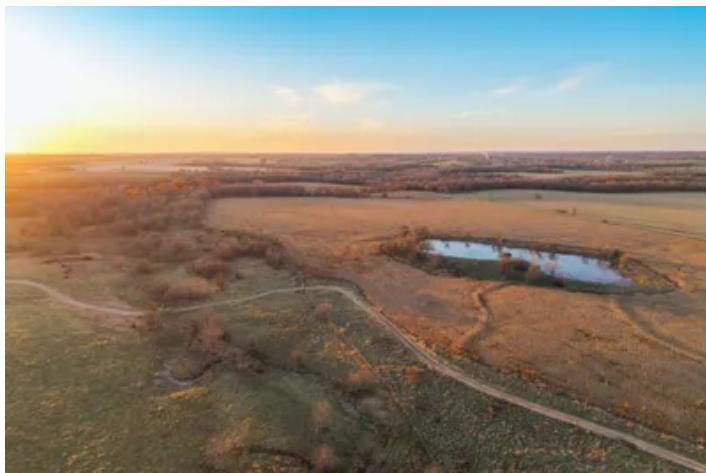


Premier Combo Farm With Recreational Opportunities
W 375th Street
Louisburg, KS 66053

\$1,360,000
160± Acres
Miami County



Premier Combo Farm With Recreational Opportunities

Louisburg, KS / Miami County

SUMMARY

Address

W 375th Street

City, State Zip

Louisburg, KS 66053

County

Miami County

Type

Farms, Hunting Land, Horse Property, Ranches, Recreational Land

Latitude / Longitude

38.443411 / -94.672597

Acreage

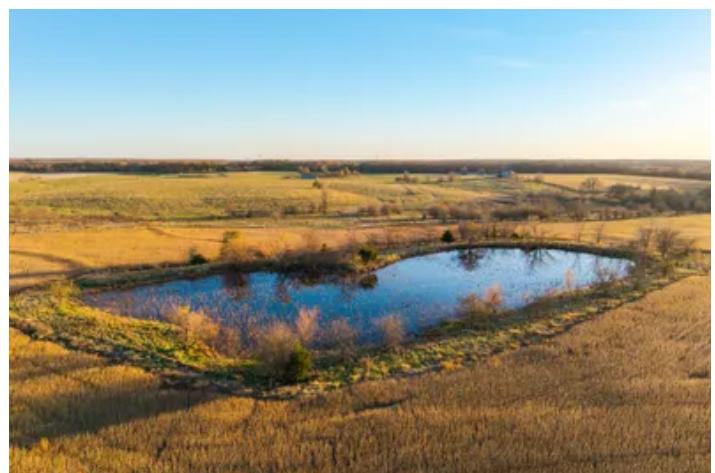
160

Price

\$1,360,000

Property Website

<https://arrowheadlandcompany.com/property/premier-combo-farm-with-recreational-opportunities/miami/kansas/94173/>



Premier Combo Farm With Recreational Opportunities

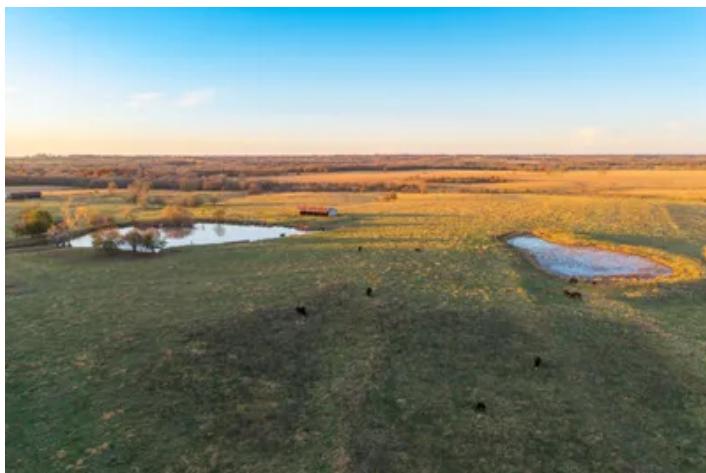
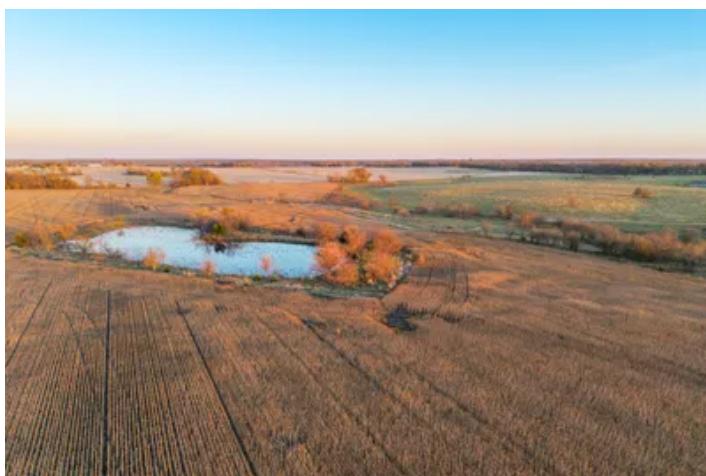
Louisburg, KS / Miami County

