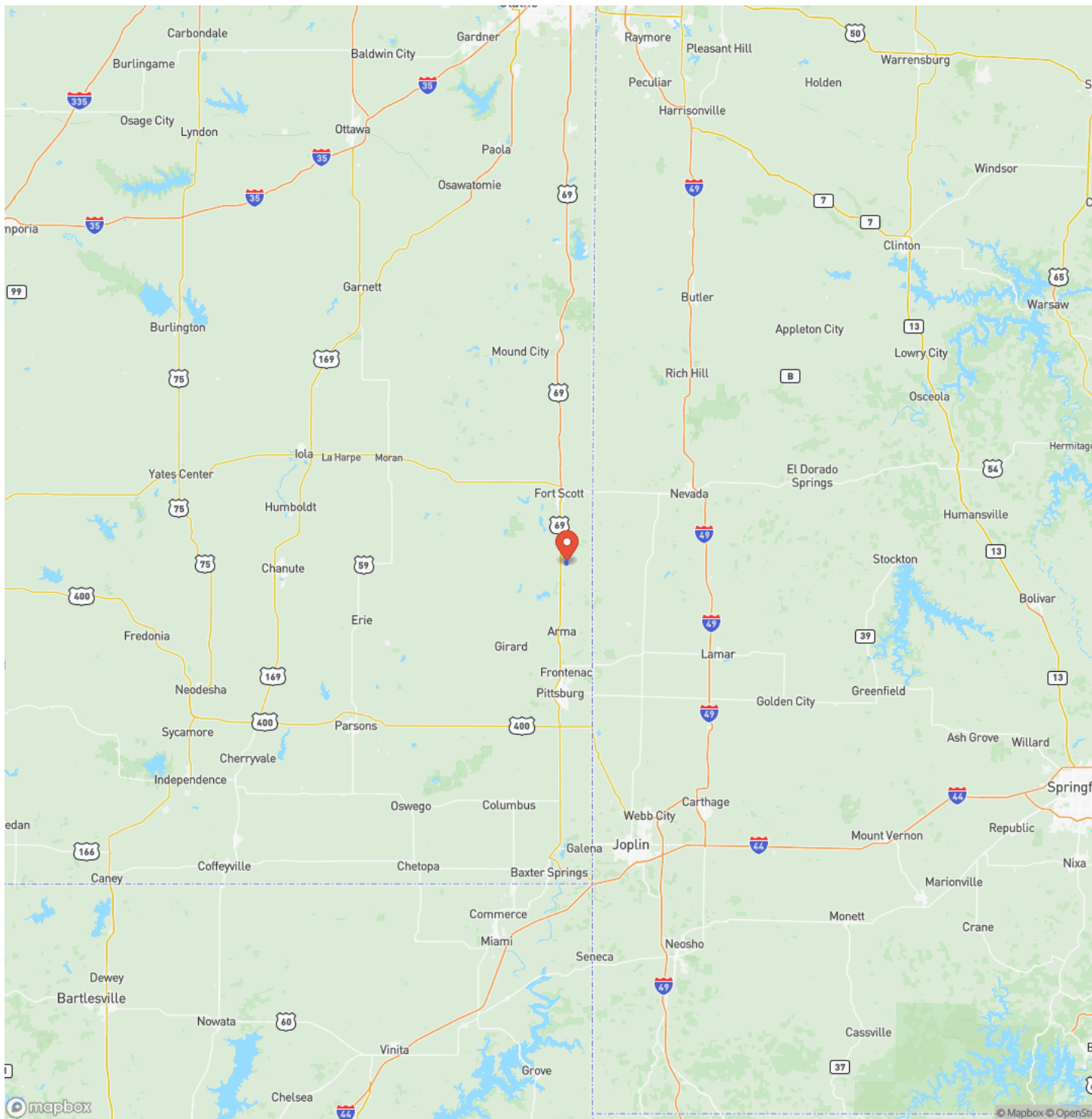
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Shea Miller

Mobile

(913) 208-1364

Email

shea.miller@arrowheadlandcompany.com

Address

City / State / Zip

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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