

Neosho Co Tillable
00000 Queens Rd
Erie, KS 66720

\$147,500
38.190± Acres
Neosho County



Neosho Co Tillable
Erie, KS / Neosho County

SUMMARY

Address

00000 Queens Rd

City, State Zip

Erie, KS 66720

County

Neosho County

Type

Undeveloped Land

Latitude / Longitude

37.5489 / -95.232057

Acreage

38.190

Price

\$147,500

Property Website

<https://l2realtyinc.com/property/neosho-co-tillable-neosho-kansas/90753/>



PROPERTY DESCRIPTION

Located in Neosho County, Kansas sits this 40 acres investment opportunity. With its close proximity to the Neosho River, recreational possibilities cannot be ruled out.

Sitting just 2 miles outside of Erie, Kansas and 2 miles off US Highway 59, access to and from the property will be a breeze. The ground is currently being used in tillable production. The dirt is made up of mostly Class 3 soils. This would make a great opportunity for either a startup farmer or just to add to your tillable acreage. This small parcel also would make for a great investment opportunity. The current tenant has farmed it for a number of years and would probably continue to farm if you so desired.

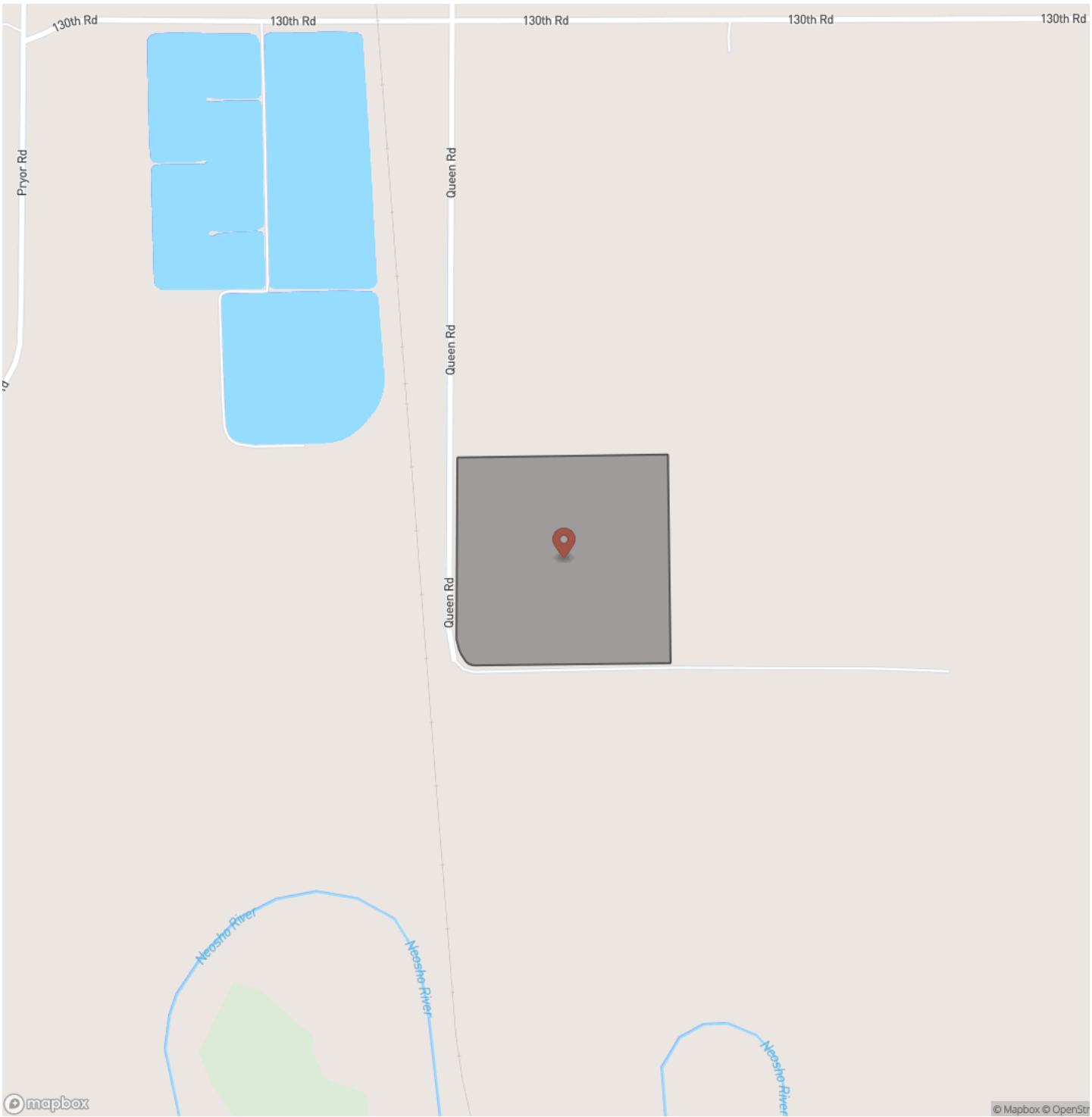
With its location just one quarter of a mile off the Neosho River, do not overlook the recreational possibilities this small acreage may provide. It would be nice to have a little fun on your farm while you get a nice return on your investment. property. While walking the property, it was impossible to not notice all the deer tracks throughout the cut corn field. I can't help but to think during the rut big Kansas bucks will be using these corridors to travel farm to farm off the river looking for that next receptive doe. And with its location in the Neosho River Valley, waterfowl opportunities also exist. The clay soils should hold water when it's needed in the fall.

