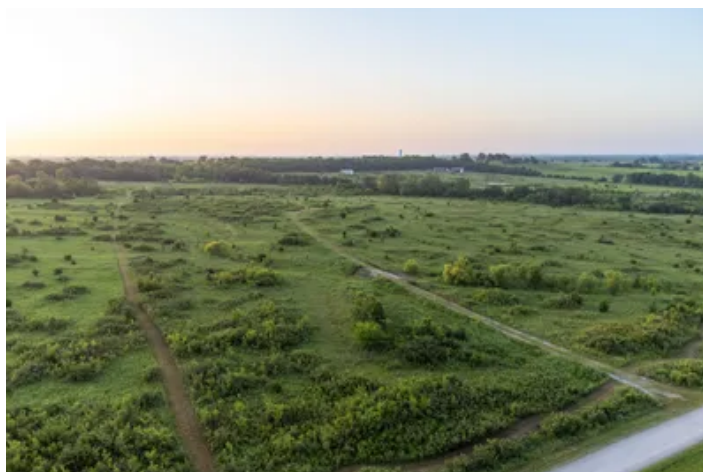


Spring Valley Build site
0000 Spring Valley Rd
Louisburg, KS 66053

\$260,000
20± Acres
Miami County



Spring Valley Build site
Louisburg, KS / Miami County

SUMMARY

Address

0000 Spring Valley Rd Lot: AHLC20

City, State Zip

Louisburg, KS 66053

County

Miami County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

38.45895 / -94.7116

Acreage

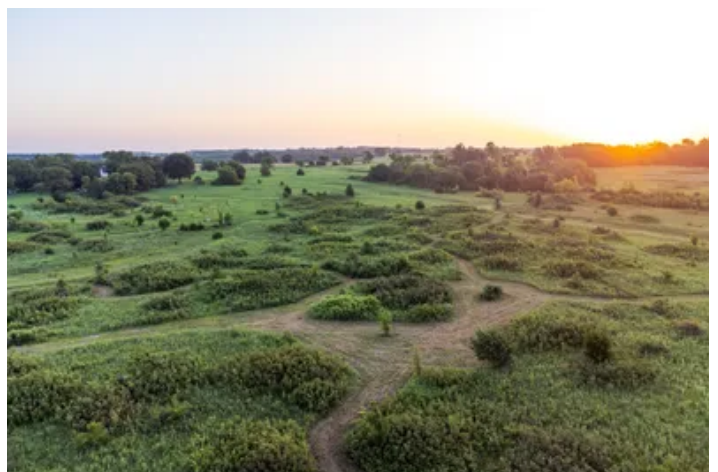
20

Price

\$260,000

Property Website

<https://arrowheadlandcompany.com/property/spring-valley-build-site/miami/kansas/111498/>

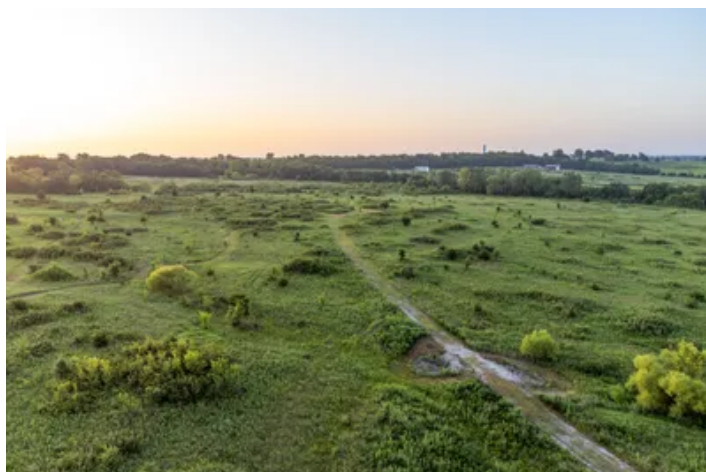
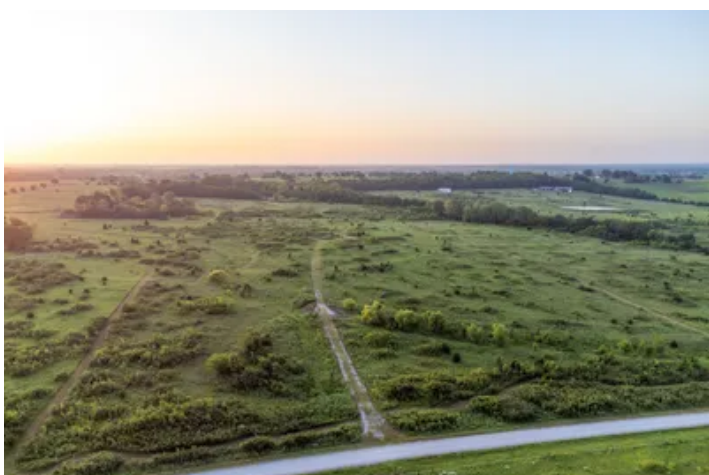


