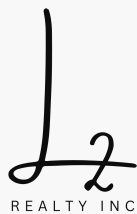


Got It All 80
0 Quinter Rd
Altoona, KS 66710

\$320,000
80± Acres
Wilson County



MORE INFO ONLINE:

l2realtyinc.com

Got It All 80
Altoona, KS / Wilson County

SUMMARY

Address

0 Quinter Rd

City, State Zip

Altoona, KS 66710

County

Wilson County

Type

Farms, Recreational Land

Latitude / Longitude

37.595598 / -95.663225

Taxes (Annually)

243

Acreage

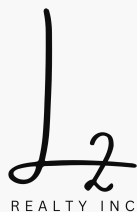
80

Price

\$320,000

Property Website

<https://l2realtyinc.com/property/got-it-all-80-wilson-kansas/45728/>



PROPERTY DESCRIPTION

Every hunter is always looking for that perfect 80. The only problem, they just don't come around very often. Luckily, this Wilson County, Kansas farm is that perfect 80 you are looking for and just in time for deer season. Sitting just a mile off HWY 75, this property has everything you are looking for in a recreational farm.

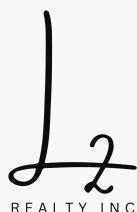
We might as well start with what Wilson County is known for, giant whitetails! This farm has a history of big bucks and this year is no different. Walking the property it has everything mature bucks need. It has water, food, and great cover throughout. The pond holds plenty of water year round to supply the local wildlife and keep them from roaming for water even on the driest of summers. The tillable acres will supply plenty of food to keep those whitetails growing all summer long. The approximate 6 acre field that sits off the road in the back corner of the property can be used as tillable acres, but would also make an unbelievable food plot that could feed your local herd all season long. The mixes of cedar thickets, timber, and grasses will keep the wildlife hidden and comfortable no matter what time of year it is. On top of that, the pond and field edges make for some great pinch points and funnels to set up multiple ambush locations. No matter how many big of bucks your farm holds, it does no good to have them if you can't kill them. This farm is as good of a deer farm as I've been on in quite some time.

Maybe one of the most attractive qualities this property possesses is the possible build site. Situated just 15 minutes from Chanute, Kansas and 1 mile off HWY 75, access to this property will be a breeze. Did I mention the paved road access? Add the electricity and rural water at the road and this farm would make a beautiful site to build that home of your dreams. With a winding road going to the back corner of the property and a 6 acre open field, you could build and have all the privacy you could ever imagine. Enjoying sunsets on the back of your property sounds like the things dreams are made of.

On top of everything this farm provides, don't forget about the 25 acres of tillable. The tillable acres can help ease the burden of a yearly payment or just put a little cash in your pocket while you enjoy the benefits this perfect property provides. Not only that, but it will provide the wildlife food year round and help keep them from roaming the neighborhood looking for something to fill their bellies.

So as you can see, this really is the Got IT All 80! There is no doubt the giant Kansas whitetails is atop the leader board when it comes to the reasons why this particular property is the one for you. But this location has all the makings of that build site for the future home of your dreams. No matter what you are looking for, this farm should catch your eye and check all the boxes. Whatever you do, do not delay because its guaranteed not to last long. Give Brian a call today [\(620\)212-2027](tel:6202122027) to set up your own personal tour.

