

Multi-Use Recreational Farm with Beautiful Build Sites
Campbell Rd
Parker, KS 66072

\$431,250
75± Acres
Linn County



Multi-Use Recreational Farm with Beautiful Build Sites Parker, KS / Linn County

SUMMARY

Address

Campbell Rd

City, State Zip

Parker, KS 66072

County

Linn County

Type

Hunting Land, Recreational Land

Latitude / Longitude

38.34124 / -95.024747

Acreage

75

Price

\$431,250

Property Website

<https://arrowheadlandcompany.com/property/multi-use-recreational-farm-with-beautiful-build-sites-linn-kansas/77762/>



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Parker, KS / Linn County

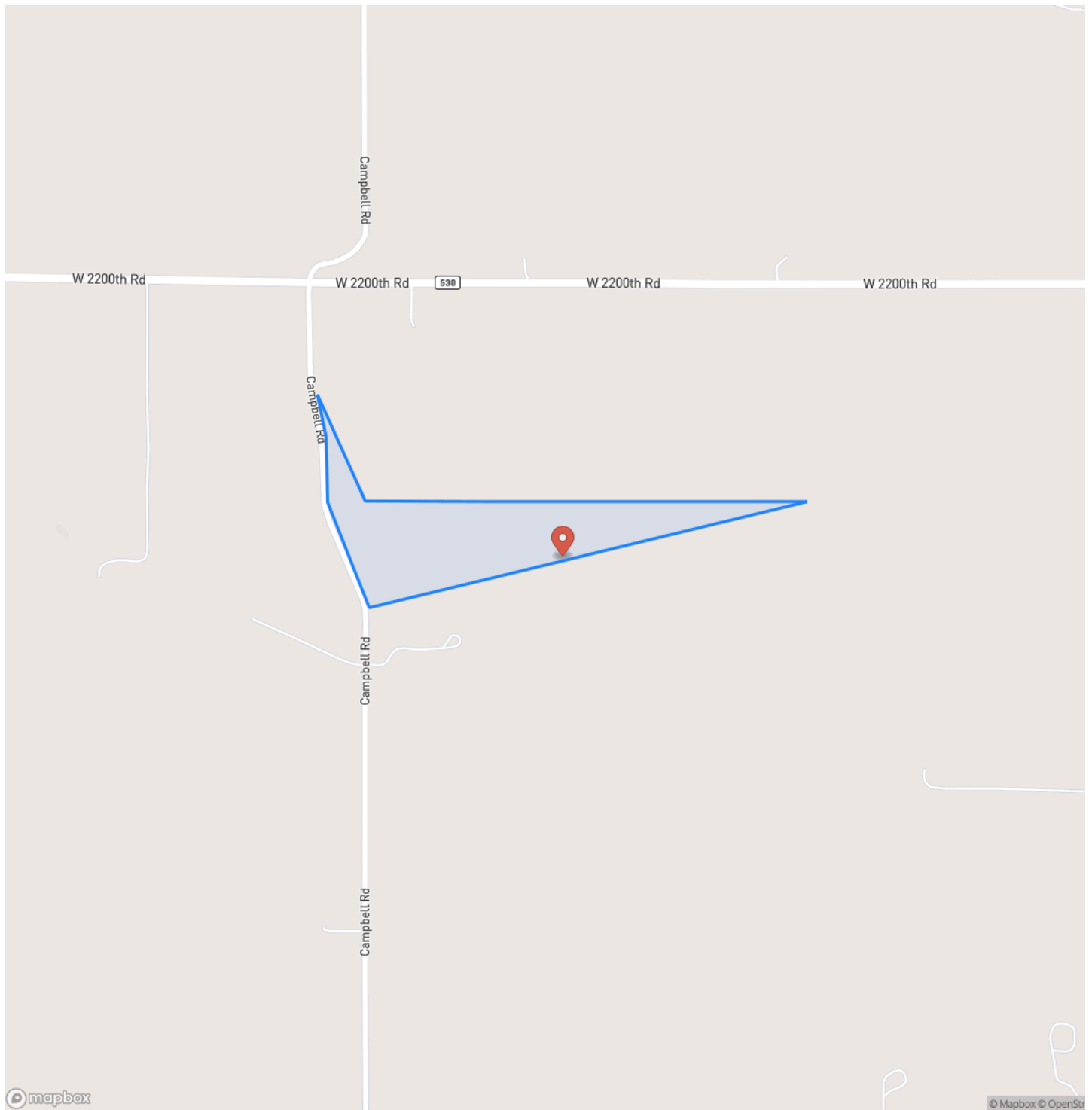
PROPERTY DESCRIPTION

Located less than 45 +/- miles south of Olathe and 16 +/- miles northeast of Garnett, this 75 +/- acre property in Linn County is an outdoorsman's dream with exceptional hunting, fishing, agricultural potential, and several beautiful build sites. Two fully stocked ponds provide outstanding fishing opportunities, with thriving populations of largemouth bass, crappie, and bluegill. The larger pond spans approximately 2.5 +/- acres, while the smaller pond covers 1/2 +/- acre. Power runs down to the larger pond, opening the door to many possibilities, including building a cabin, installing a dock, running an ice-eater, or setting up other recreational amenities. The land itself is made up of a good mix of habitat, ideal for all wildlife. Thick cover, mature hardwoods, and native grasses create the perfect environment to support strong whitetail numbers. While walking the property, I flushed a covey of 15 quail for an added bonus. Additionally, a healthy population of turkeys call this area home and frequent the property during the spring and fall. Accessibility is a key feature, with miles of established ATV trails winding throughout the entire property, making it easy to navigate for hunting, riding, or exploring. The current owners have spent countless hours clearing and maintaining the trails for riding ATVs and dirtbikes through the rolling topography. The two brome fields, totaling 21 +/- acres, have been extremely productive and could be converted back into tillable production if desired. The far east 15 +/- acre field is completely secluded offering a picture perfect location for a large destination food plot or bedding thicket. This tract sits less than 1/2 mile off blacktop road and offers several scenic build sites for a hobby cabin or forever home. With water and electricity at the road, establishing utilities will be a breeze. Secluded yet accessible, this is a great opportunity to own a multi-use property with outstanding outdoor recreation and agricultural possibilities, all within close proximity to the city. 75 +/- acres is subject to final survey. All showings are by appointment only. If you would like more information or would like to schedule a private viewing, contact Shea Miller at [\(913\) 208-1364](tel:9132081364).