PROPERTY DESCRIPTION

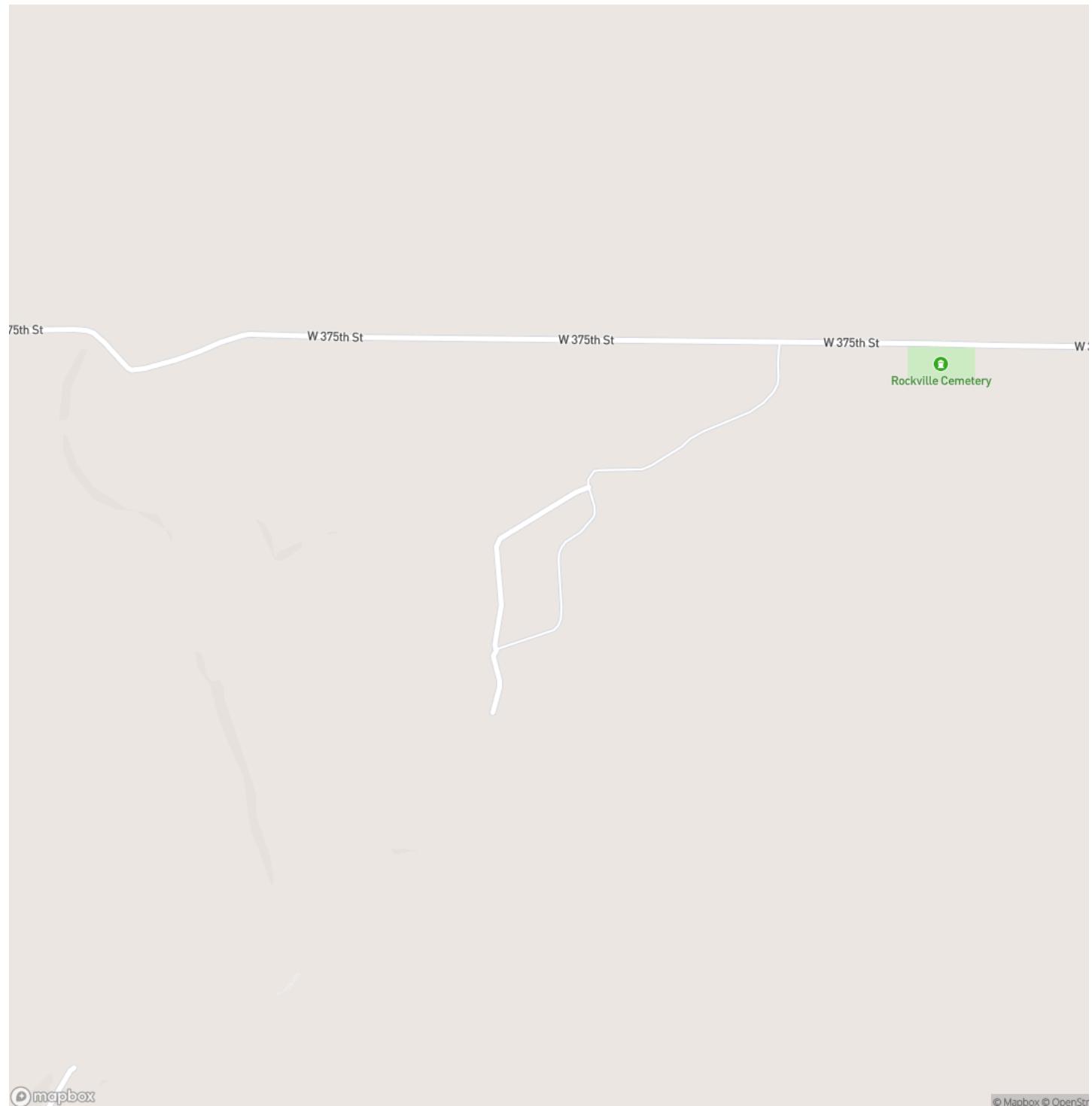
This 160 ± acre tract in Miami County, Kansas showcases an ideal blend of lush pasture, productive tillable acres, and outstanding recreational appeal—making it a versatile property for both agricultural use and outdoor enjoyment. The property is fully fenced with well-placed cross fencing and gates, allowing you to run cattle from day one. Much of the perimeter consists of woven wire, complemented by sections of newer 5-strand barbed wire, giving you the flexibility to support a wide range of livestock operations. Four ponds support the farm, all featuring livestock waterers that draw directly from the pond to provide dependable water while allowing cattle to be kept out. Two of these ponds are stocked with fish, offering great fishing opportunities alongside their functional use. Several well-placed sheds and barns are situated throughout the property, offering convenient options for equipment storage, hay, or general farm use. These buildings also make excellent candidates for renovation—perfect for upgrading facilities, adding functionality, or creating custom-use structures. Beyond its pasture ground, the property features about 70 ± acres of highly productive tillable soils with a consistent yield history. Soybeans were recently taken off, and the landowner intends to follow with a wheat crop, adding immediate farming value. Beyond its agricultural strengths, the property is also set up for excellent hunting. The surrounding properties feature dense timber and high-quality habitat, while this tract provides the open ground, food sources, and natural edge that create ideal opportunities for effective hunting. The timbered draw that runs through the center of the farm serves as a major travel corridor, and several prime locations across the property would make outstanding food plot sites. This tract can be hunted effectively with a variety of wind directions for both archery and firearm seasons, all with minimal intrusion. The property is also a blank slate for adding additional cover and enhancing hunting opportunities if the new owner chooses. The waterfowl potential adds yet another layer of value. Ducks and geese consistently use all three ponds, and the property lies within a natural flight path between multiple major lakes in the region. With Marais des Cygnes Wildlife Area and La Cygne Lake just to the south, and Middle Creek Lake just to the north, migrating birds are frequent visitors. The current landowners have enjoyed great duck hunts on these ponds in the past. The rolling topography and consistent runoff on this tract also offer ideal conditions for developing a sizable lake, with several locations that would support an impressive water feature. The location strengthens the overall investment, sitting just 15 +/- miles south of Louisburg and less than 40 +/- miles south of Overland Park—close enough for convenience but far enough out to enjoy privacy and space. Whether you're looking for a working pasture property, a hunting farm with exceptional potential, or a long-term land investment in a highly desirable area, this place checks a lot of 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:(913)208-1364).

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.

