

Premier Multi-Use Farm Near Louisburg
00000 255th St. LOT: AHLC 156
Paola, KS 66071

\$2,700,000
156± Acres
Miami County



**Premier Multi-Use Farm Near Louisburg
Paola, KS / Miami County**

SUMMARY

Address

00000 255th St. LOT: AHLC 156

City, State Zip

Paola, KS 66071

County

Miami County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land, Timberland, Business Opportunity

Latitude / Longitude

38.661345 / -94.736252

Acreage

156

Price

\$2,700,000

Property Website

<https://arrowheadlandcompany.com/property/premier-multi-use-farm-near-louisburg-miami-kansas/81011/>



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Paola, KS / Miami County**

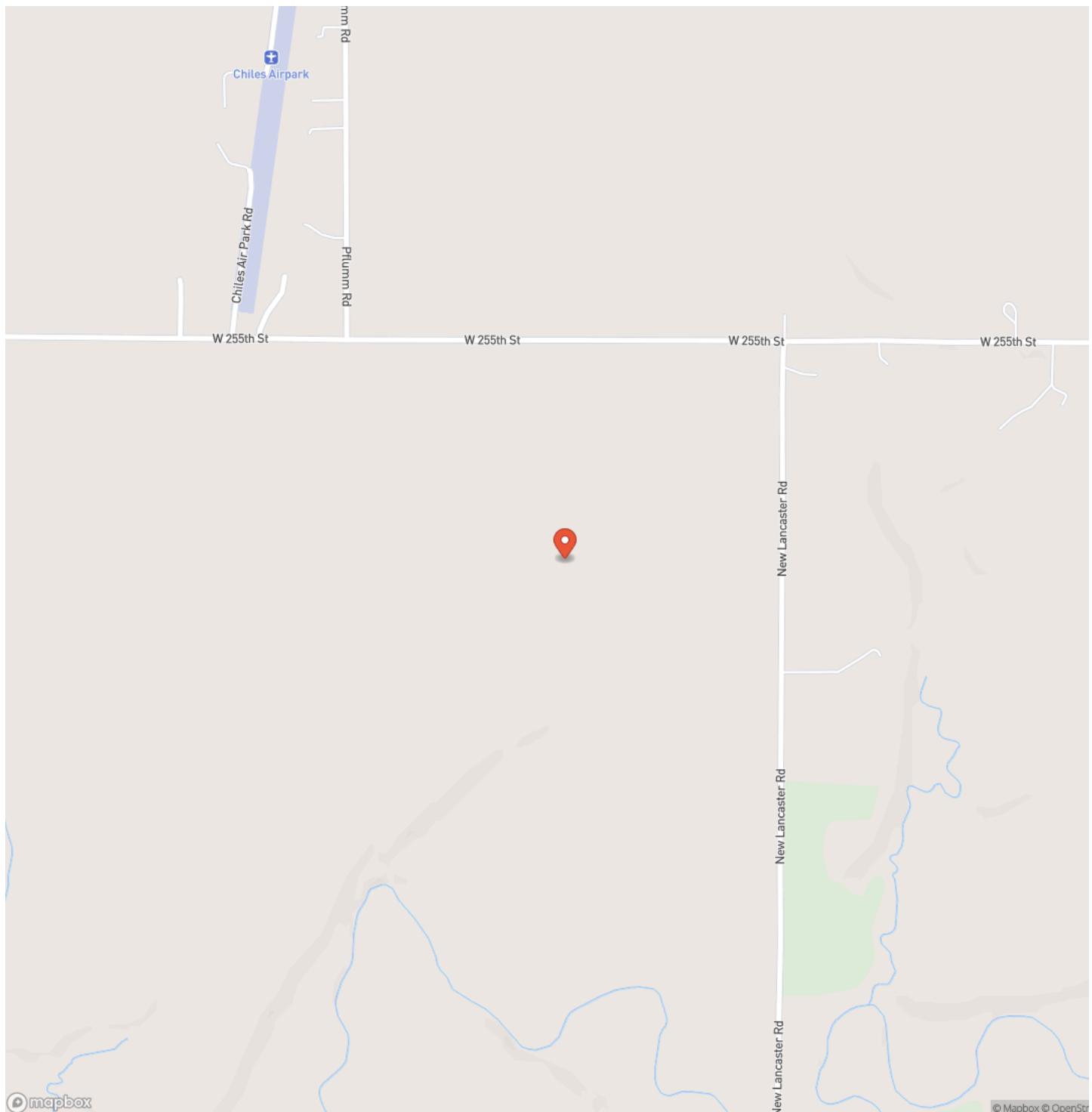
PROPERTY DESCRIPTION

If you've been looking for a property that checks a lot of boxes-development potential, recreational use, and income-producing ground-this beautiful 156 +/- acres just south of Overland Park deserves your attention! This property is conveniently located off the 247th exit off US-69 Highway with road frontage on two sides and a hard surface road at the northwest corner (Pflumm and 255th) making access easy and location premiere. This property is sitting in the direct growth pathway south of Overland Park and Kansas City making the location ideal for current or future development. As you walk the land, you'll quickly see that it's packed with potential beyond just development. With 81+/- acres of mature hardwoods, cedar thickets, and scattered timber patches, the property offers incredible cover and habitat for an abundance of wildlife including deer, turkeys, quail, and small game. The small pocket fields on the south end and the hidden corners on the north provide picture perfect food plot locations while the