North Spring Valley Build/Hunt Tract
0000 Spring Valley Rd LOT: AHLC 31N
Paola, KS 66071

$485,000
31± Acres
Miami County







SUMMARY

Address
0000 Spring Valley Rd LOT: AHLC 31N

City, State Zip
Paola, KS 66071

County
Miami County

Type
Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude
38.569912 / -94.718268

Acreage
31

Price
$485,000

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

Introducing the north portion of the Spring Valley Build/Hunt Tract, this 31± acre property is located in a highly desirable area of Miami County and offers an excellent opportunity for both recreation and development. Conveniently situated just off the 311th Street exit on Highway 69, the property provides a strong balance of accessibility and privacy. The tract is predominantly covered in dense cedar timber, offering exceptional wildlife cover, with scattered oak trees adding diversity to the landscape. 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. The property also features rolling topography and multiple wet-weather creeks, enhancing both the habitat and overall character of the land. These natural features, combined with the terrain, offer several excellent locations for a future pond if desired. Significant tree clearing has already been completed, improving access and opening up multiple potential build sites near the front of the property. Water and power are available, adding to the property's appeal for those considering a home, shop, or cabin. Whether you are ready to build or prefer to hold for long-term use, much of the initial groundwork has already been completed. The property is conveniently located approximately 10± minutes from Louisburg, 10± minutes from Paola, and 20± minutes from Overland Park, offering a desirable combination of seclusion and proximity to nearby communities and the Kansas City metro. This 31± acre tract presents a rare opportunity to own a manageable piece of land with privacy, strong wildlife presence, and long-term potential in a sought-after location. The adjacent 31± acre tract is also available for purchase and offers a very similar layout and characteristics. All showings are by appointment only. For more information or to schedule a private viewing, please contact Shea Miller at (913) 208-1364 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

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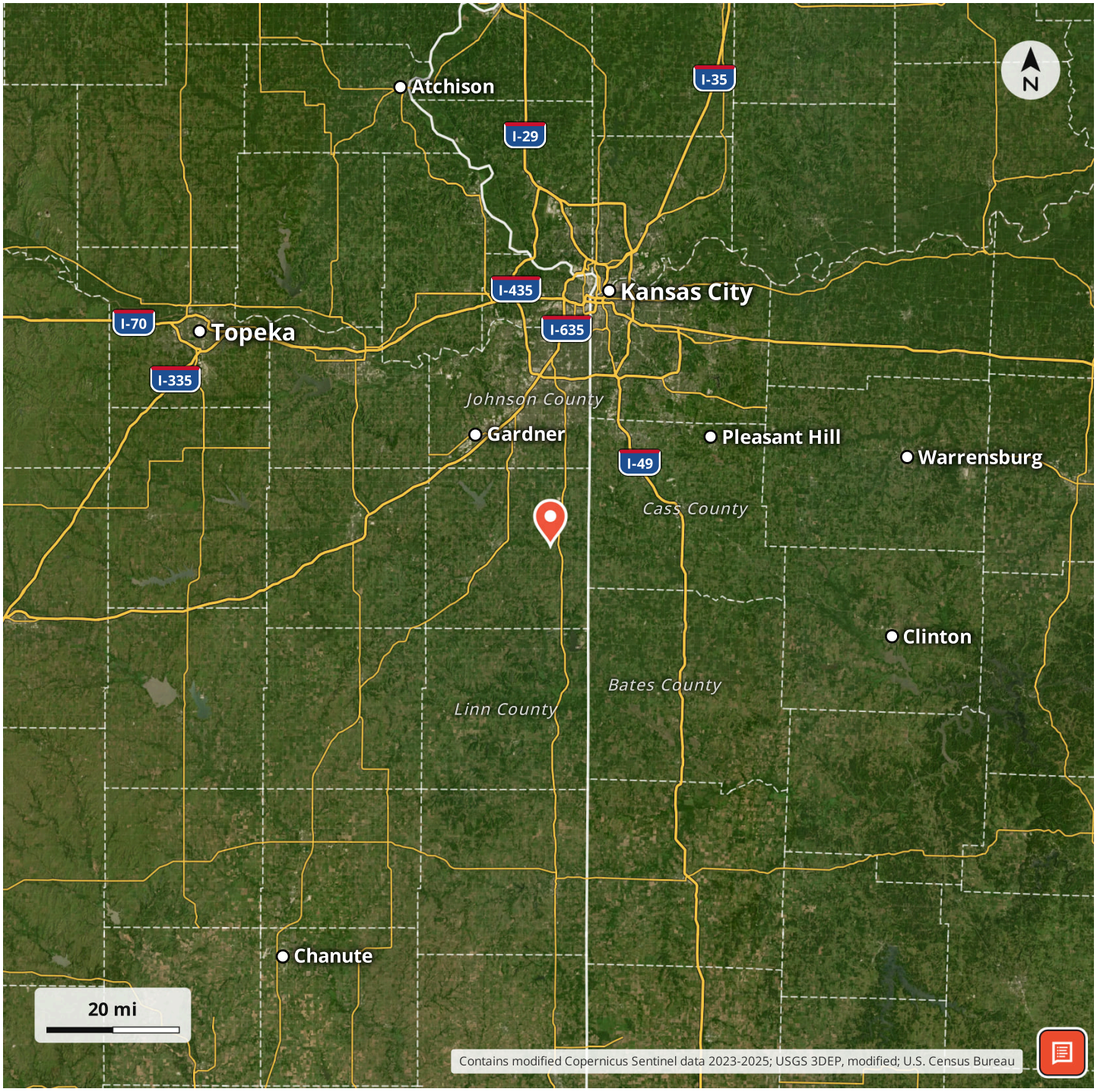




