

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

**\$450,000**  
75± Acres  
Linn County



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

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### **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**

\$450,000

#### **Property Website**

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



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#### **PROPERTY DESCRIPTION**

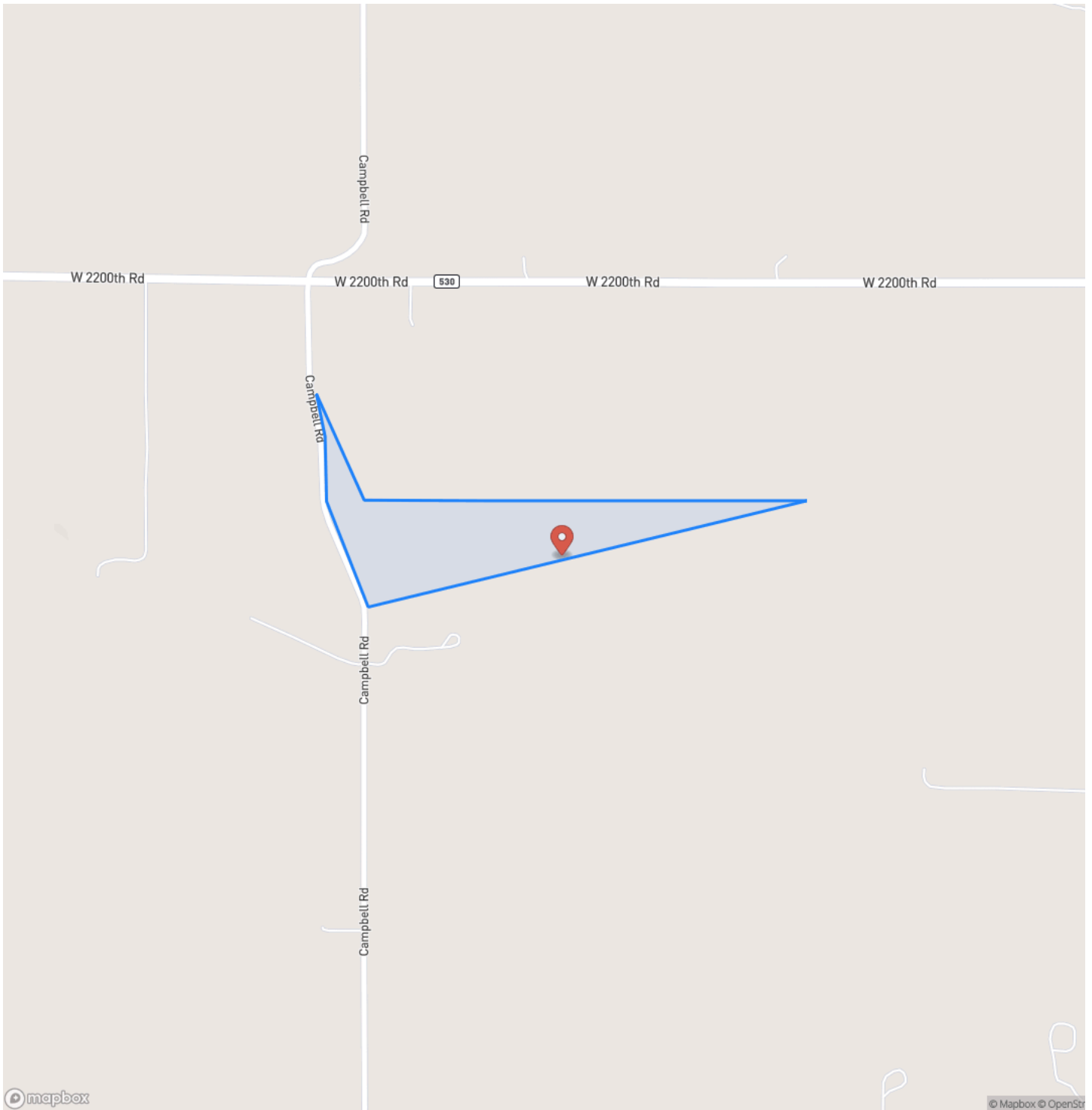
Located less than 45± miles south of Olathe and 16± miles northeast of Garnett, this 75±-acre property in Linn County is an outdoorsman's dream, offering exceptional hunting, fishing, agricultural potential, and several beautiful build sites. Two fully stocked ponds provide outstanding fishing opportunities, with thriving populations of largemouth bass, crappie, and bluegill. The larger pond spans approximately 2.5± acres, while the smaller pond covers 0.5± acres. 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 consists of a well-balanced mix of habitat, ideal for supporting all types of wildlife. Thick cover, mature hardwoods, and native grasses create the perfect environment for strong whitetail numbers. While walking the property, I flushed a covey of 15 quail—an added bonus. Additionally, a healthy population of turkeys calls this area home and frequently visits 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 ATV and dirt bike riding 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 ½ mile off a 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 a final survey. All showings are by appointment only. If you would like more information or to schedule a private viewing, contact Shea Miller at [\(913\) 208-1364](tel:9132081364).