PROPERTY DESCRIPTION

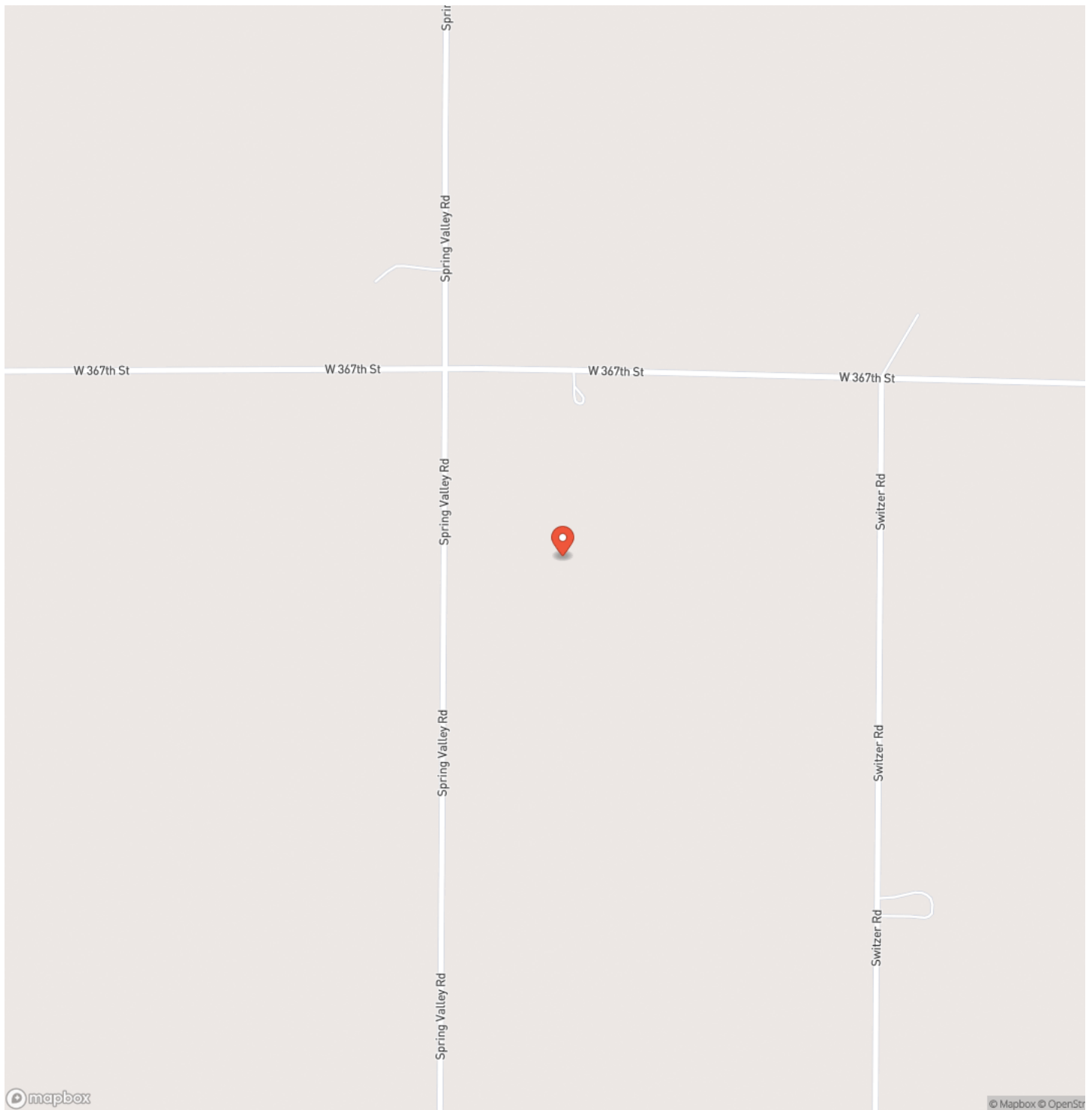
Take a look at this beautiful 20 +/- acre property in Miami County, Kansas, offering both exceptional build potential and outstanding recreational opportunities! With mostly open grass, freshly mowed trails, and a new rock driveway leading into the property, it's ready for immediate enjoyment. The rock driveway leads to the highest point of the property, providing a spectacular building site with beautiful views in every direction. A newly installed culvert provides dependable year-round access. This property is well-equipped for building your dream home. Rural water runs along the property, and electricity is located less than 1/4 mile away. Evergy has confirmed they will extend power to the property at no cost for a permanent residence, making the process of building even more convenient. The habitat offers an excellent blend of native grasses, shrubs, and brush, creating ideal cover and browse for wildlife throughout the year. A natural draw along the east side of the property also provides an excellent opportunity to build a pond, adding even more recreational appeal and enhancing the property's beauty. Combined with the surrounding landscape, this diverse habitat supports healthy populations of deer and turkeys, making it an excellent property for hunting, wildlife observation, or simply enjoying the outdoors. Whether you're envisioning a country home, weekend getaway, or recreational retreat, this tract offers the flexibility to make it your own. Conveniently located just 10 +/- minutes from Louisburg and 15 +/- minutes from Paola, the property is also located within the highly regarded Louisburg School District, offering the perfect combination of rural privacy, quality schools, and everyday convenience. Whether you're planning to build now or enjoy it as a recreational retreat, this is a property with plenty of potential! 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.

