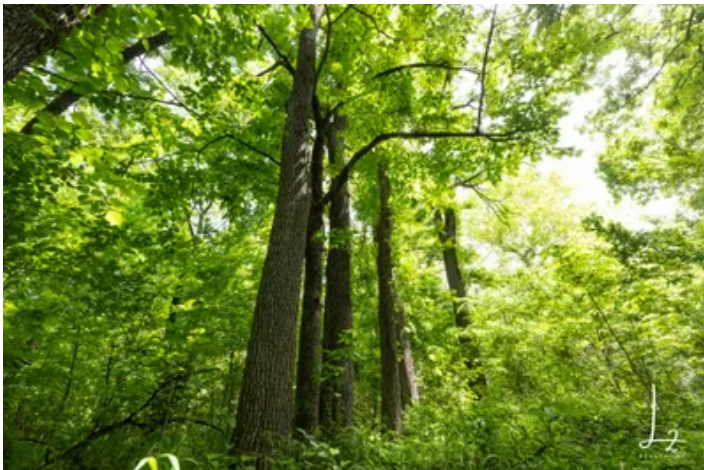


The Foreman Farm
00000 N 62nd St
Walnut, KS 66780

\$1,200,000
238± Acres
Crawford County



The Foreman Farm
Walnut, KS / Crawford County

SUMMARY

Address

00000 N 62nd St

City, State Zip

Walnut, KS 66780

County

Crawford County

Type

Undeveloped Land

Latitude / Longitude

37.583707 / -94.999614

Acreage

238

Price

\$1,200,000

Property Website

<https://l2realtyinc.com/property/the-foreman-farm-crawford-kansas/81898/>



The Foreman Farm

Walnut, KS / Crawford County

PROPERTY DESCRIPTION

Properties of this caliber do not come available in Crawford County, KS very often. It has everything you are looking for in a high end recreational/investment farm. Big timber, bedding, big buck history, turkeys, and of course income. Let's dig into this beautiful acreage a little deeper.

Let's start at the top, the amazing whitetail hunting. This farm and this neighborhood have a history of producing booner level bucks. Just last year, there was a 190+ deer taken off of it. Not only does it have the potential to hold this quality of deer, but the way it's set up, it gives the ability to hunt them successfully. The big timbered draw produces some of the finest pinch points and funnels a whitetail hunter can imagine. With most of the food on the south side of the property, it makes it pretty easy to figure out where the deer want to be and when they want to be there. Not only that, there are a couple of small fingers that will lead that buck of your dreams into the big agricultural fields. There are also multiple spots for food plots throughout the property.

Don't forget about the turkeys on this great farm. The turkey population throughout eastern Kansas is on the rise and this property is no different. We seen one big tom on the farm, but the turkey tracks were thick in the old corn field. With the giant timber the draw provides, I can't imagine how loud an April morning would be here on The Foreman Farm!

Now let's move on to the investment side this property flourishes in. With approximately 100 acres in good tillable, not only will the wildlife have food to last all the year, it will also put a little money back in your pocket. There is a current farmer in place and he would love to continue to farm the acreage. The tillable isn't the only reason to smile, there are also multiple oil wells on that property that have been turning out a profit. Last year, the income off the royalties were a little over \$9k. And last but not least, there are a lot of giant walnuts throughout the timbered draw. It's hard to beat a high end recreational farm that will help pay for itself!

There is also an old house on the property that has potential but would need a lot of work. It does boast a couple great build sites and does have water and electric on the property.

