

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

\$2,999,500
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

\$2,999,500

Property Website

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



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

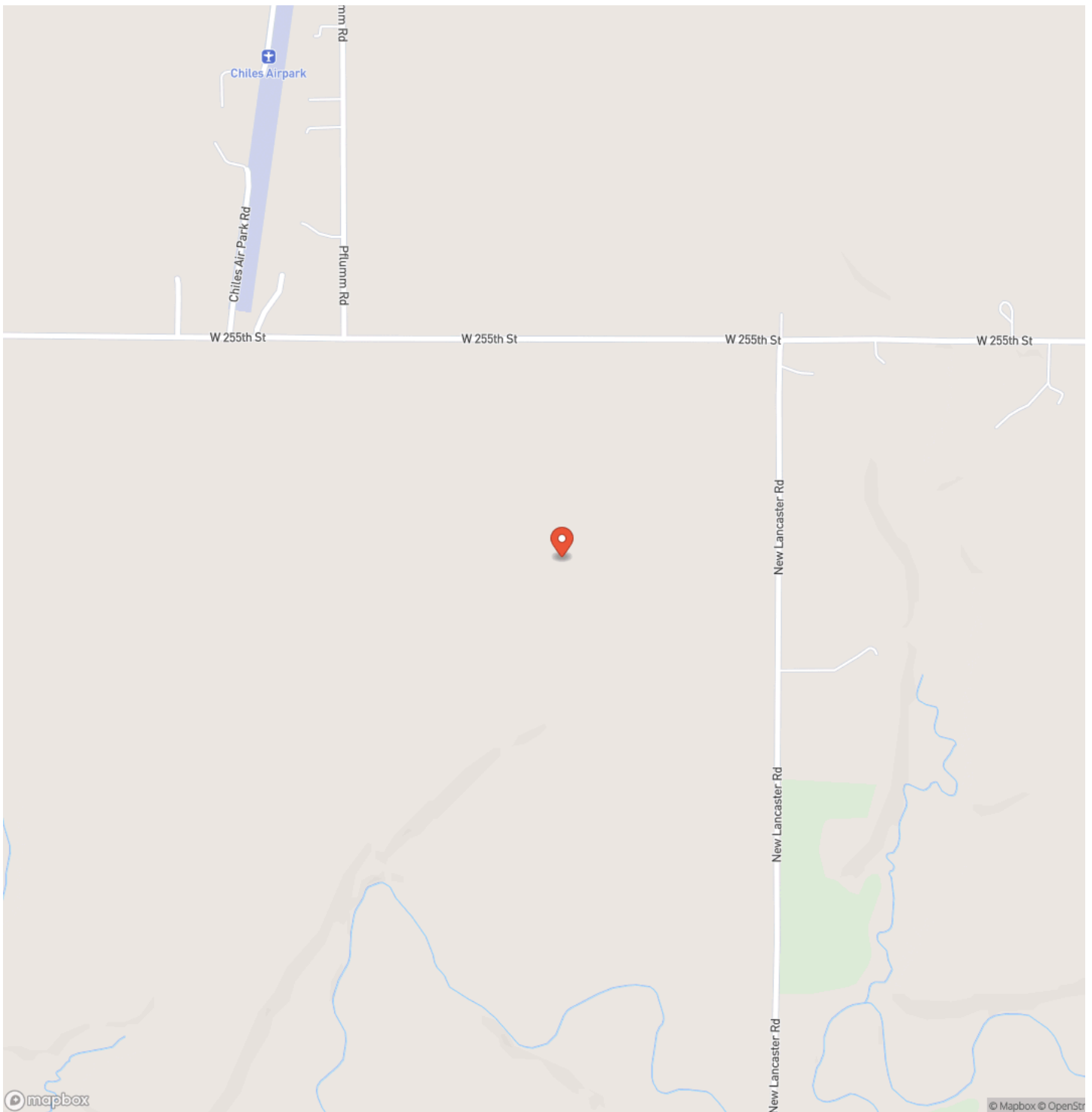
PROPERTY DESCRIPTION

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 Street exit on 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 the location premier. This property sits directly in the growth pathway south of Overland Park and Kansas City, making it 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 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—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 stretch across the landscape. The elevation also lends itself well to future pond or lake construction in several different locations. There are multiple ideal build sites for a dream home, each offering 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 to schedule a private viewing, please contact Shea Miller at [\(913\) 208-1364](tel:9132081364).

