Spring Valley Build/Hunt Tract
0000 Spring Valley Rd LOT: AHLC 62
Paola, KS 66071

$970,000
62± Acres
Miami County







ARROWHEAD LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
0000 Spring Valley Rd LOT: AHLC 62

City, State Zip
Paola, KS 66071

County
Miami County

Type
Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude
38.56805 / -94.72045

Acreage
62

Price
$970,000

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

Located in a highly desirable area of Miami County just off the 311th Street exit on Highway 69, this 62± acre tract offers a unique opportunity for both recreation and a future private estate. The property is predominantly covered in mature cedar timber, complementec by a quality stand of oak trees along the west end, providing both seclusion and ideal wildlife habitat. 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. Rolling topography and multiple wet-weather creeks run throughout the property, enhancing its natural character and overall habitat. The terrain also offers several excellent locations for a future pond, adding further potential for both recreation and development. The current landowner has completed extensive clearing near the front of the property, creating a clean, open, park-like setting that is well-suited for a future home site. Established trails provide convenient access throughout much of the property while maintaining excellent cover for wildlife. Water and power are available in the area, further supporting the property's development potential. Whether your interest is in building a primary residence, establishing a weekend retreat, or acquiring a versatile recreational property, this tract provides a strong foundation for a variety of uses. Conveniently located just 10± minutes from Louisburg, 10± minutes from Paola, and approximately 20± minutes from Overland Park, the property offers an ideal balance of privacy and proximity to nearby communities and the Kansas City metro. This tract is also being offered as two separate 31± acre parcels, providing additional flexibility for buyers depending on their needs and objectives. All showings are by appointment only. For additional information or to schedule a private viewing, please contact Shea Miller at (913) 208-1364 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact anc must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

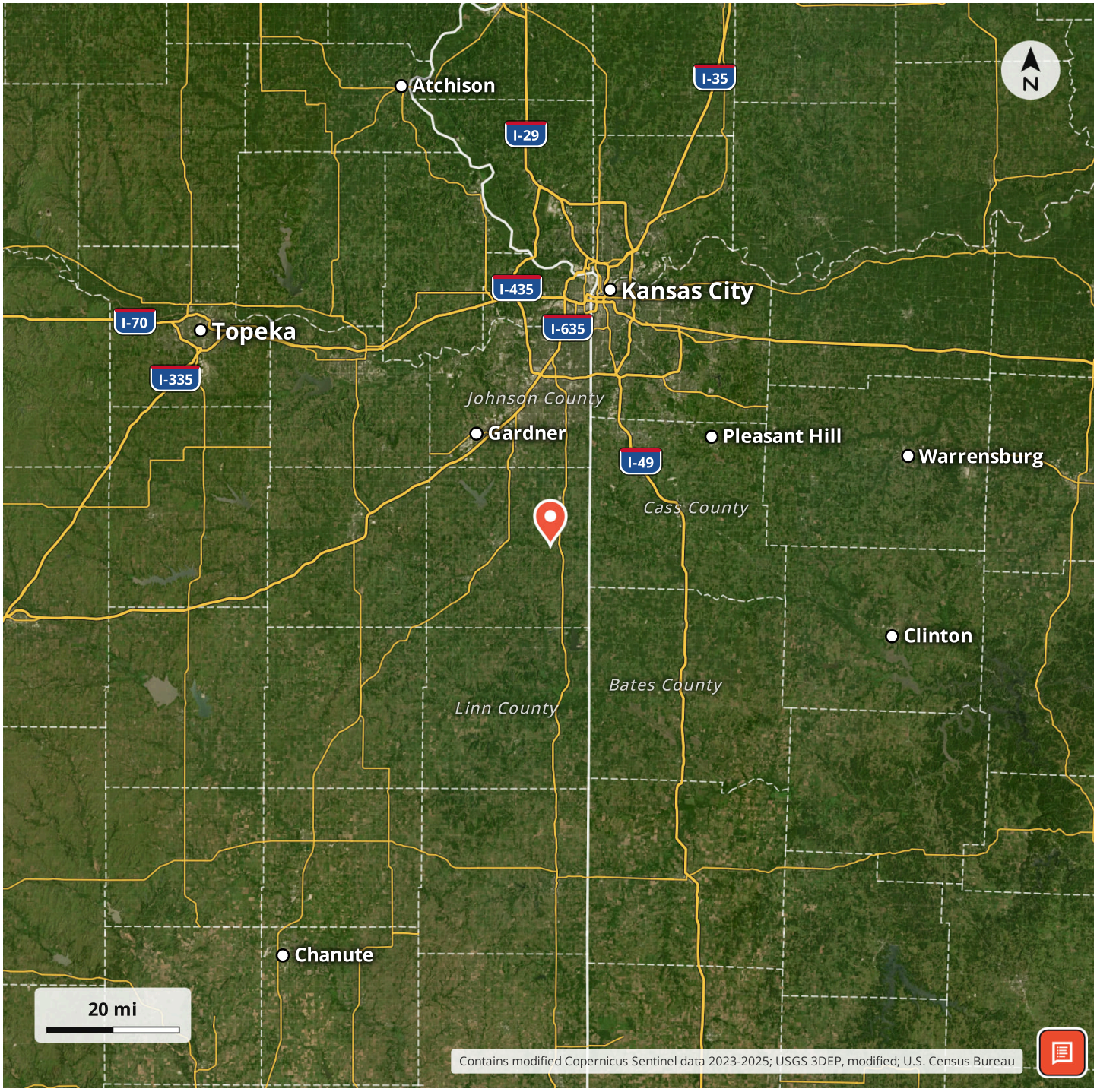
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.