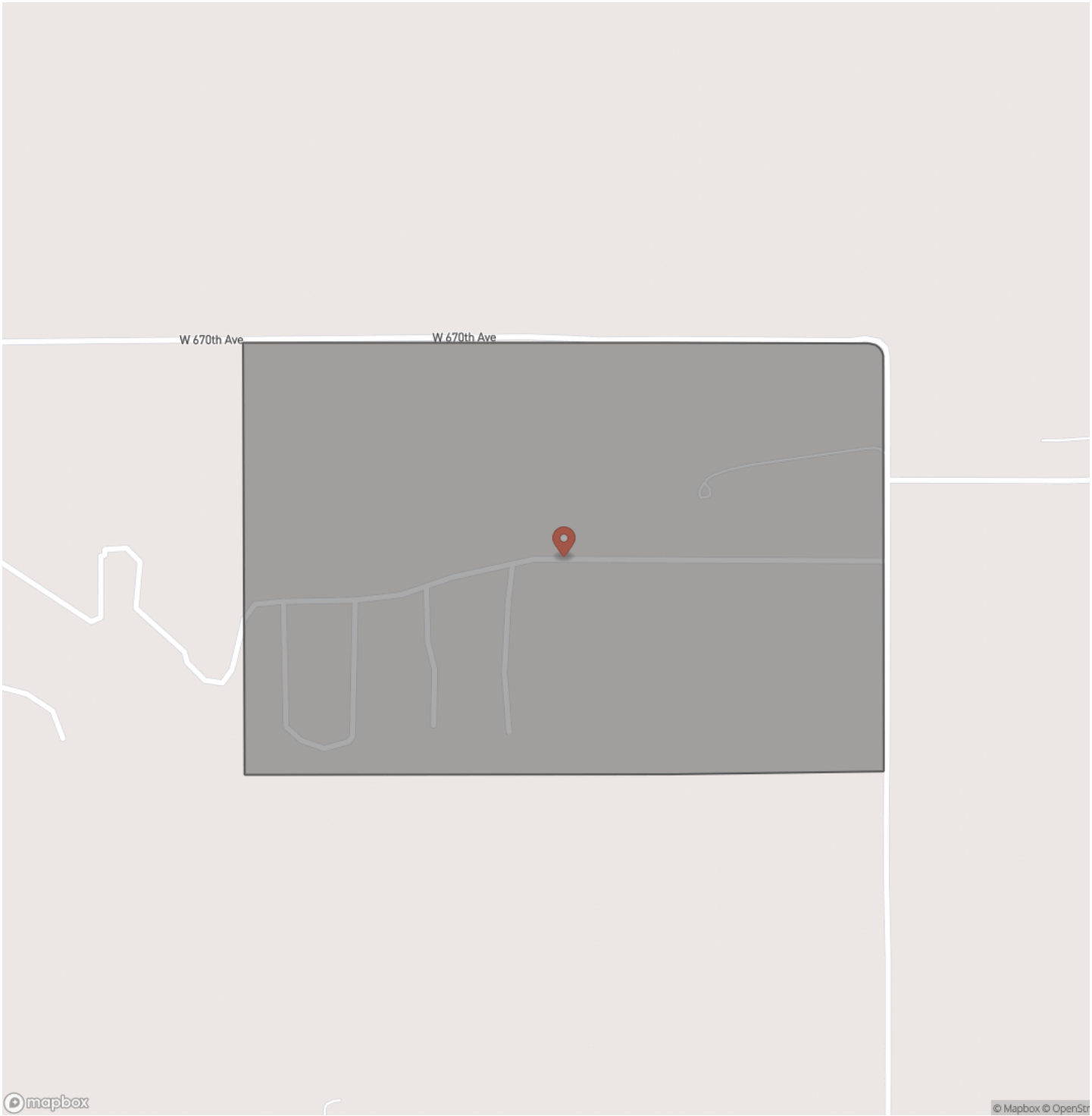
I'm not sure words can sum up this property, but a visual sure can. Give Brian a call today (620)212-2027 to set up your own personal tour of The Foreman Farm!