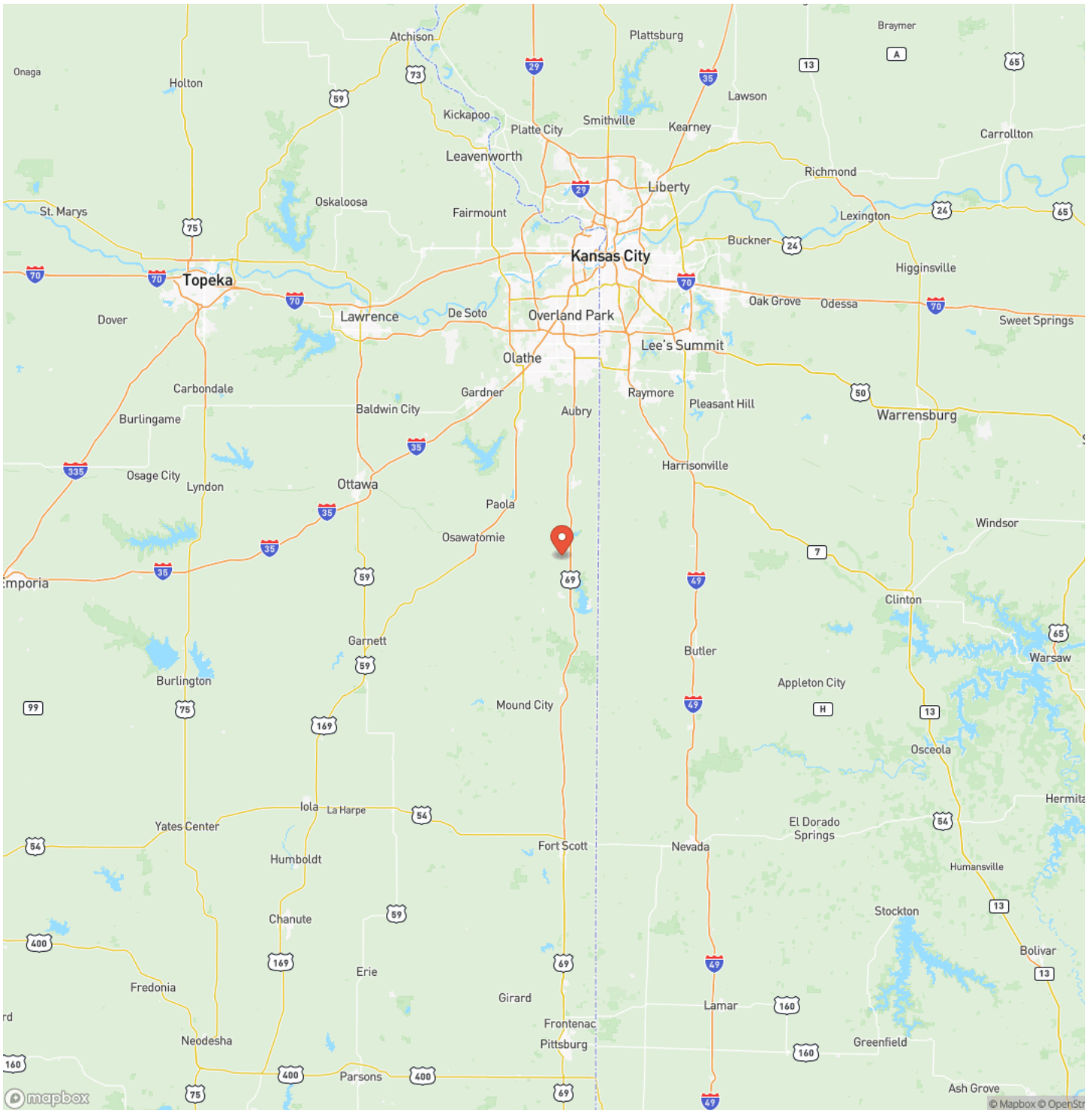
Spring Valley Build site
Louisburg, KS / Miami County



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

Louisburg, KS 66053

NOTES

[illegible]

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.



<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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