

Smith Branch Creek Farm
30178 W. 231st St
Spring Hill, KS 66083

\$499,950
22.820± Acres
Miami County



Smith Branch Creek Farm
Spring Hill, KS / Miami County

SUMMARY

Address

30178 W. 231st St

City, State Zip

Spring Hill, KS 66083

County

Miami County

Type

Hunting Land, Horse Property, Recreational Land, Timberland

Latitude / Longitude

38.711164 / -94.933814

Acreage

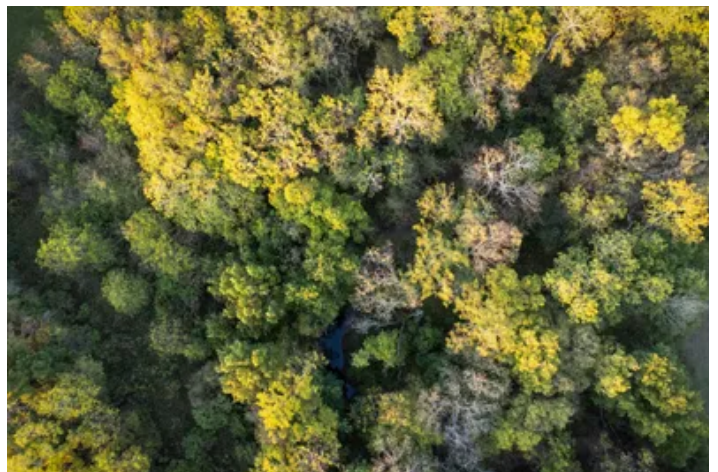
22.820

Price

\$499,950

Property Website

<https://arrowheadlandcompany.com/property/smith-branch-creek-farm-miami-kansas/91666/>



PROPERTY DESCRIPTION

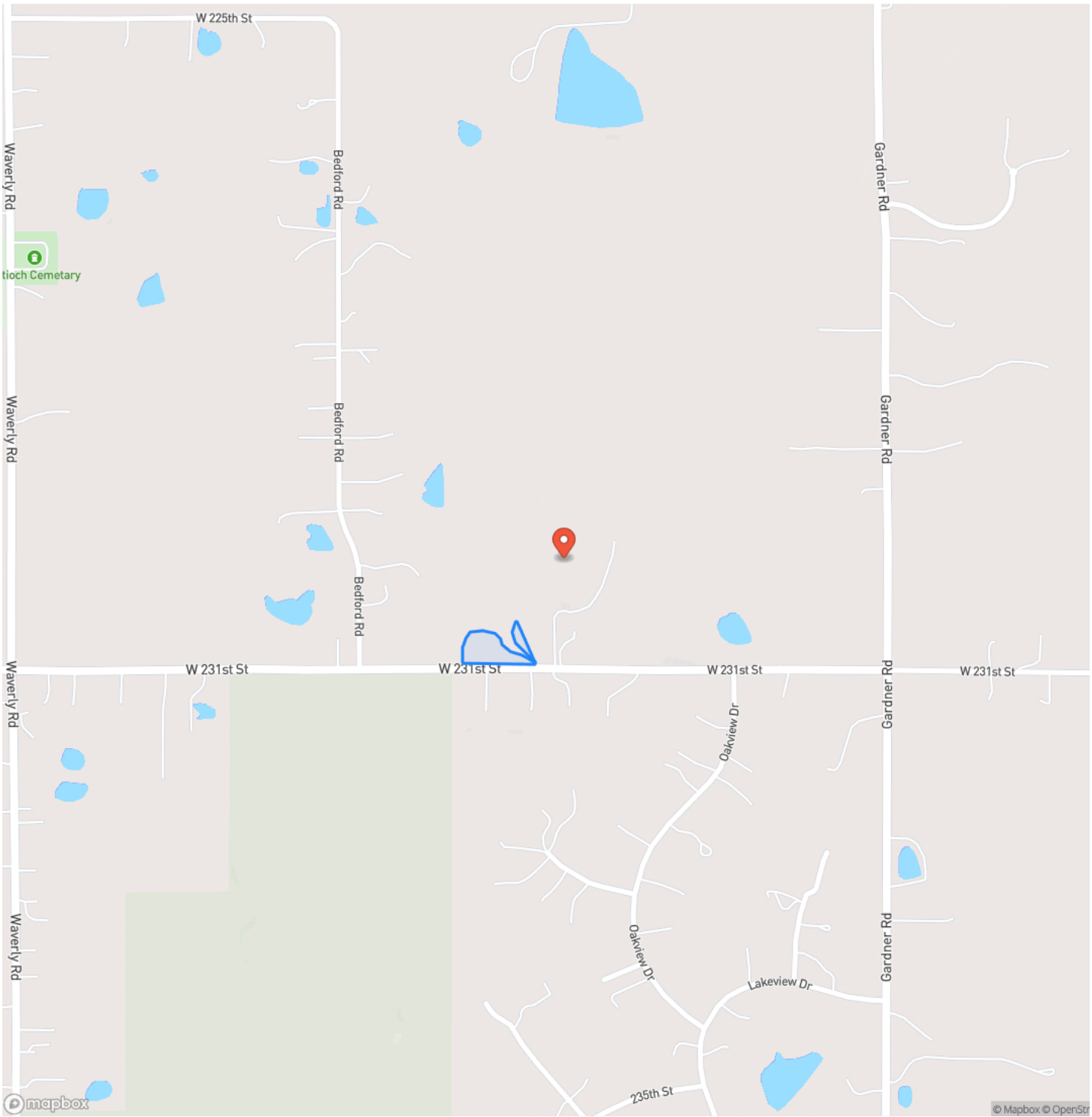
This 22.82 +/- acre property just outside of Spring Hill, Kansas, offers an outstanding opportunity for building, hunting, and recreation, just minutes from Hillsdale Lake in Miami County, Kansas! The tract features a great balance of open areas and timber, along with Smith Branch Creek, a seasonal creek, that adds character and serves as a natural travel corridor for wildlife. Deer are frequently seen on the property, and it has a strong history of producing quality bucks, making it a perfect small-acreage hunting setup close to town. The property also provides excellent potential for a custom home or weekend retreat. With water on the property and power nearby and paved road frontage, development is simple and convenient. A pole barn has been started on the property, offering a great foundation for future storage, a shop, or even a cabin or barndominium. Whether you're looking for a place to build your dream home, escape for the weekend, or hunt just minutes from home, this tract offers the best of both worlds; privacy and seclusion with quick access to amenities and recreation at Hillsdale Lake. The property is located approximately 10 +/- minutes from Spring Hill, 25 +/- minutes from Olathe, and 45 +/- minutes from downtown Kansas City. From its prime location and strong wildlife presence to its build-ready features and proximity to the lake, this 22.82 +/- acre property offers exceptional value! All showings are by appointment only. For more information or to schedule a private viewing, please contact Marcus Wilson [\(913\) 645-4836](tel:9136454836).

