

North Spring Valley Build/Hunt Tract
0000 Spring Valley Rd LOT: AHLC 31N
Paola, KS 66071

\$485,000
31± Acres
Miami County



North Spring Valley Build/Hunt Tract
Paola, KS / Miami County

SUMMARY

Address

0000 Spring Valley Rd LOT: AHLC 31N

City, State Zip

Paola, KS 66071

County

Miami County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

38.569912 / -94.718268

Acreage

31

Price

\$485,000

Property Website

<https://arrowheadlandcompany.com/property/north-spring-valley-build-hunt-tract-miami-kansas/102081/>



North Spring Valley Build/Hunt Tract Paola, KS / Miami County

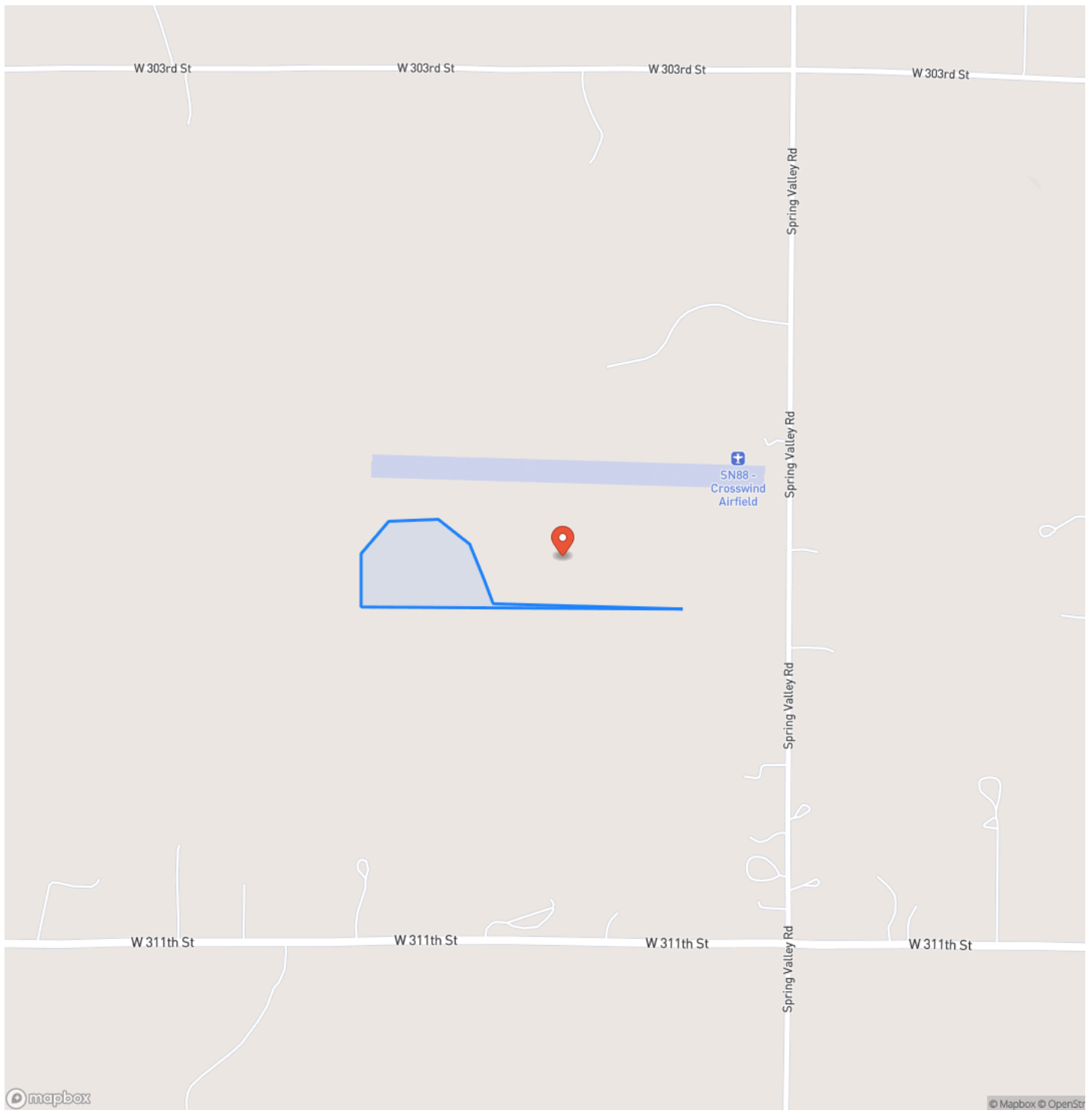
PROPERTY DESCRIPTION

Introducing the north portion of the Spring Valley Build/Hunt Tract, this 31± acre property is located in a highly desirable area of Miami County and offers an excellent opportunity for both recreation and development. Conveniently situated just off the 311th Street exit on Highway 69, the property provides a strong balance of accessibility and privacy. The tract is predominantly covered in dense cedar timber, offering exceptional wildlife cover, with scattered oak trees adding diversity to the landscape. Deer sign is evident throughout the property, and the area is well known for strong turkey populations, making this an ideal hunting and recreational tract. The property also features rolling topography and multiple wet-weather creeks, enhancing both the habitat and overall character of the land. These natural