- High end whitetail hunting
- Strong turkey population
- Approximately 100 acres tillable
- Oil income
- Build site
- 2 hours from Kansas City
- 2 hours from Tulsa
- 1 hour from Joplin Mo
- 1 mile off HWY 146

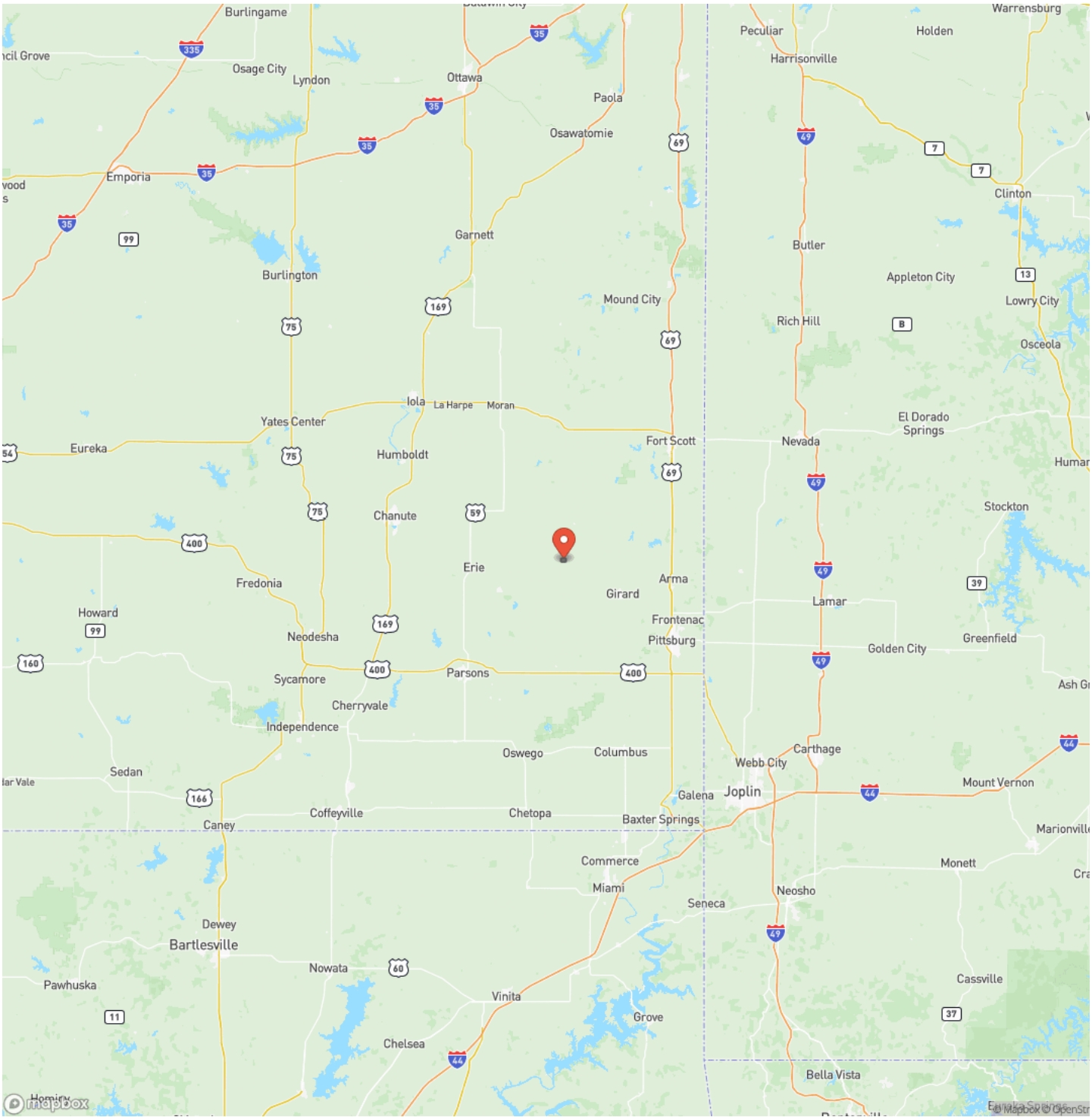
The Foreman Farm
Walnut, KS / Crawford County



Locator Map



Locator Map



Satellite Map



The Foreman Farm

Walnut, KS / Crawford County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Helman

Mobile

(620) 212-2027

Email

bhelman@L2realtyinc.com

Address

City / State / Zip

NOTES

[illegible]

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.



L2realtyinc.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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