Premier Combo Farm With Recreational Opportunities
Louisburg, KS / Miami County



Locator Map

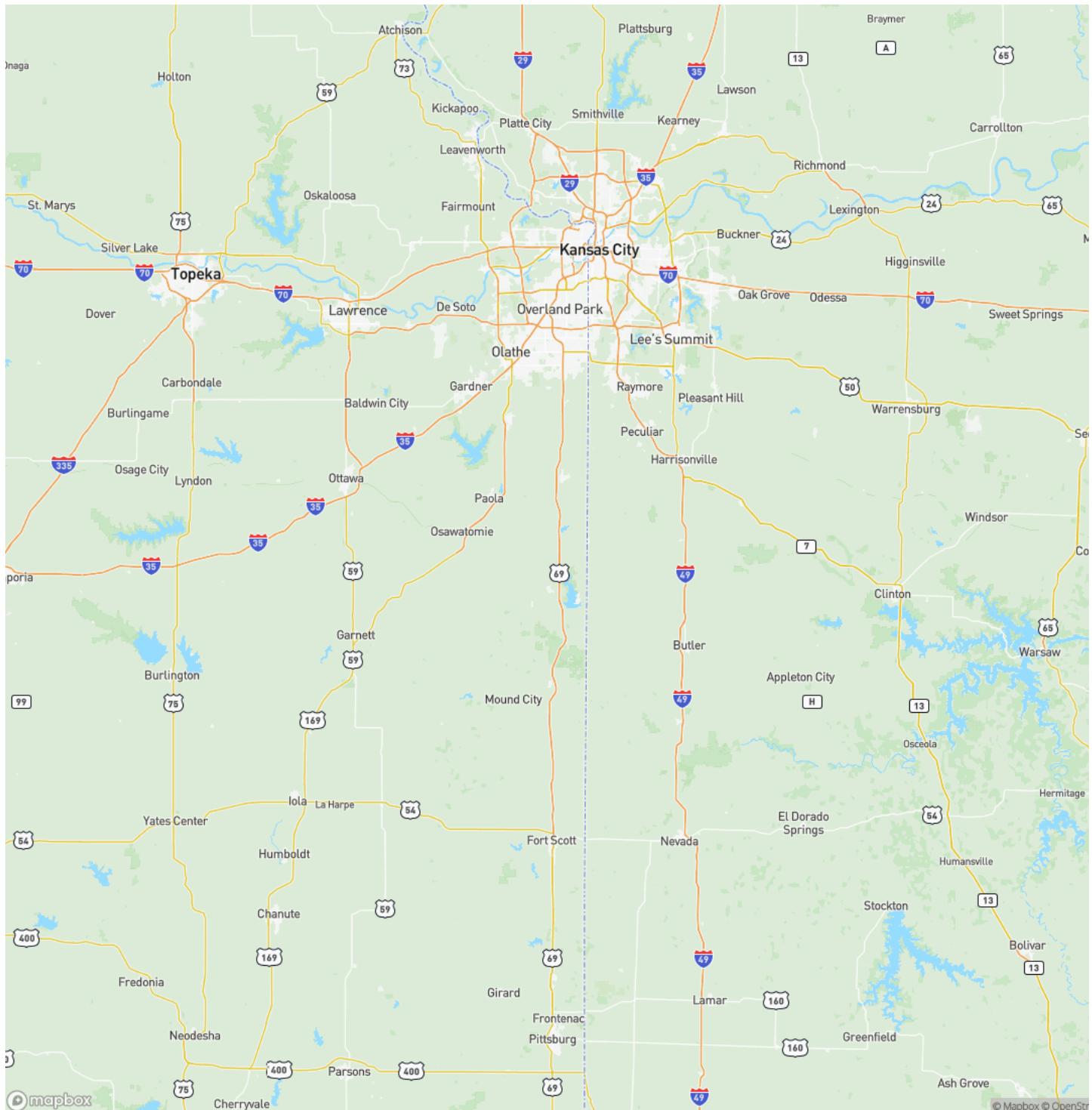


© Mapbox © OpenStreetMap

Premier Combo Farm With Recreational Opportunities

Louisburg, KS / Miami County

Locator Map



6

MORE INFO ONLINE:

www.arrowheadlandcompany.com

Satellite Map



Premier Combo Farm With Recreational Opportunities

Louisburg, KS / Miami County

LISTING REPRESENTATIVE

For more information contact:



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shea.miller@arrowheadlandcompany.com

Address

City / State / Zip

NOTES



NOTES



The logo for Arrowhead Land Company. It features a stylized arrowhead icon above the company name "ARROWHEAD" in a bold, sans-serif font. Below "ARROWHEAD" is the word "LAND COMPANY" in a smaller, all-caps, sans-serif font.

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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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