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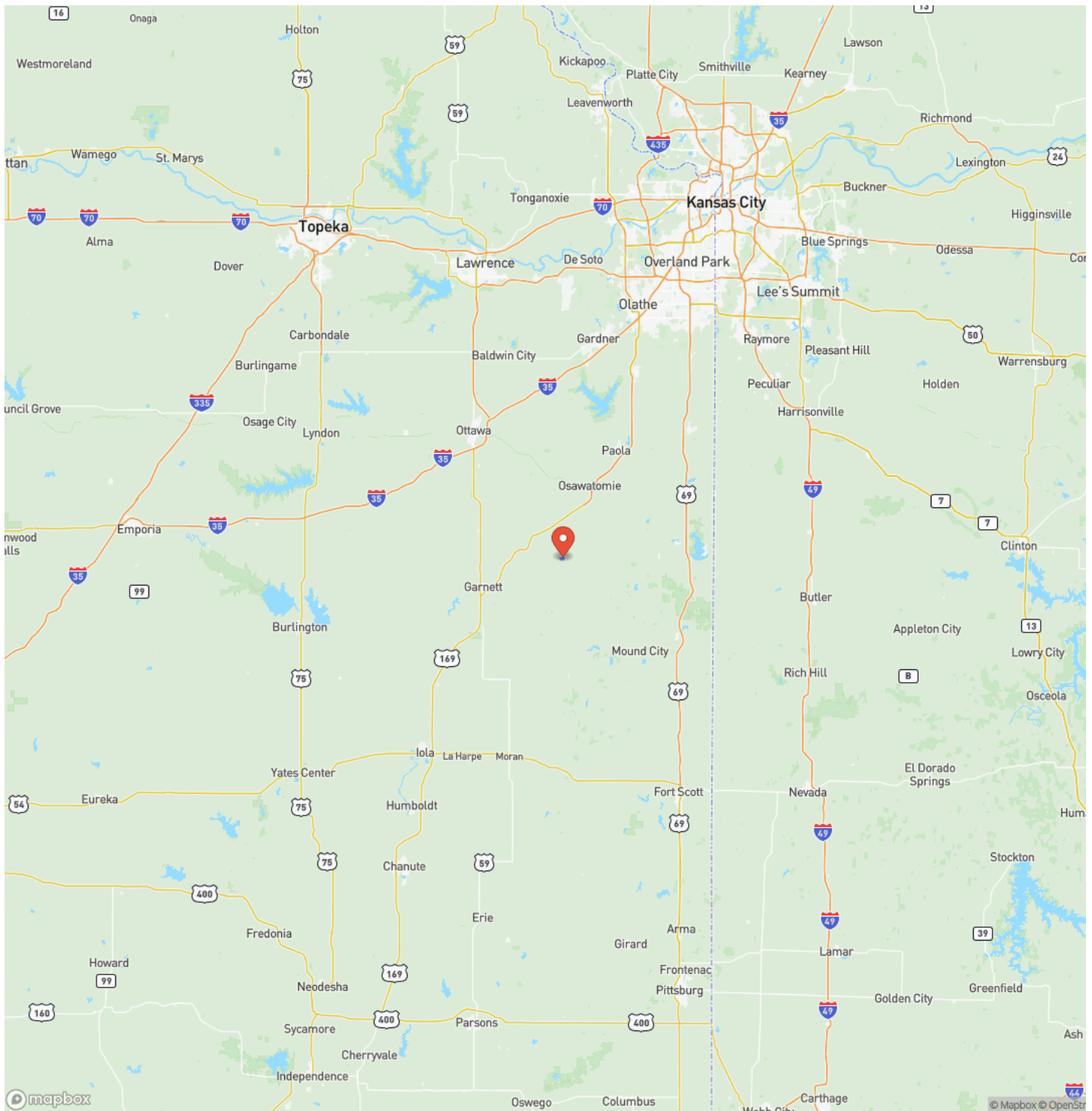
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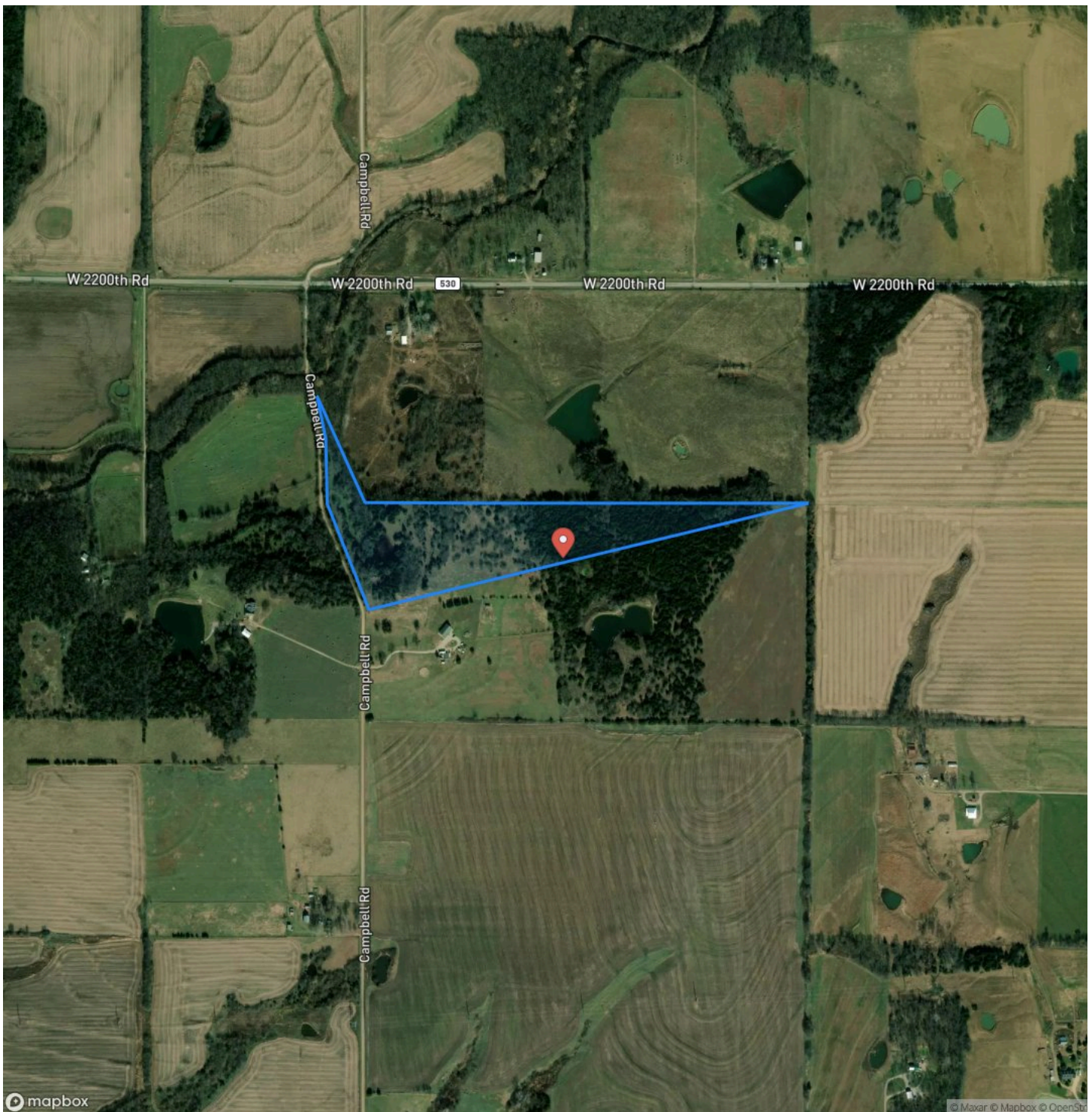
## Locator Map



## 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

[illegible]

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## **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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