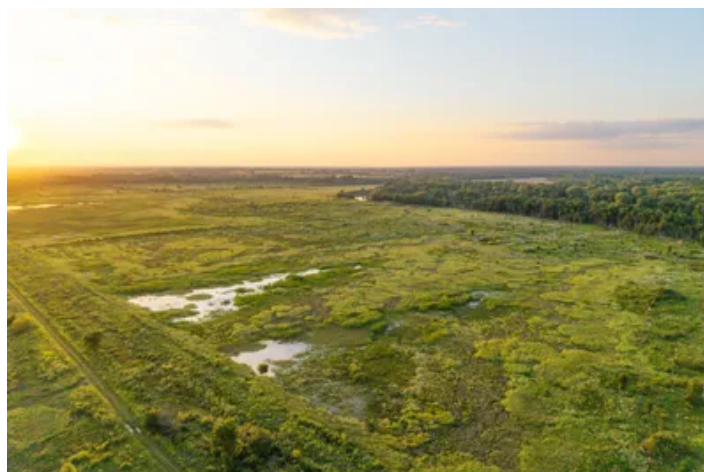
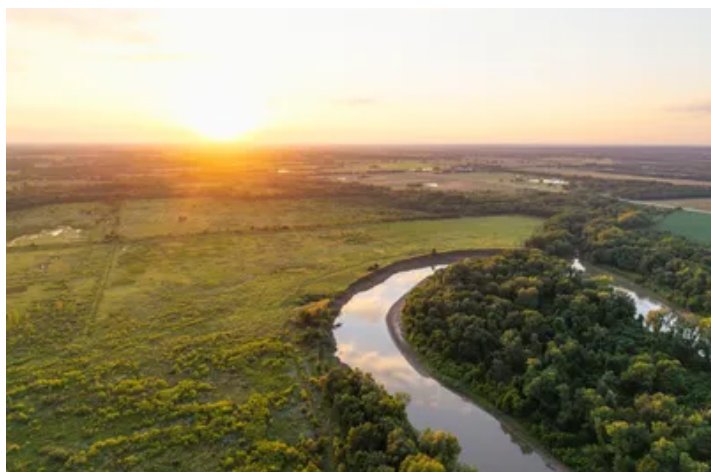


Neosho River Hunting Mecca
0000 Liberty Rd
Chanute, KS 66720

\$4,400,000
754± Acres
Neosho County



Neosho River Hunting Mecca Chanute, KS / Neosho County

SUMMARY

Address

0000 Liberty Rd

City, State Zip

Chanute, KS 66720

County

Neosho County

Type

Hunting Land, Recreational Land, Riverfront, Timberland

Latitude / Longitude

37.585947 / -95.320037

Acreage

754

Price

\$4,400,000

Property Website

<https://arrowheadlandcompany.com/property/neosho-river-hunting-mecca-neosho-kansas/89195/>



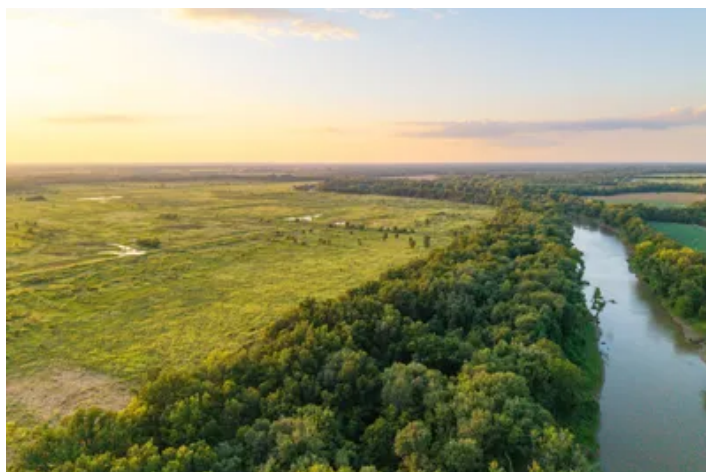
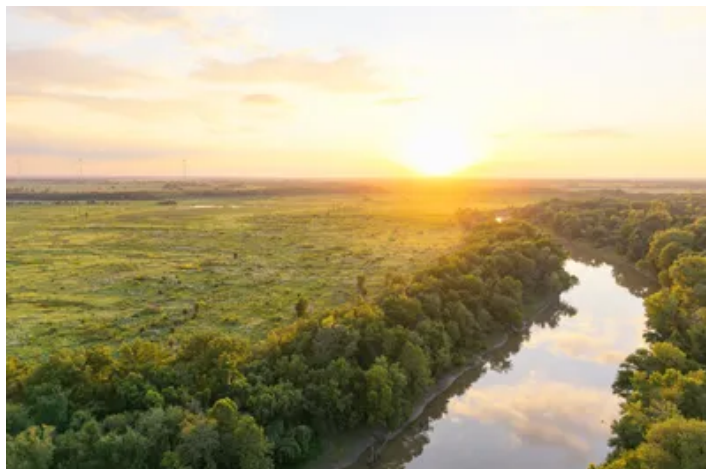
Neosho River Hunting Mecca Chanute, KS / Neosho County