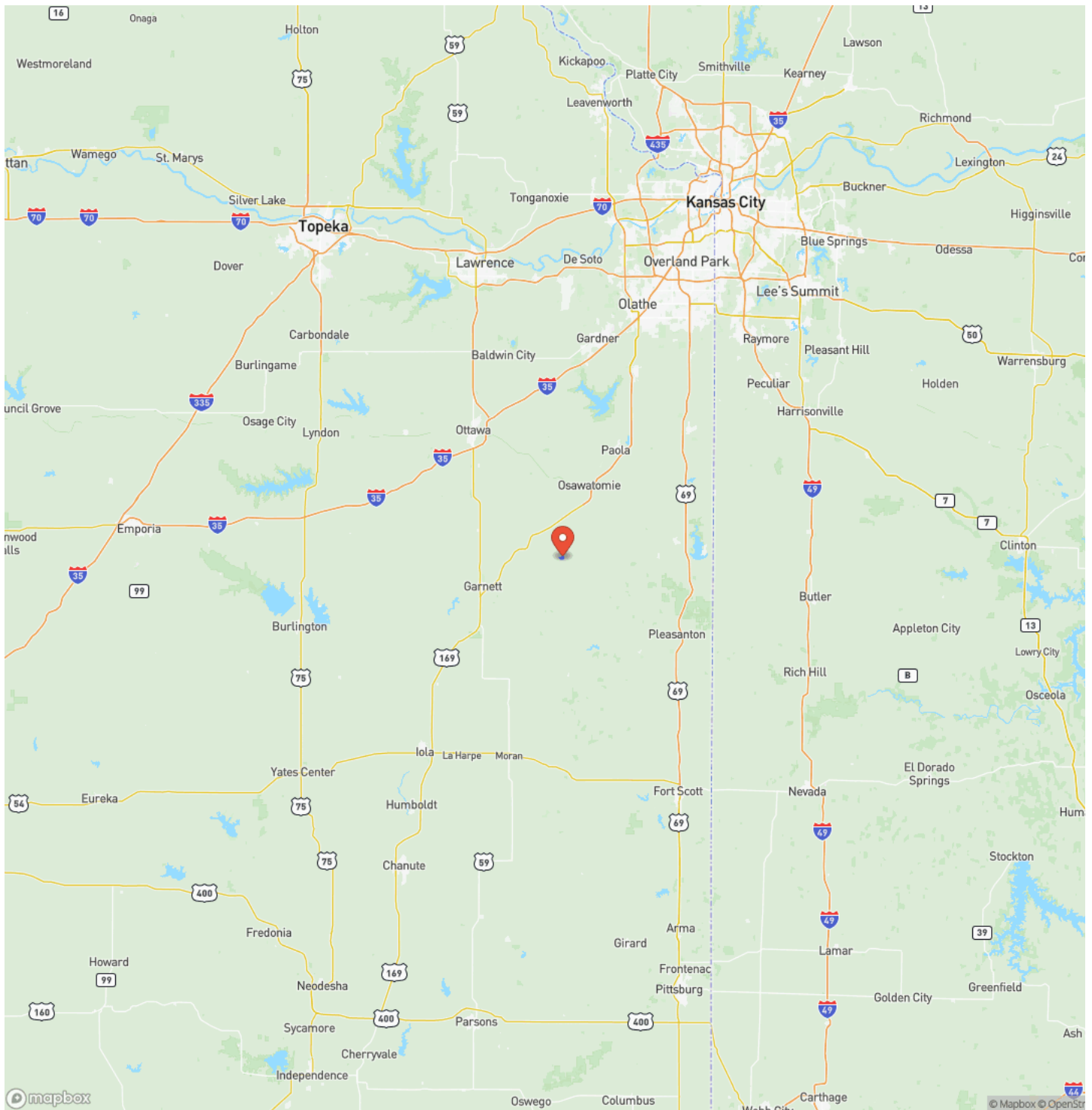
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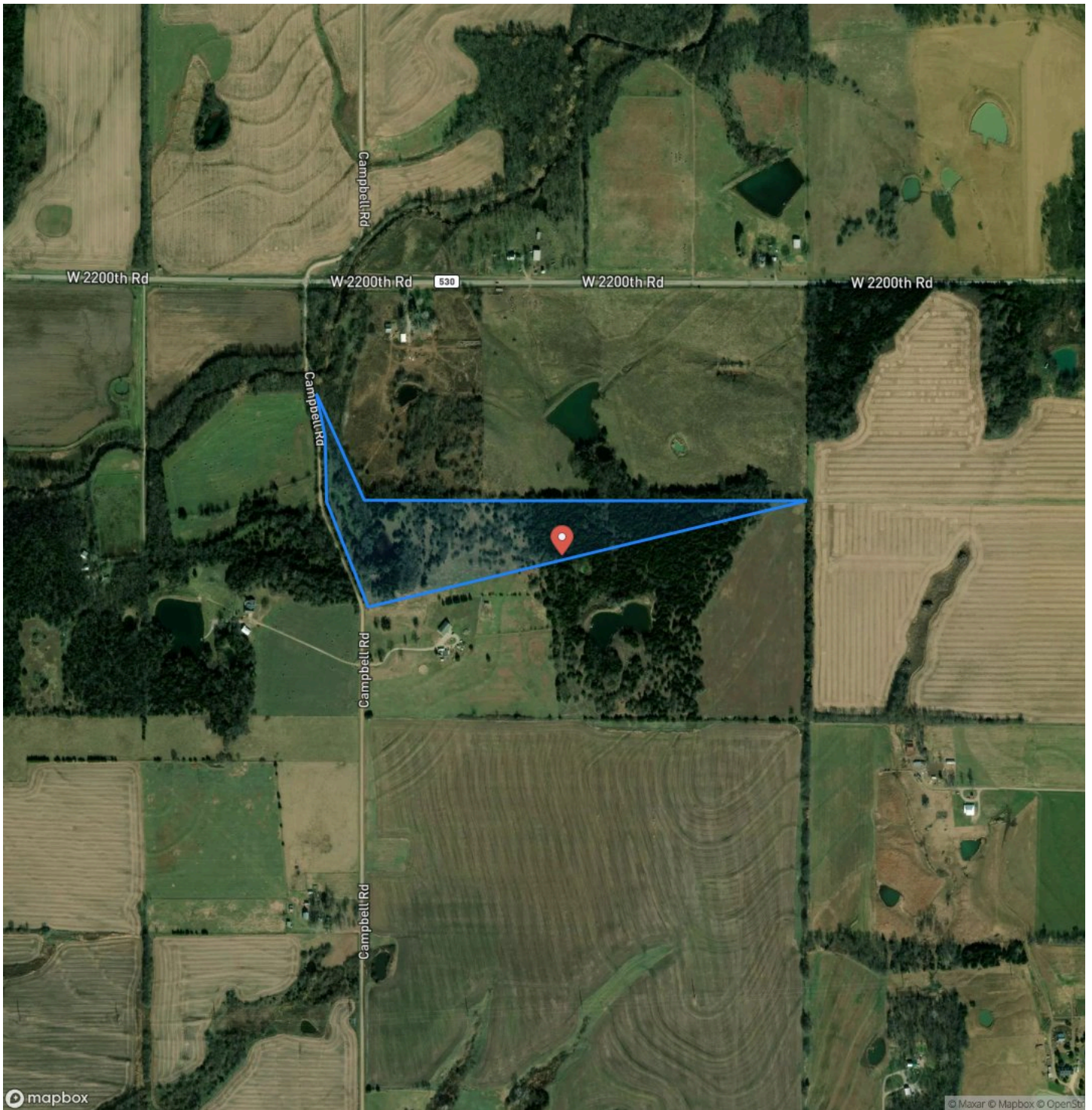
Locator Map



Locator Map



Satellite Map



Multi-Use Recreational Farm with Beautiful Build Sites

Parker, KS / Linn County

LISTING REPRESENTATIVE

For more information contact:



Representative

Shea Miller

Mobile

(913) 208-1364

Email

shea.miller@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins or other markings visible.

This image shows a blank sheet 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

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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