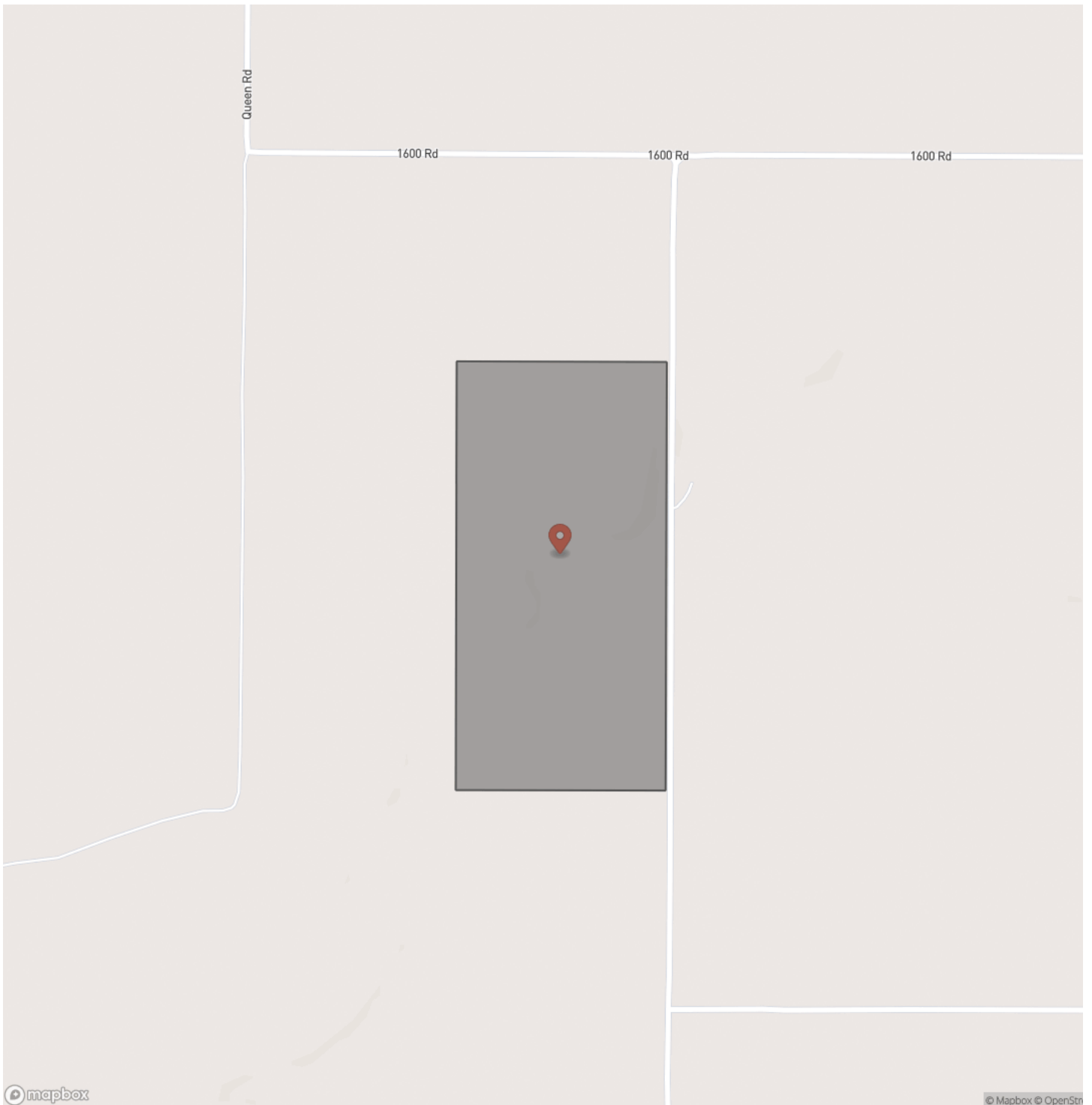
- 1 hour 30 minutes from Wichita
- 2 hours from Kansas City
- 2 hours from Tulsa
- 15 minutes from Chanute
- 1 mile off HWY 75
- 25 acres of tillable
- 80 acres for a nonresident deer tag
- paved road access
- water and electricity at road
- big bucks