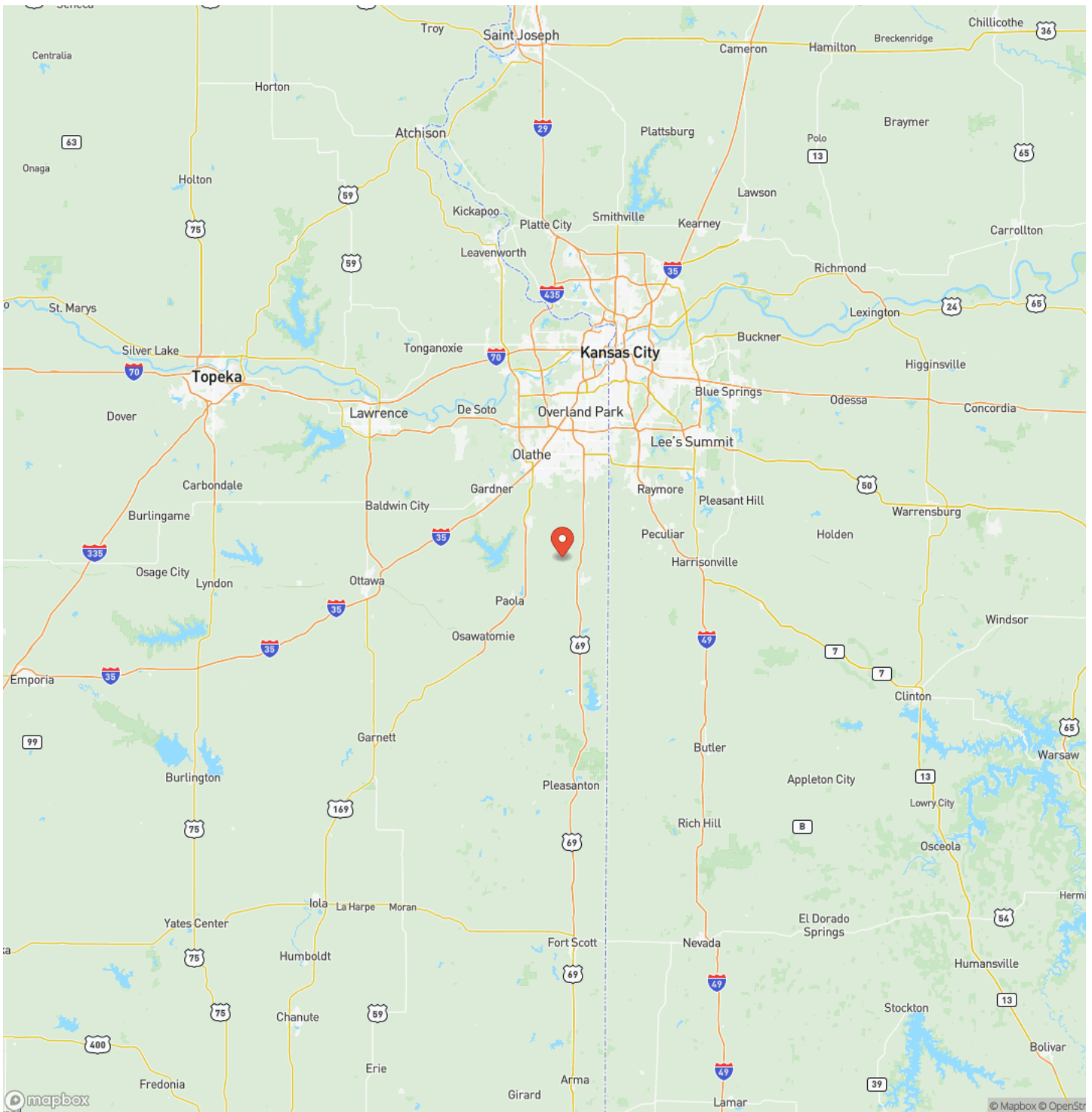
**Premier Multi-Use Farm Near Louisburg
Paola, KS / Miami County**



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

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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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