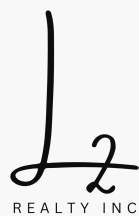


Multi Use 39
00000 Rt 2
Chanute, KS 66720

\$160,000
39± Acres
Woodson County



MORE INFO ONLINE:

l2realtyinc.com

Multi Use 39
Chanute, KS / Woodson County

SUMMARY

Address

00000 Rt 2

City, State Zip

Chanute, KS 66720

County

Woodson County

Type

Farms

Latitude / Longitude

37.738145 / -95.541652

Taxes (Annually)

370

Acreage

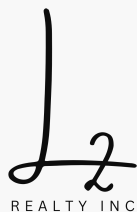
39

Price

\$160,000

Property Website

<https://l2realtyinc.com/property/multi-use-39-woodson-kansas/48188/>



PROPERTY DESCRIPTION

Situated in far northern Woodson County, Kansas lies this explosive multi use 39 acres. With tillable, hay, hunting, and a possible build site all on this property, this farm definitely packs a punch.

To start off, the hunting is top notch in this area of Southeast Kansas. The hedgerows, cedar thickets, and strips of timber on this property allow for perfect corridors for the deer to move around at free will. With neighboring properties providing most of the thick cover, the food on this parcel gives them a destination. The strips of timber also make great funnels and pinch points to hang multiple stands on the farm. After having a camera on the farm for 3 days, I was able to see the impressive amount of deer using this particular farm. But, it's not only the deer, there is also a nice group of turkeys spending their days milling around here. I could imagine a spring morning here being very loud and great time.

There is approximately 15 acres currently being used in tillable production. Most of the tillable is made up of class 3 wagstaff silty clay loam. There is also approximately 5 acres currently being used in hay production. Which brings the total acreage in production to 20, which is over half. The rest of the property is timber and cedar thickets. If a little more income is needed on this property, a hunting lease would be nice additional income.

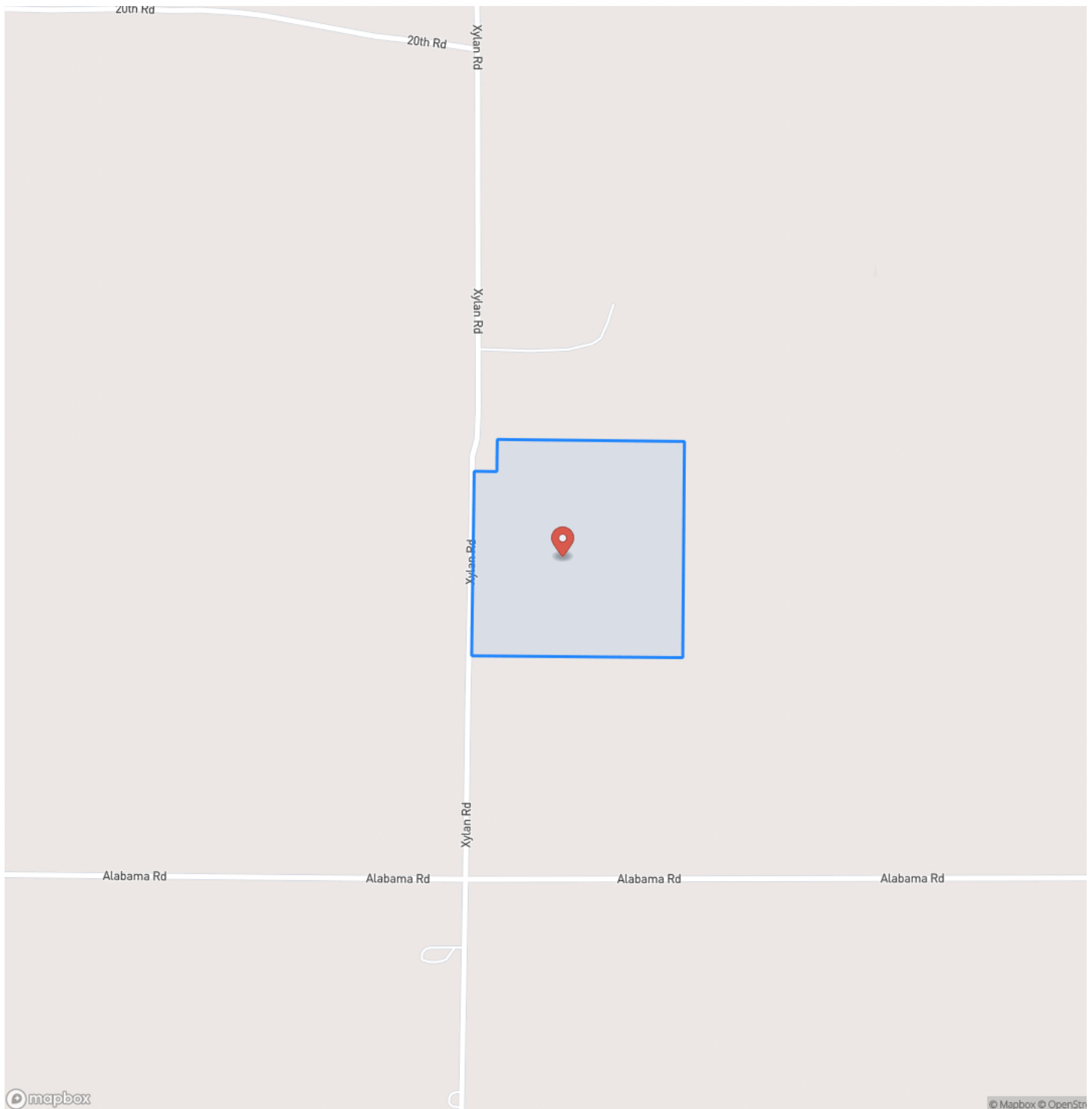
On top of the hunting and income, this would be a nice possible build site. With rural water and electricity either close or on the property, there is no doubt this would be a beautiful spot to build that possible home of your dreams. I could only imagine sitting on your deck having a cup of coffee watching the beautiful sunrises and sunsets across the hills and valleys in this scenic area of the state.

