

Scenic Paola Country Homesite & Recreational Tract
0000 W 319 Th St
Paola, KS 66071

\$600,000
40± Acres
Miami County



Scenic Paola Country Homesite & Recreational Tract Paola, KS / Miami County

SUMMARY

Address

0000 W 319 Th St LOT:AHLC40

City, State Zip

Paola, KS 66071

County

Miami County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

38.550831 / -94.77619

Acreage

40

Price

\$600,000

Property Website

<https://arrowheadlandcompany.com/property/scenic-paola-country-homesite-recreational-tract/miami/kansas/99783/>



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PROPERTY DESCRIPTION

Looking for the perfect place to build your dream home just outside of town? This 40± acre tract is ideally situated just 7± minutes from Paola, 12± minutes from Louisburg, and approximately 25± minutes from Overland Park - offering the ideal balance of peaceful country living with convenient access to city amenities. The property features multiple excellent build sites with scenic views of the surrounding rolling hills, making it well-suited for a custom home, barndominium, or private weekend retreat. Approximately 30± acres are currently in hay production, consisting of a strong stand of brome with portions of native prairie hay. This quality forage base provides both supplemental income and open space for livestock or continued agricultural use. The combination of productive ground and gently rolling terrain creates flexibility for a variety of future plans. Wildlife is abundant across the tract, with consistent deer movement observed throughout the property, including multiple sightings during the recent property photoshoot. The blend of open acreage, natural cover, and varied terrain creates excellent habitat for hunting and year-round recreation. Whether you are searching for a productive farm, a scenic homesite, or a versatile recreational property, this 40± acre offering delivers strong location, income potential, and long-term value. All showings are by appointment only. For additional information or to schedule a private tour, 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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