PROPERTY DESCRIPTION

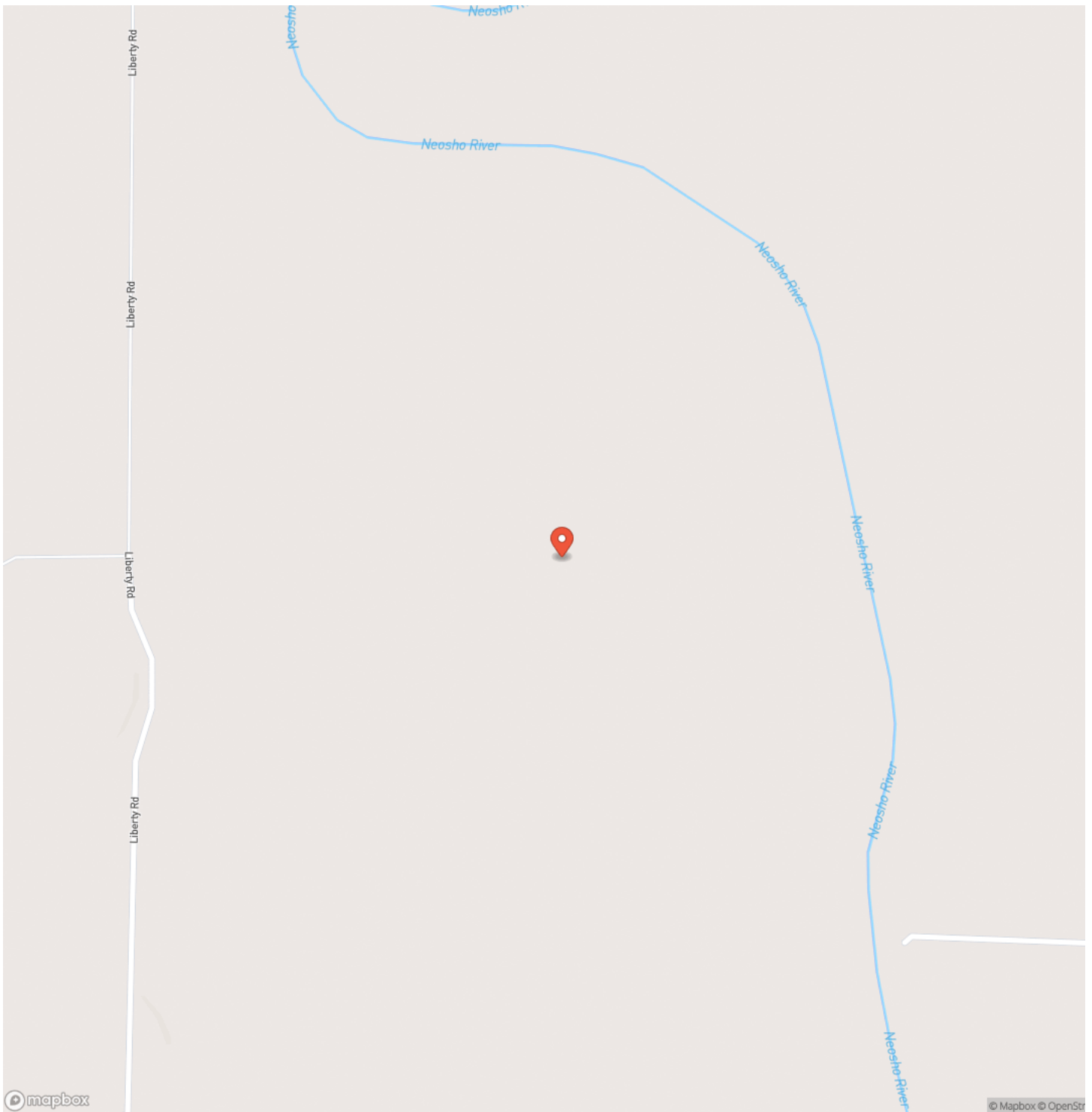
Introducing the Neosho River Hunting Mecca, an incredible 754 +/- acre WRP farm located in Neosho County, Kansas! This phenomenal hunting farm offers the ultimate hunting experience for outdoorsmen, located near the famous Neosho Wildlife Area of St. Paul, Kansas! With over 2 +/- miles of Neosho River frontage and acres of diked wetlands, the property is known to hold thousands of ducks and geese during the winter months. Many of the Neosho birds, along with some from several other area lakes and reservoirs, use this property for food and refuge, providing unmatched waterfowl hunting from early teal season through January. Additionally, the property boasts large hardwood timber with creek/river bottoms paired with massive stands of native grasses that provide the perfect habitat for deer and turkeys. The wildlife populations are thriving! The property has an abundance of deer sign and many food plot locations to hunt with a variety of wind directions. This farm has over 290 +/- acres of wetlands comprising 15 different pools with 15 water control structures in place. Not only does the well built levee system produce acres of moist soil wetlands, they also provide miles of drivable trails throughout the farm giving you easy access to just about every part of the property. Sitting at the very end of a dead end road in the Neosho River bottoms, the seclusion and privacy of this tract is second to none. With such a vast area and diverse landscape, this property is a dream for hunters! Don't miss out on this once-in-a-lifetime chance to own a piece of hunting paradise in an area well-known for fantastic waterfowl and world-class whitetail hunting. Proximity to large cities include 15+/- minutes to Chanute, 1.5+/- hours to Joplin, MO, 2+/- hours to Wichita, and 2+/- hour to Kansas City. All showings are by appointment only. If you would like more information or would like 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.

