

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

\$970,000
62± Acres
Miami County



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

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

<https://arrowheadlandcompany.com/property/spring-valley-build-hunt-tract/miami/kansas/102076/>

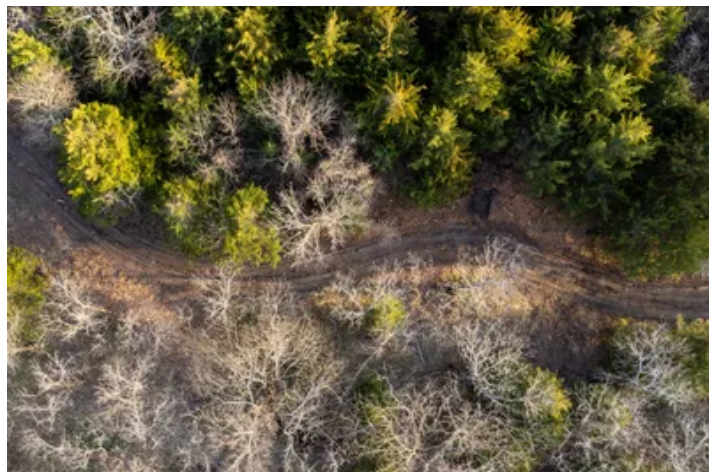


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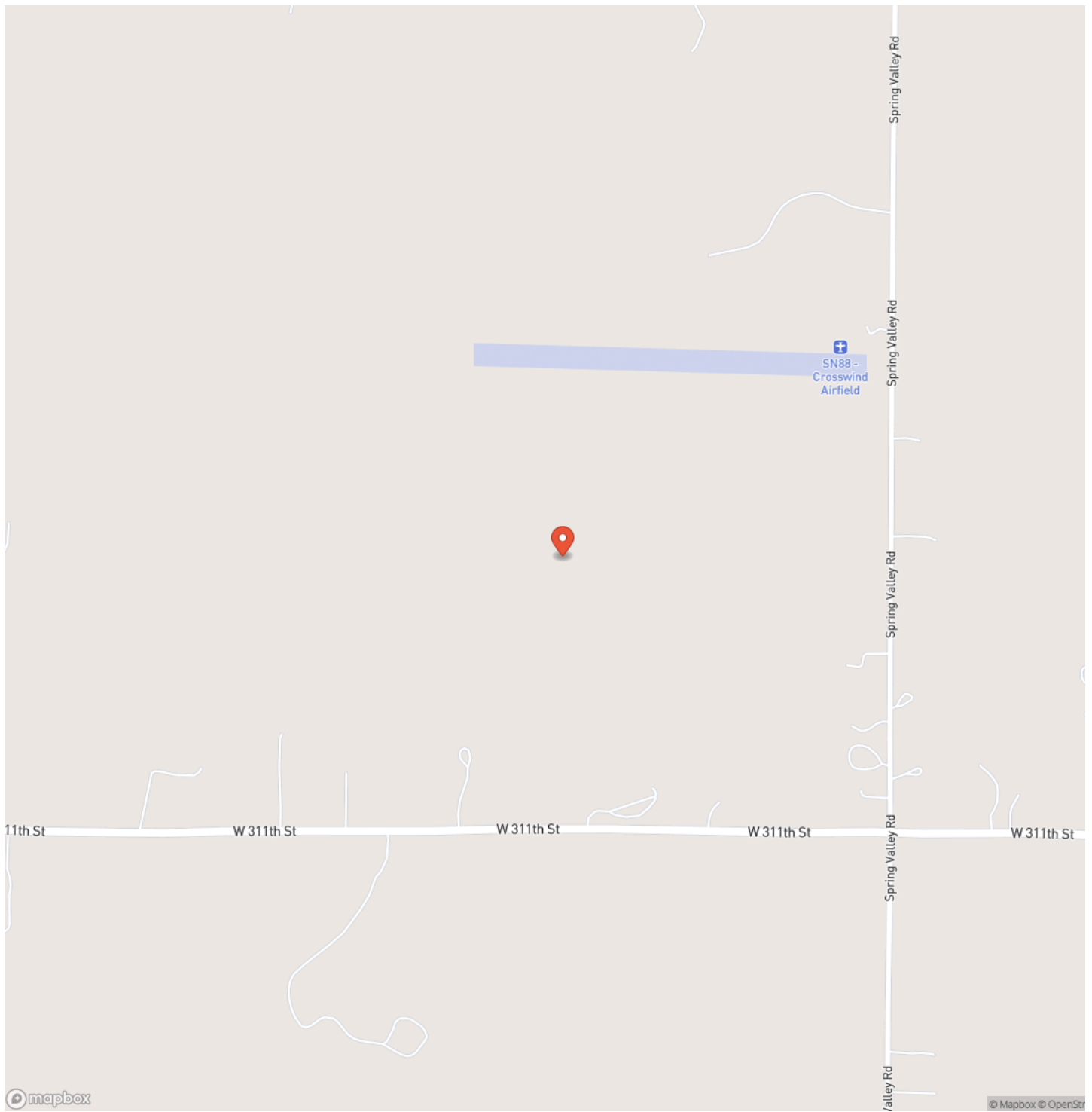
PROPERTY DESCRIPTION

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, complemented 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](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.