surrounding timber creates cover, travel corridors, pinch points, and secluded access. With no hunting pressure in years, this is a hunter's dream and a place you can enjoy right away. Beyond the woods and wildlife, the land is also a working piece of ground. There are 60 +/- acres of tillable soil currently farmed on shares, plus another 15 +/- acres in hay production-also on shares-providing passive income while you make future plans. The diverse terrain features rolling topography with expansive hardwood ridges and drainages that roll across the landscape. The topography of the property also lends well to future pond or lake construction in several different locations. There are several ideal build sites for a dream home with fantastic views in many directions. Whether you're a developer looking for your next project in a high-growth area, a hunter wanting your own private ground, or an investor looking for something with long-term upside and short-term enjoyment, this property offers a rare mix of opportunity. This legacy farm has been in the same family for over 100 years and is truly one that needs to be seen in person to appreciate. 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) .

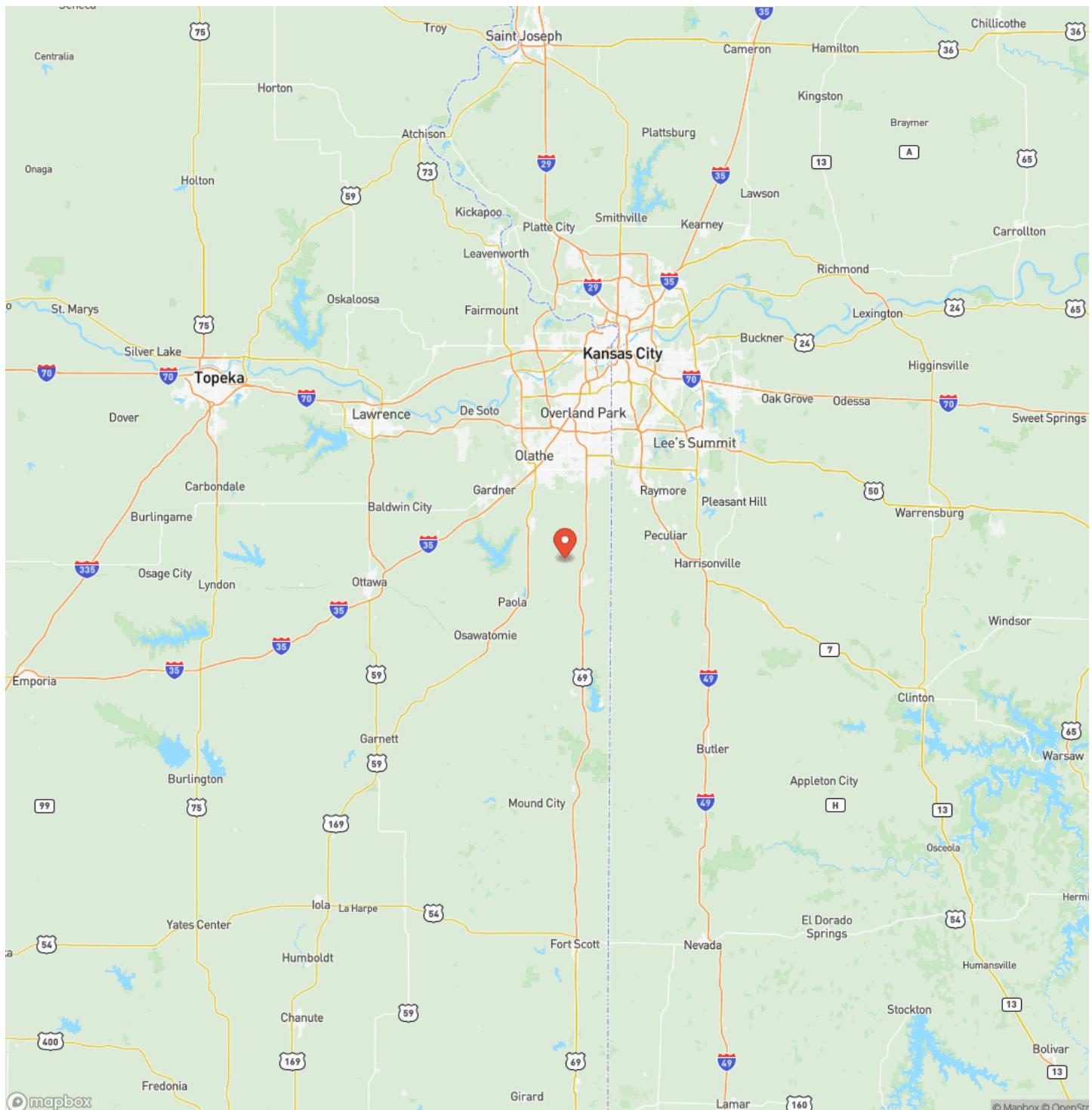
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Locator Map



Locator Map



Satellite Map



Premier Multi-Use Farm Near Louisburg Paola, KS / Miami County

LISTING REPRESENTATIVE
For more information contact:



Representative

Shea Miller

Mobile

(913) 208-1364

Email

shea.miller@arrowheadlandcompany.com

Address

City / State / Zip

NOTES



NOTES



**ARROWHEAD
LAND COMPANY**

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.

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