

**Spring Valley Build/Hunt Tract**  
0000 Spring Valley Rd LOT: AHLC 62  
Paola, KS 66071

**\$970,000**  
62± Acres  
Miami County



## Spring Valley Build/Hunt Tract Paola, KS / Miami County

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### **SUMMARY**

#### **Address**

0000 Spring Valley Rd LOT: AHLC 62

#### **City, State Zip**

Paola, KS 66071

#### **County**

Miami County

#### **Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

#### **Latitude / Longitude**

38.56805 / -94.72045

#### **Acreage**

62

#### **Price**

\$970,000

#### **Property Website**

<https://arrowheadlandcompany.com/property/spring-valley-build-hunt-tract-miami-kansas/102076/>

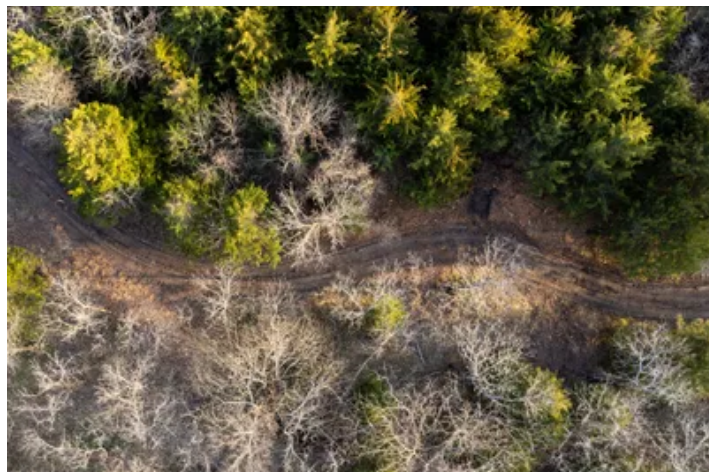


**PROPERTY DESCRIPTION**

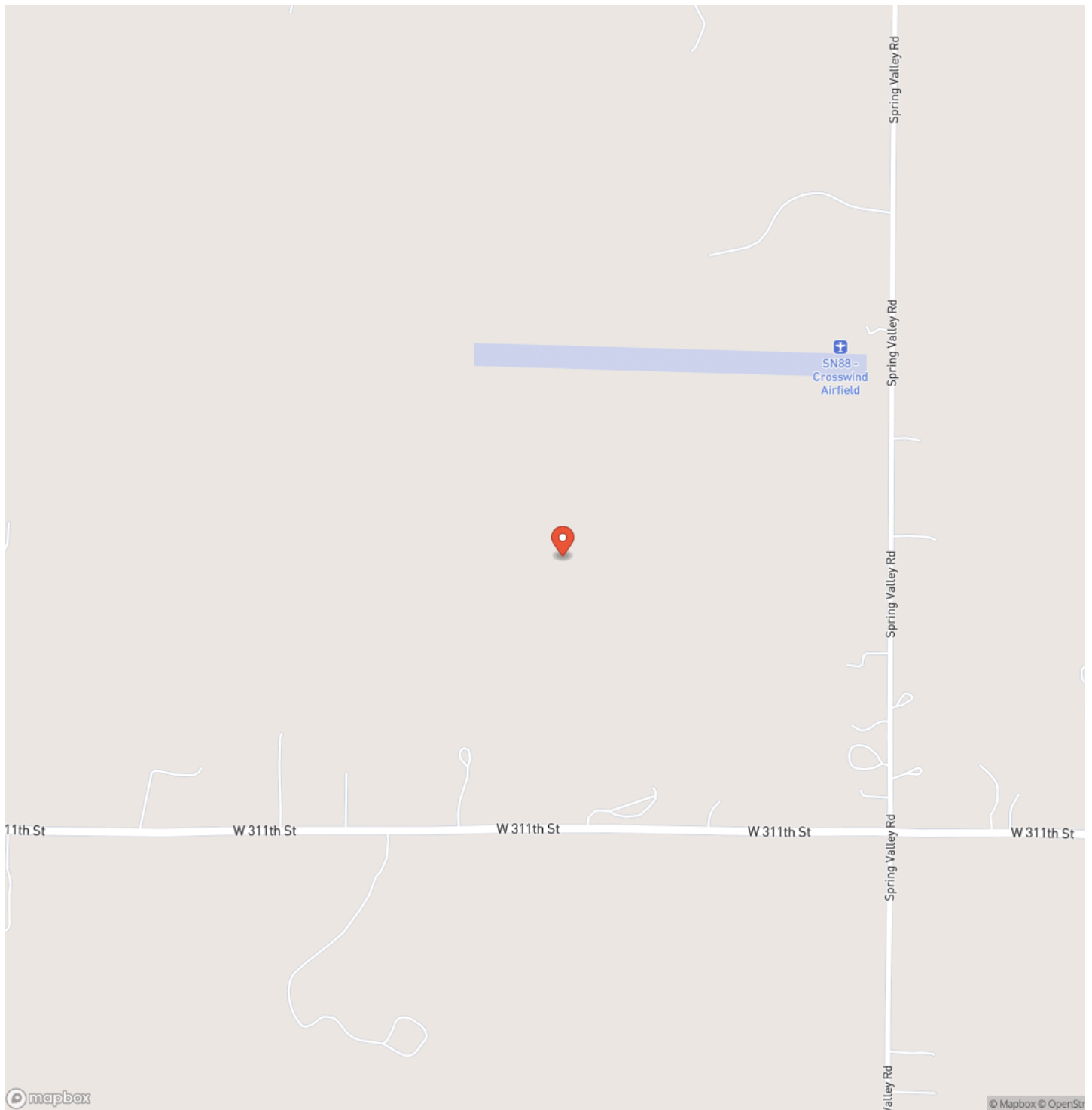
Located in a highly desirable area of Miami County just off the 311th Street exit on Highway 69, this 62± acre tract offers a unique opportunity for both recreation and a future private estate. The property is predominantly covered in mature cedar timber, complemented by a quality stand of oak trees along the west end, providing both seclusion and ideal wildlife habitat. Deer sign is evident throughout the property, and the area is well known for strong turkey populations, making this an ideal hunting and recreational tract. Rolling topography and multiple wet-weather creeks run throughout the property, enhancing its natural character and overall habitat. The terrain also offers several excellent locations for a future pond, adding further potential for both recreation and development. The current landowner has completed extensive clearing near the front of the property, creating a clean, open, park-like setting that is well-suited for a future home site. Established trails provide convenient access throughout much of the property while maintaining excellent cover for wildlife. Water and power are available in the area, further supporting the property's development potential. Whether your interest is in building a primary residence, establishing a weekend retreat, or acquiring a versatile recreational property, this tract provides a strong foundation for a variety of uses. Conveniently located just 10± minutes from Louisburg, 10± minutes from Paola, and approximately 20± minutes from Overland Park, the property offers an ideal balance of privacy and proximity to nearby communities and the Kansas City metro. This tract is also being offered as two separate 31± acre parcels, providing additional flexibility for buyers depending on their needs and objectives. All showings are by appointment only. For additional information or to schedule a private viewing, 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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**Paola, KS / Miami County**