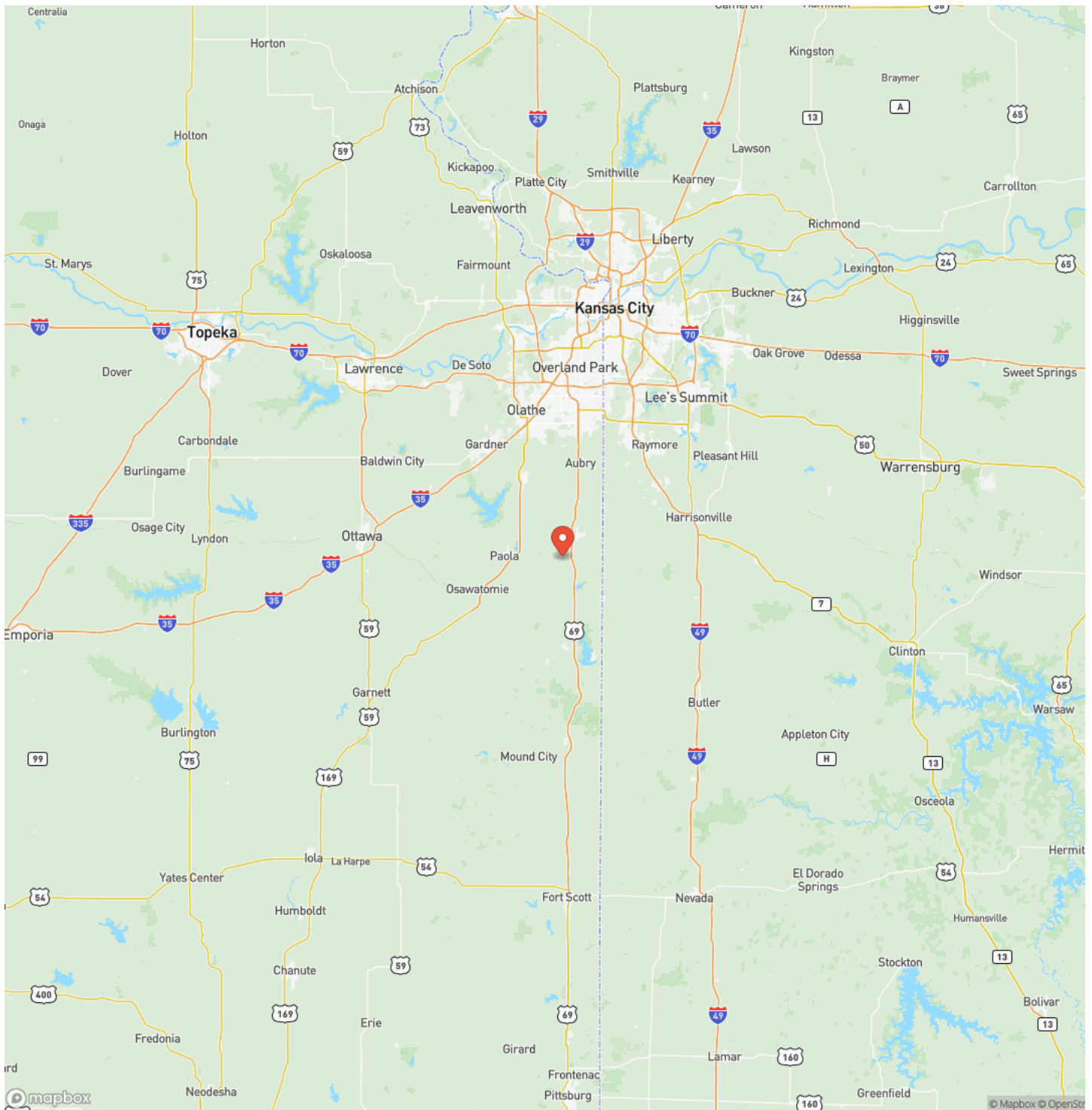
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Locator Map



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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