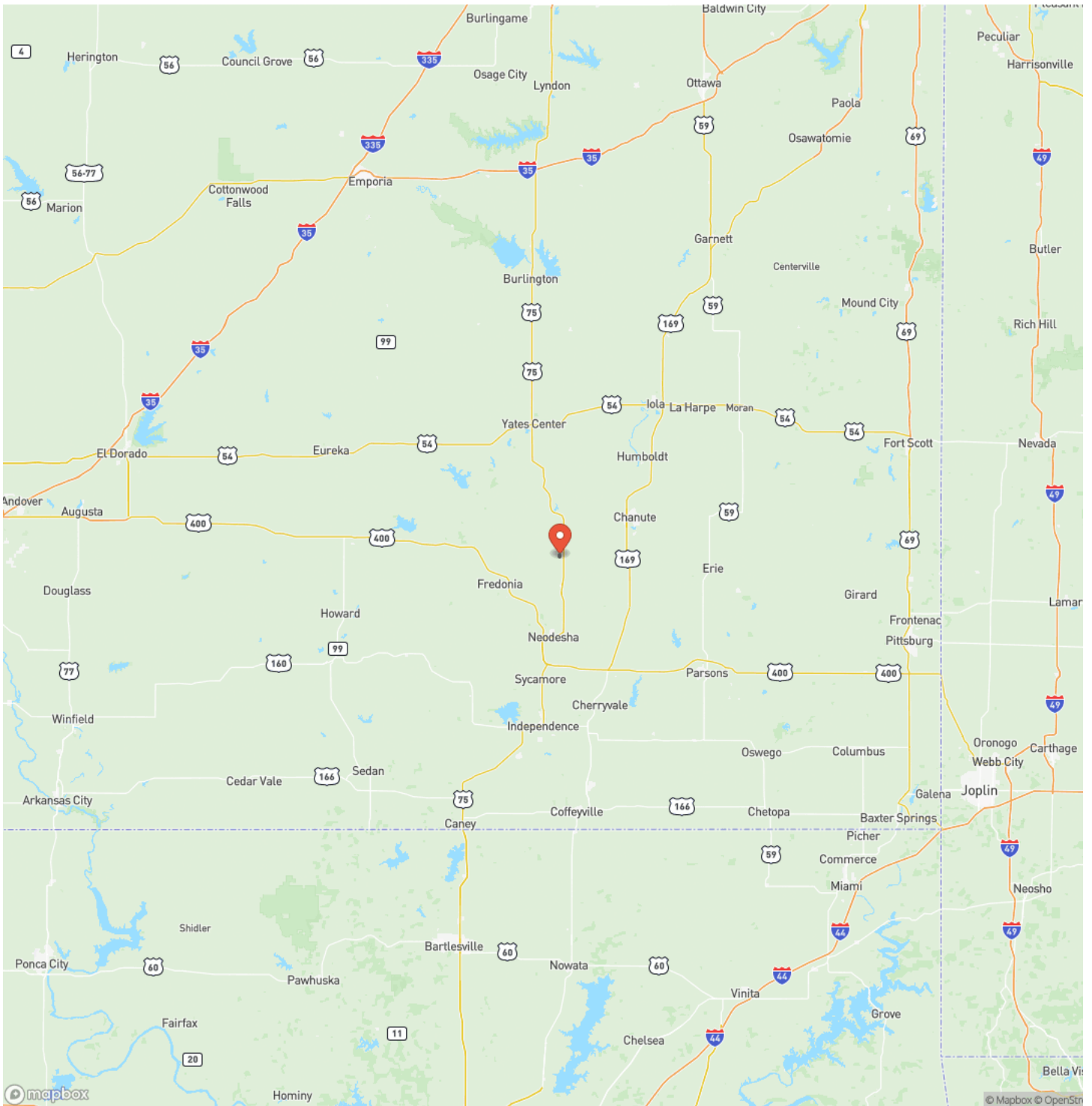
Got It All 80
Altoona, KS / Wilson County



Locator Map



Locator Map



Satellite Map



Got It All 80
Altoona, KS / Wilson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Helman

Mobile

(620) 212-2027

Email

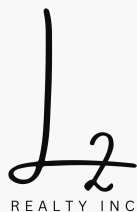
bhelman@l2realtyinc.com

Address

City / State / Zip

Chanute, KS 66720

NOTES

[illegible]

MORE INFO ONLINE:

l2realtyinc.com

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.



DISCLAIMERS

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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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