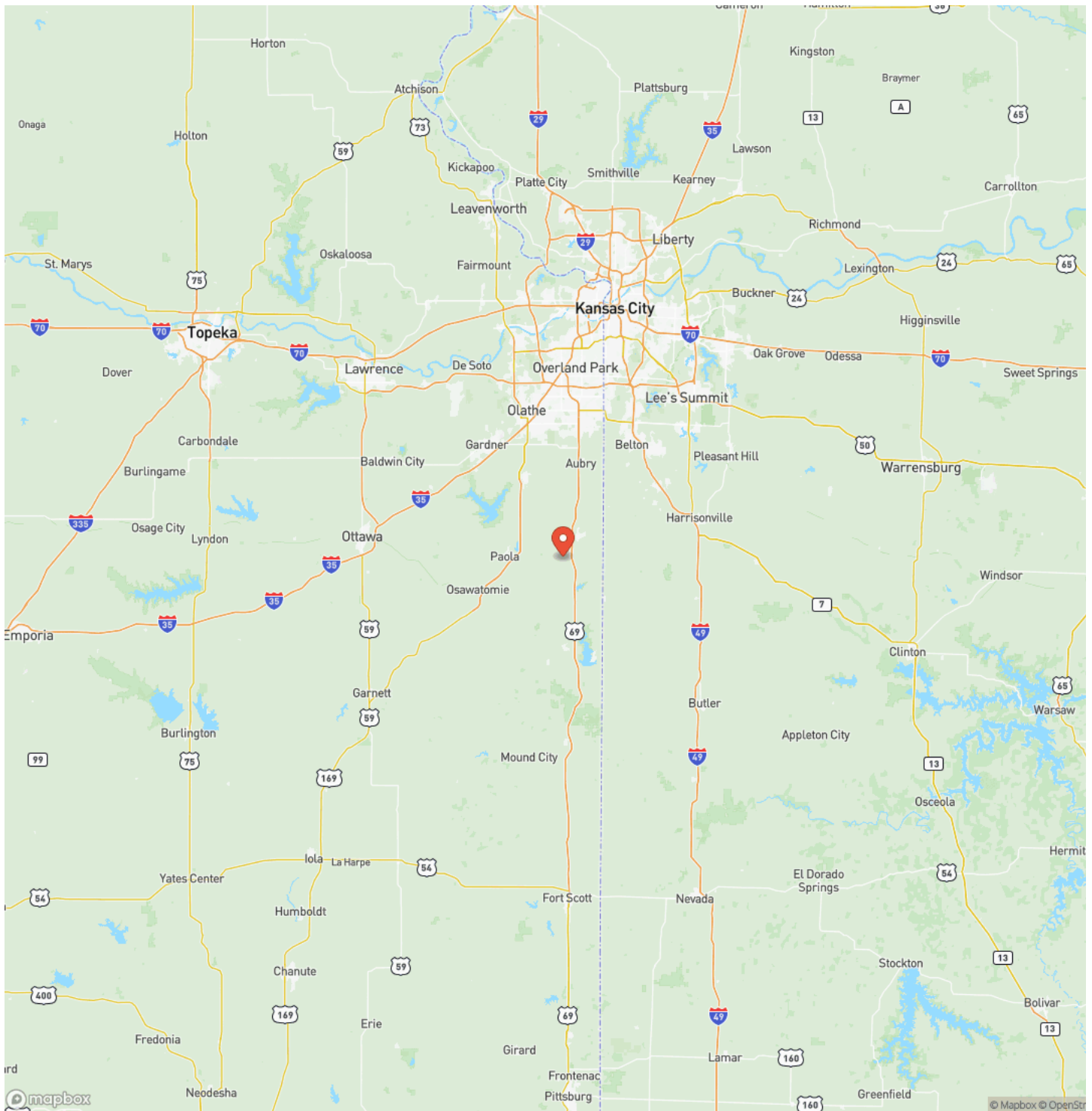
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## Locator Map



## Locator Map



## Satellite Map



**Spring Valley Build/Hunt Tract  
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

Louisburg, KS 66053

## NOTES

This image shows a blank 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, text, or other markings on the paper.

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**<https://arrowheadlandcompany.com/>**

## **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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