So whether you are looking for that next great investment property or just wanting to add some tillable acreage to your existing empire, this would be a nice piece of Neosho County dirt to make a move on. If you like to set up your own personal tour, contact me today ([620-212-2027](tel:620-212-2027))!

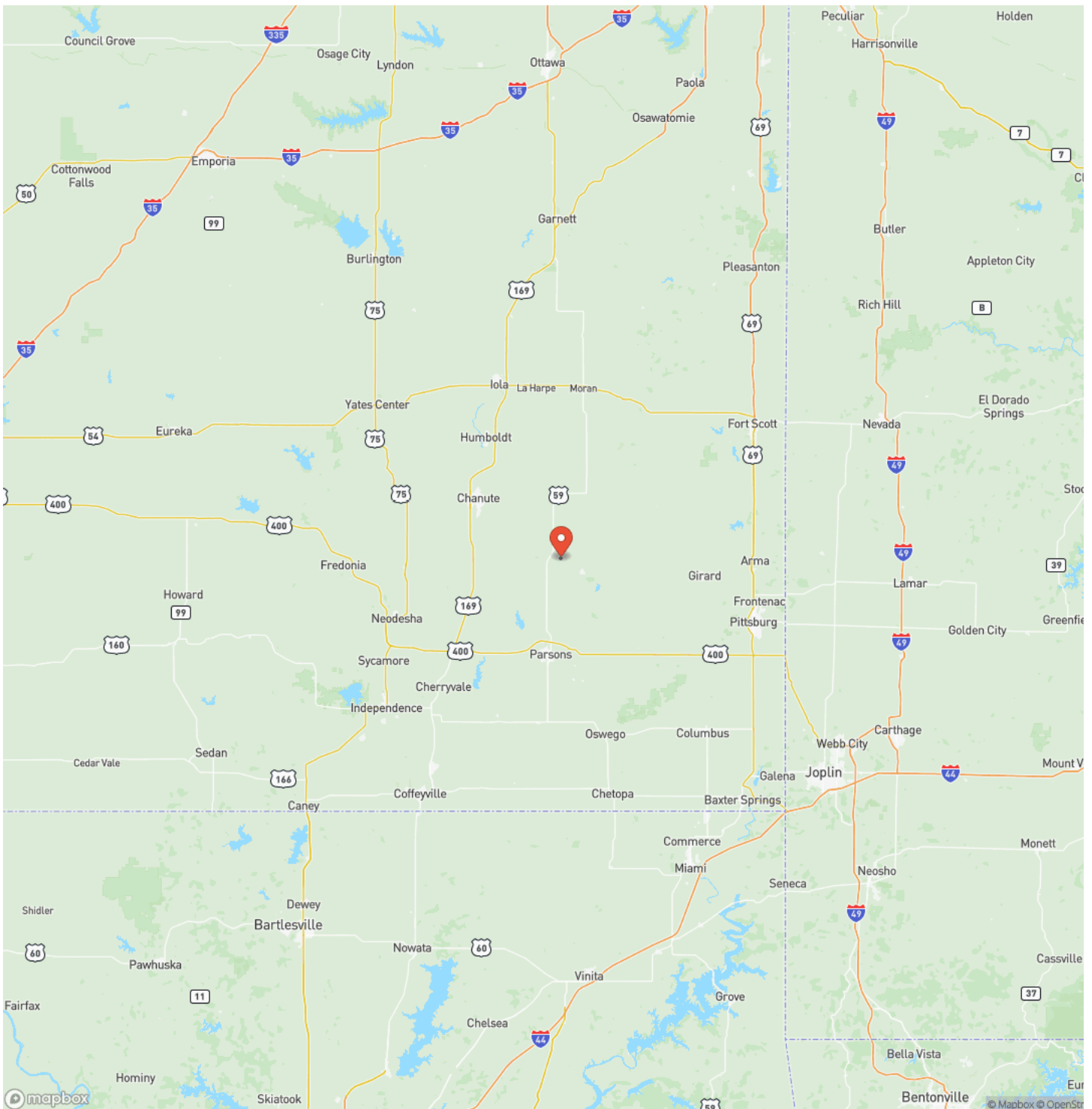
- 2 hours from Kansas City
- 2 hours from Wichita
- 20 minute from Chanute
- tillable acreage



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

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.



L2 Realty, Inc - Land and Lifestyle Properties
4045B CR 3900
Independence, KS 67301
(620) 577-4487
L2realtyinc.com