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.

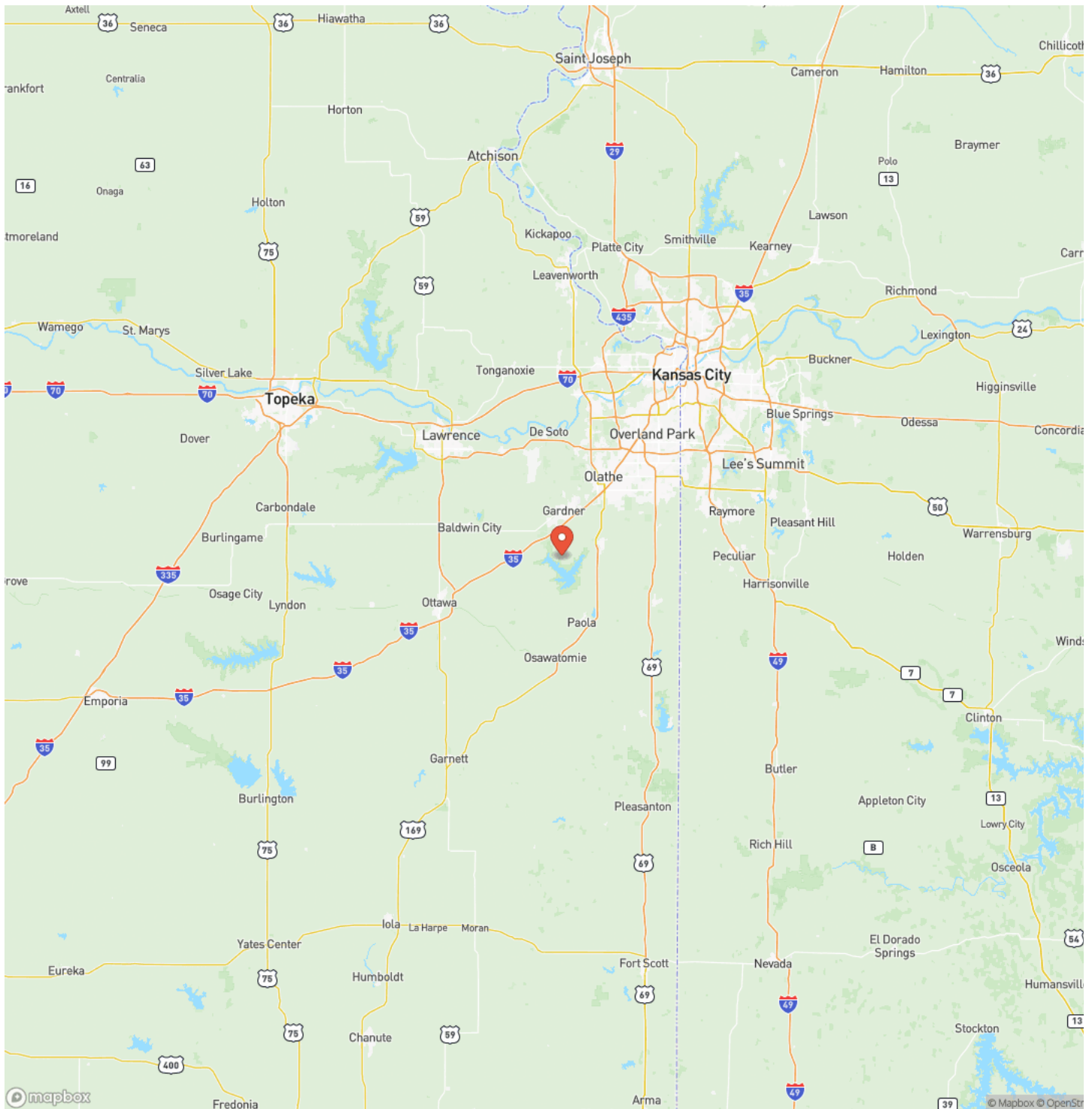
Smith Branch Creek Farm
Spring Hill, KS / Miami County