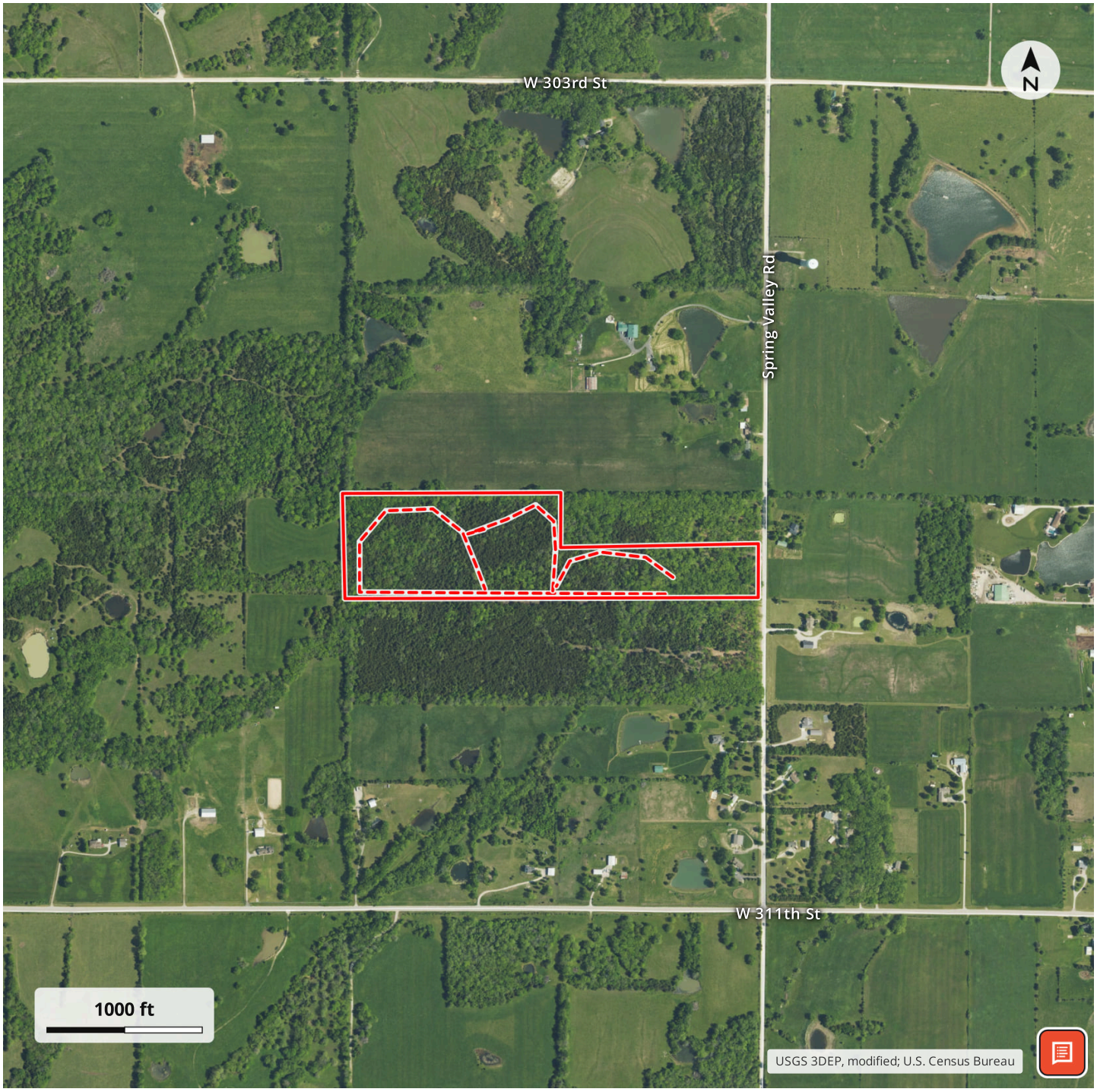




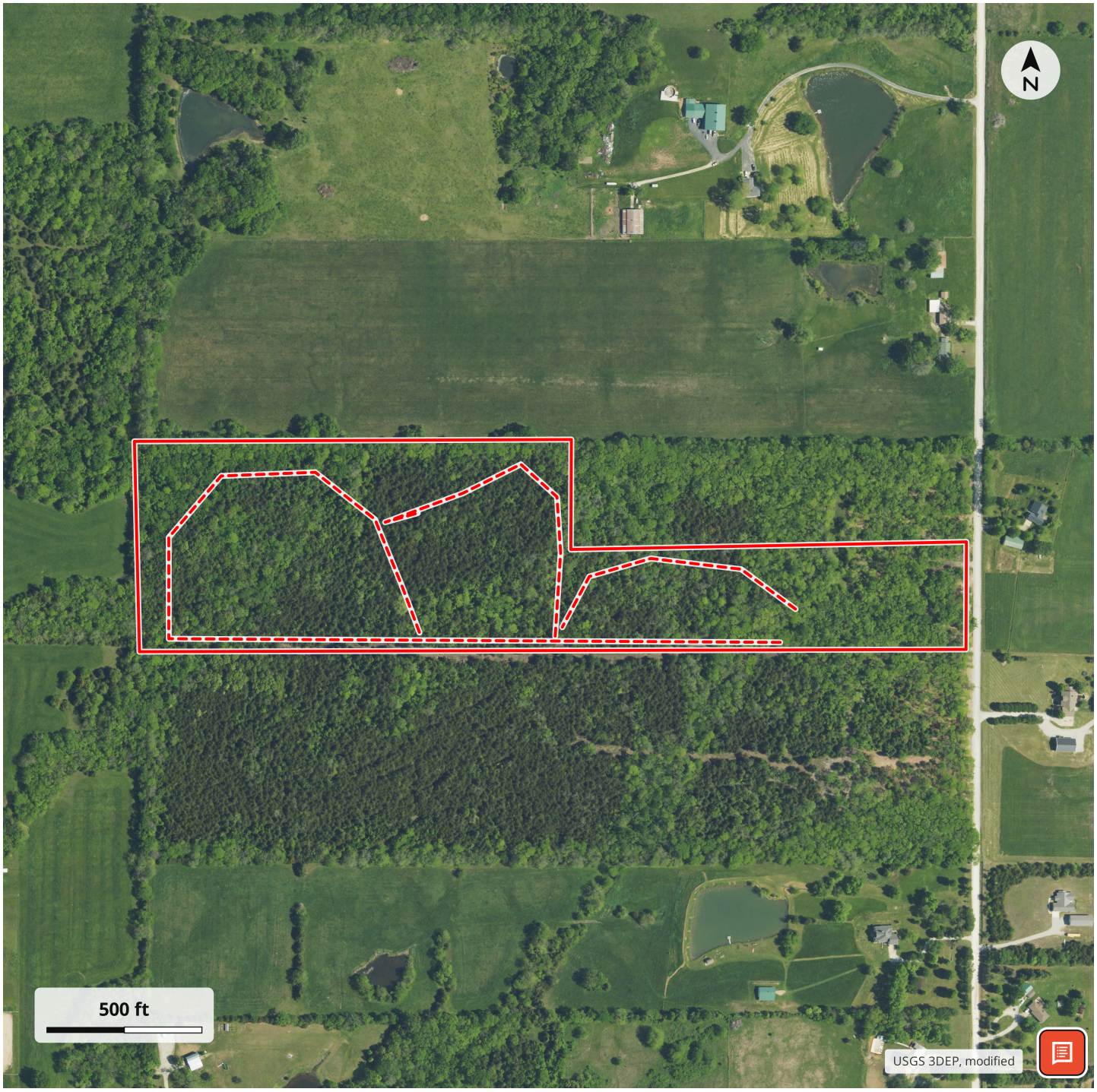
Regional Map



Locator Map


W 303rd St
Spring Valley Rd
N
W 311th St
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip
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DISCLAIMERS

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