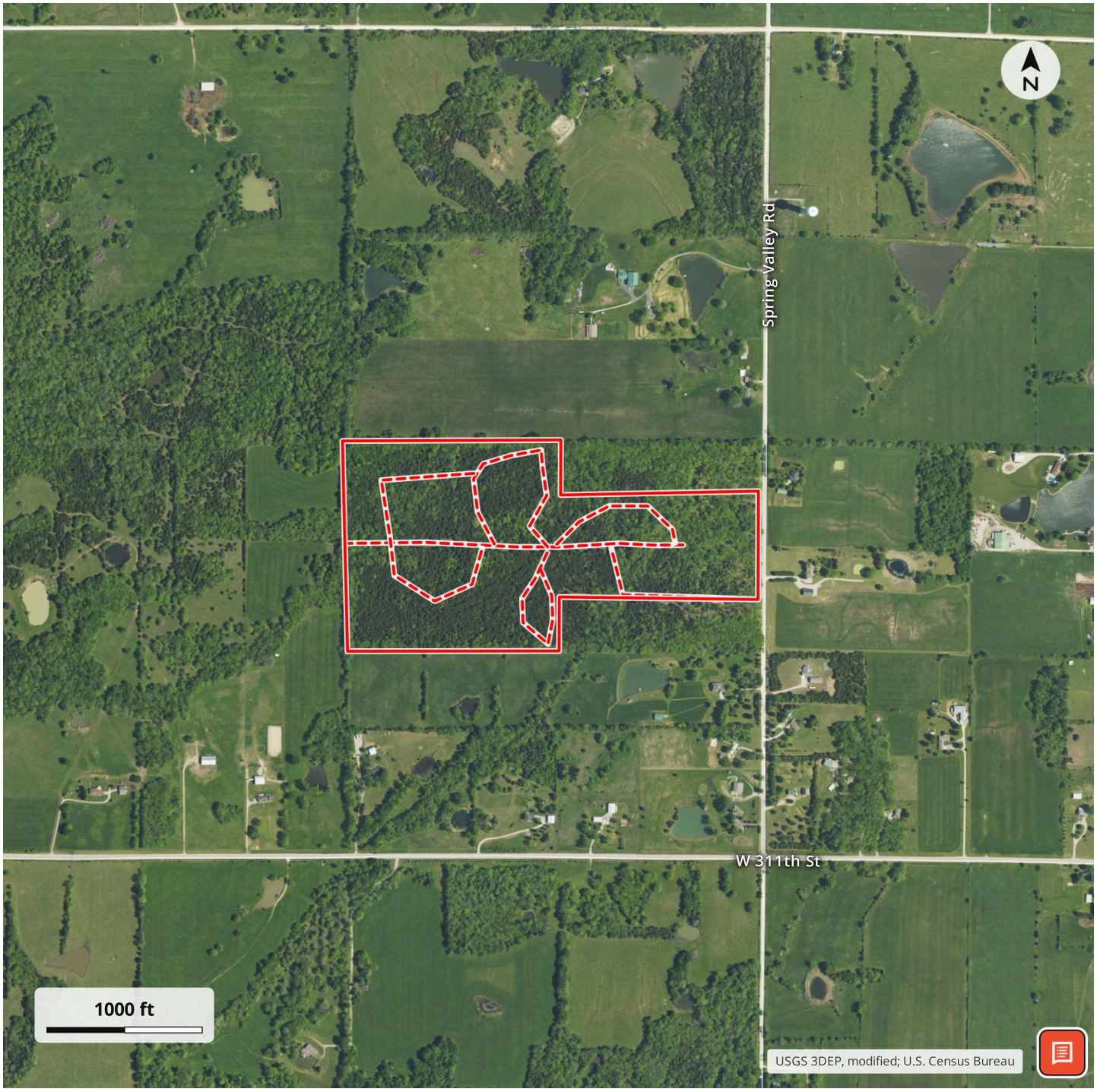




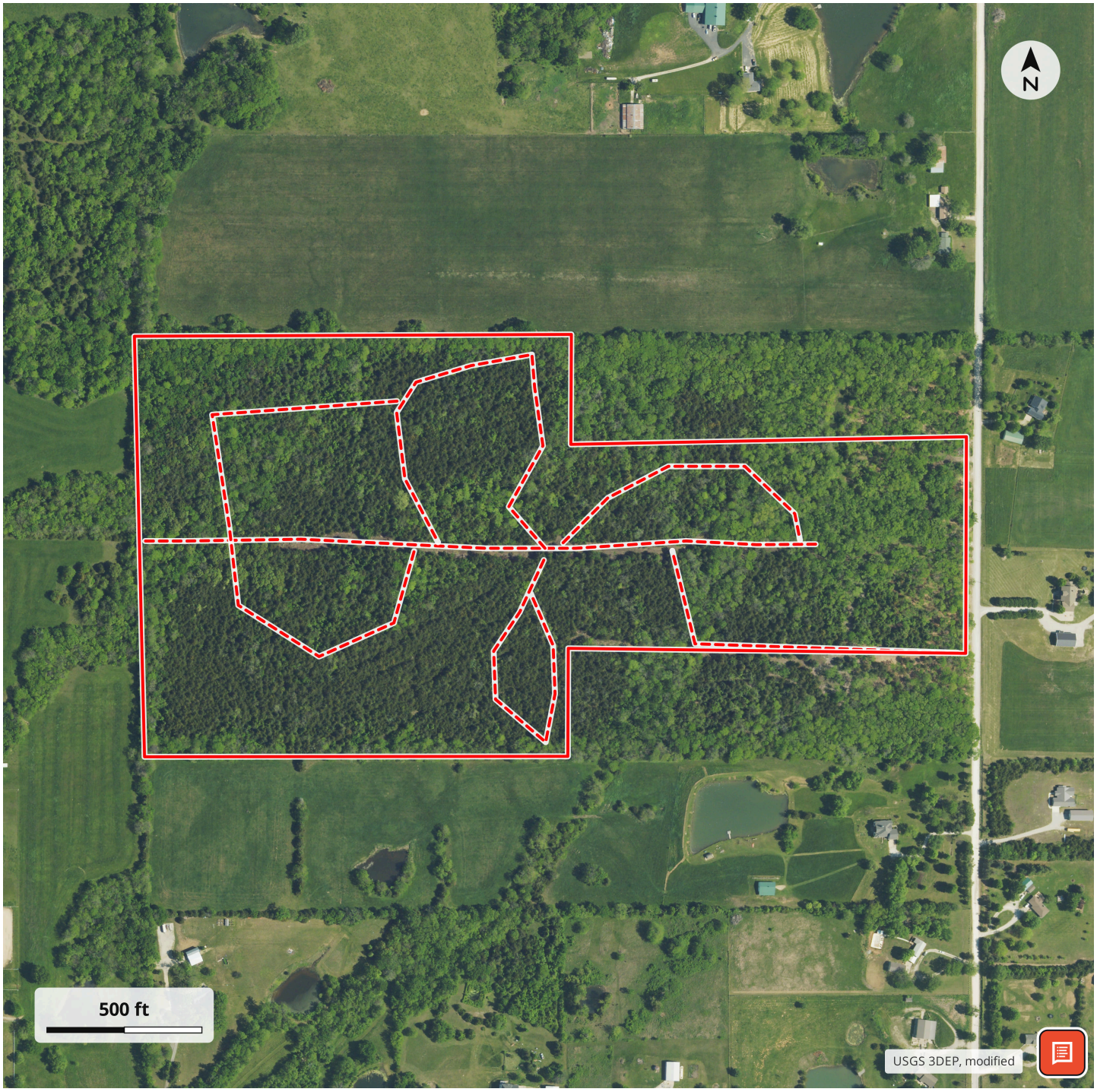

Regional Map



Locator Map


N
Spring Valley Rd
W 311th St
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Shea Miller

Mobile
(913) 208-1364

Email
shea.miller@arrowheadlandcompany.com

City / State / Zip
Louisburg, KS 66053

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Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
https://arrowheadlandcompany.com/