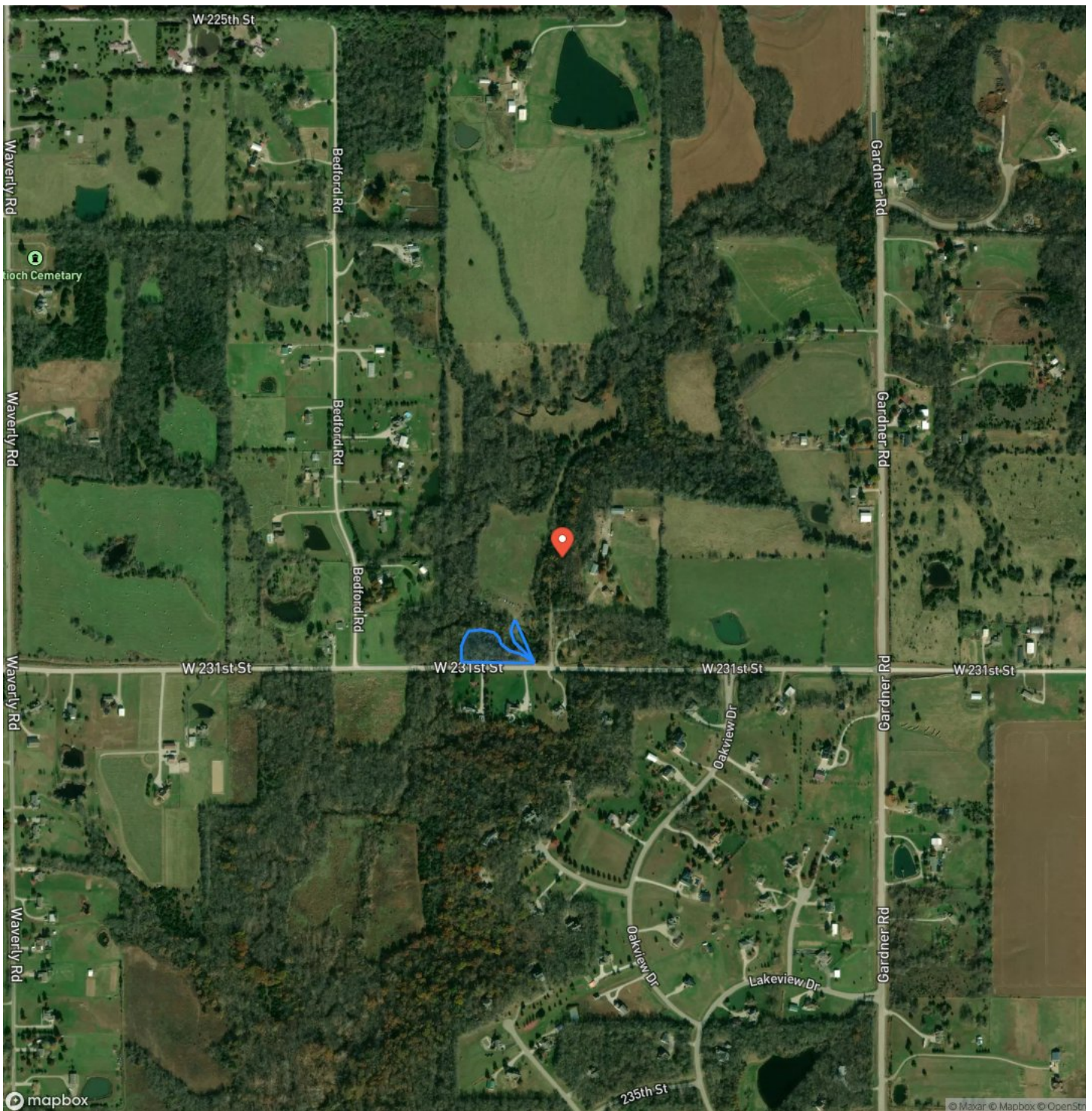
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Marcus Wilson

Mobile

(913) 645-4836

Email

marcus.wilson@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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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