features, combined with the terrain, offer several excellent locations for a future pond if desired. Significant tree clearing has already been completed, improving access and opening up multiple potential build sites near the front of the property. Water and power are available, adding to the property's appeal for those considering a home, shop, or cabin. Whether you are ready to build or prefer to hold for long-term use, much of the initial groundwork has already been completed. The property is conveniently located approximately 10± minutes from Louisburg, 10± minutes from Paola, and 20± minutes from Overland Park, offering a desirable combination of seclusion and proximity to nearby communities and the Kansas City metro. This 31± acre tract presents a rare opportunity to own a manageable piece of land with privacy, strong wildlife presence, and long-term potential in a sought-after location. The adjacent 31± acre tract is also available for purchase and offers a very similar layout and characteristics. All showings are by appointment only. For more information or to schedule a private viewing, please contact Shea Miller at [\(913\) 208-1364](tel:9132081364). Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

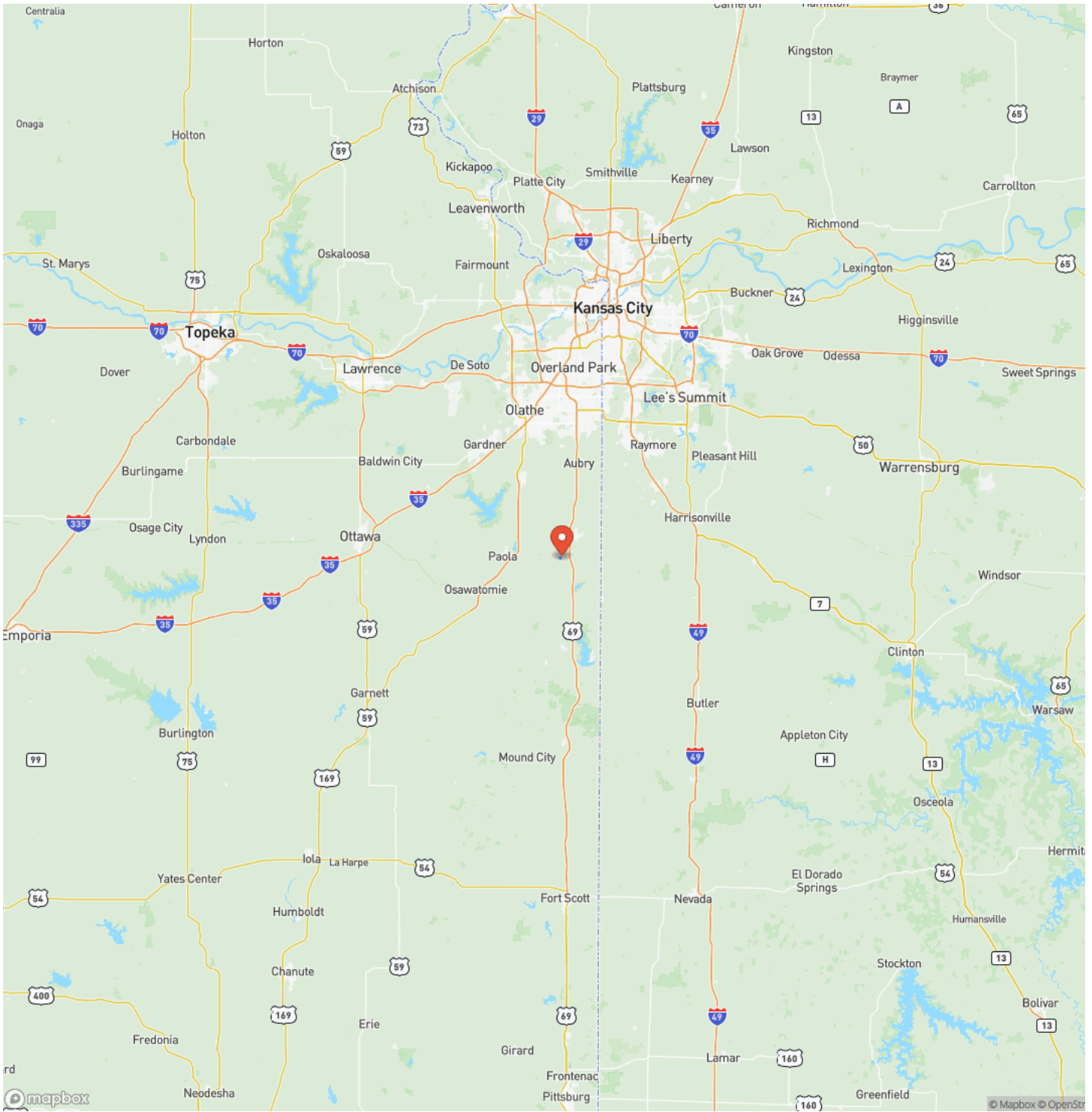
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Locator Map



Locator Map



Satellite Map



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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