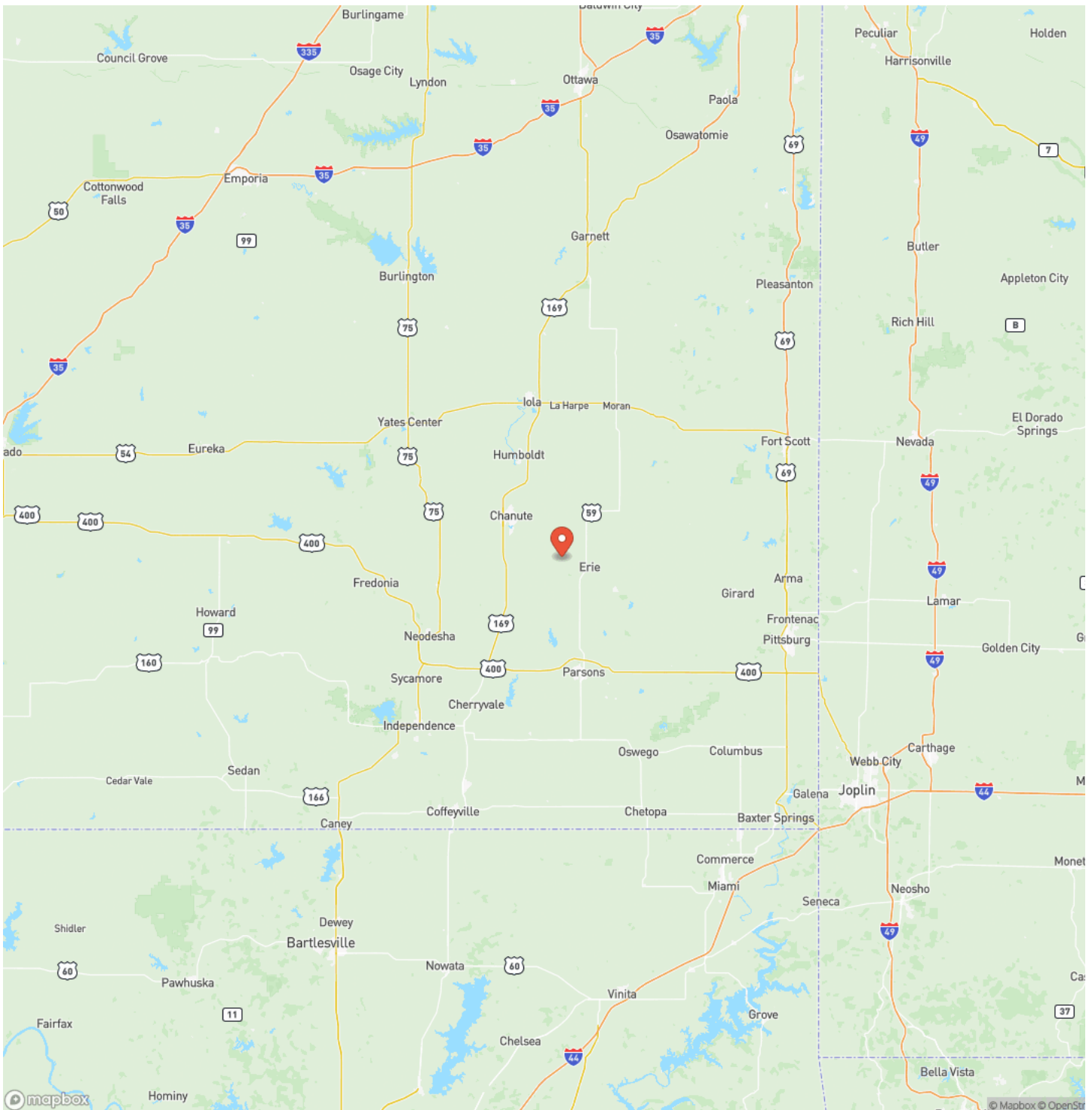
Neosho River Hunting Mecca
Chanute, KS / Neosho County



Locator Map



Locator Map



Satellite Map



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 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.

[illegible]

www.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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