So whether you are a first time land buyer looking for an affordable investment property, a hunter, or looking for a possible spot to build that home of your dreams, don't miss out on this opportunity. Small tracts with this many uses don't come around very often and they definitely don't last very long. If you would like to set up your own personal tour, contact Brian Helman (620)212-2027, today!

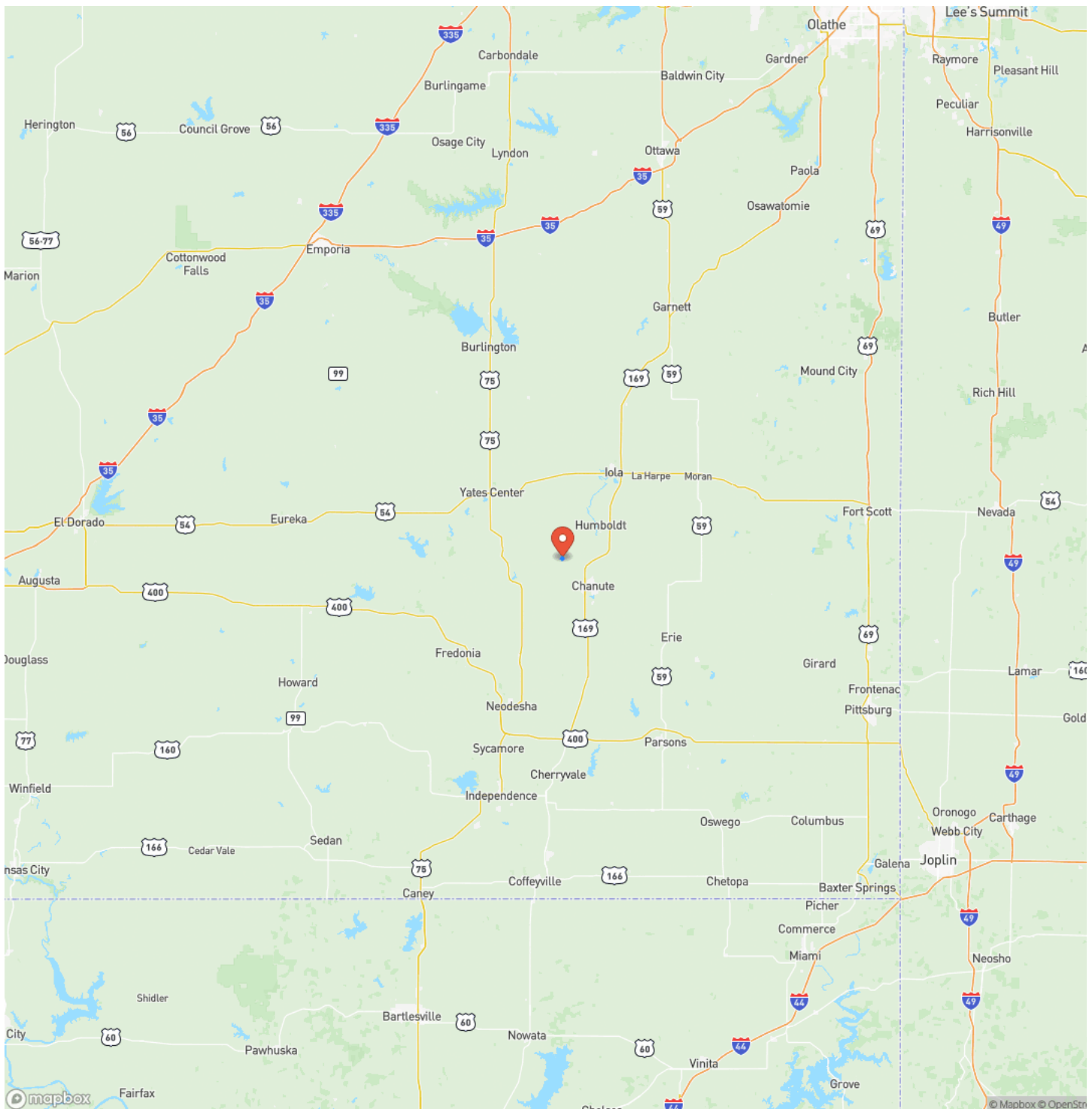
- 2 hours from Wichita
- 2 hours from Kansas City
- 2 hours from Tulsa
- Good deer hunting
- Turkeys
- Tillable production
- Possible build site



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Helman

Mobile

(620) 212-2027

Email

bhelman@l2realtyinc.com

Address

City / State / Zip

Chanute, KS 66720

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.

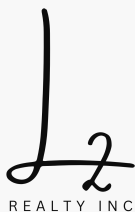
This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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