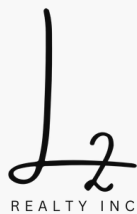


Labette Co Rec 62
s 37th
Parsons, KS 67357

\$250,000
62,500± Acres
Labette County



Labette Co Rec 62
Parsons, KS / Labette County

SUMMARY

Address

s 37th

City, State Zip

Parsons, KS 67357

County

Labette County

Type

Hunting Land, Recreational Land

Latitude / Longitude

37.326726 / -95.29484

Acreage

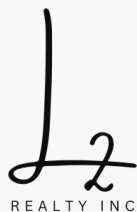
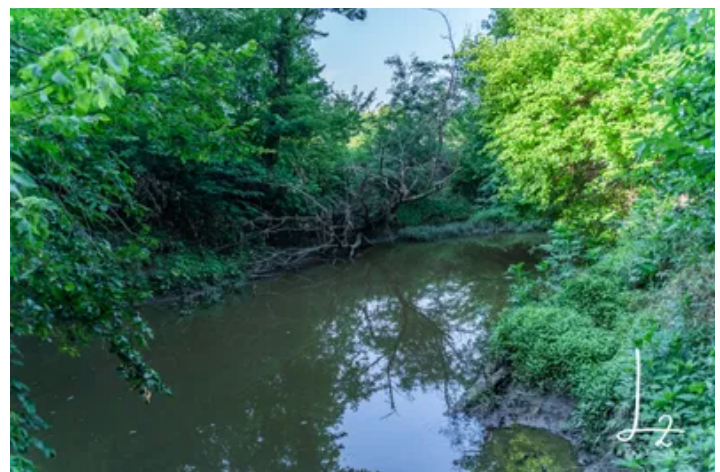
62.500

Price

\$250,000

Property Website

<https://l2realtyinc.com/property/labette-co-rec-62-labette-kansas/57341/>



PROPERTY DESCRIPTION

Remarks & Directions

Located just outside of Parsons, KS in Labette County sits this 62.5 acre recreational farm with endless possibilities. The whitetail hunting is nothing short of high end and the turkey hunting is right in the same caliber. Add on top of that, some tillable acreage and waterfowl possibilities and you have everything you could ever want wrapped up in 62.5 acres.

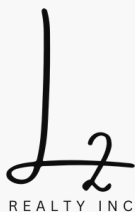
Lets start with the deer hunting. I had the pleasure of managing this farm over the late summer through the fall. Within a week of having a camera out, I had 2 mature shooters in daylight. That let me know everything I needed to know about this great Labette County recreational farm. On top of the deer quality, the lay of the farm sets up perfectly to put you in position to reap the benefits of your hard work. The mature timber lining Little Labette creek, that winds through property, sets up the perfect pinch points and funnels to hang stands. There are also cool season grasses and cedar thickets growing throughout the property to allow for multiple bedding locations. The tillable acreage not only gives you a little kick back while you hunt, it will also feed your deer year round.

The turkey hunting on this farm would also be top notch. I have walked out after feeding on the farm multiple times to be greeted by turkeys surrounding my truck. With mature timber lining Little Labette Creek, there will be multiple roost locations on the property.

Maybe the most intriguing part of this property is the waterfowl possibilites. With several low lying areas around the creek bottom, a marsh is definitely a possibility. There is also an oxbow off the creek, with a little bit of work this property could no doubt hold birds year around. While on the property last fall, ducks and geese were constantly flying low over the farm. This property has endless possibilites on the waterfowl side.

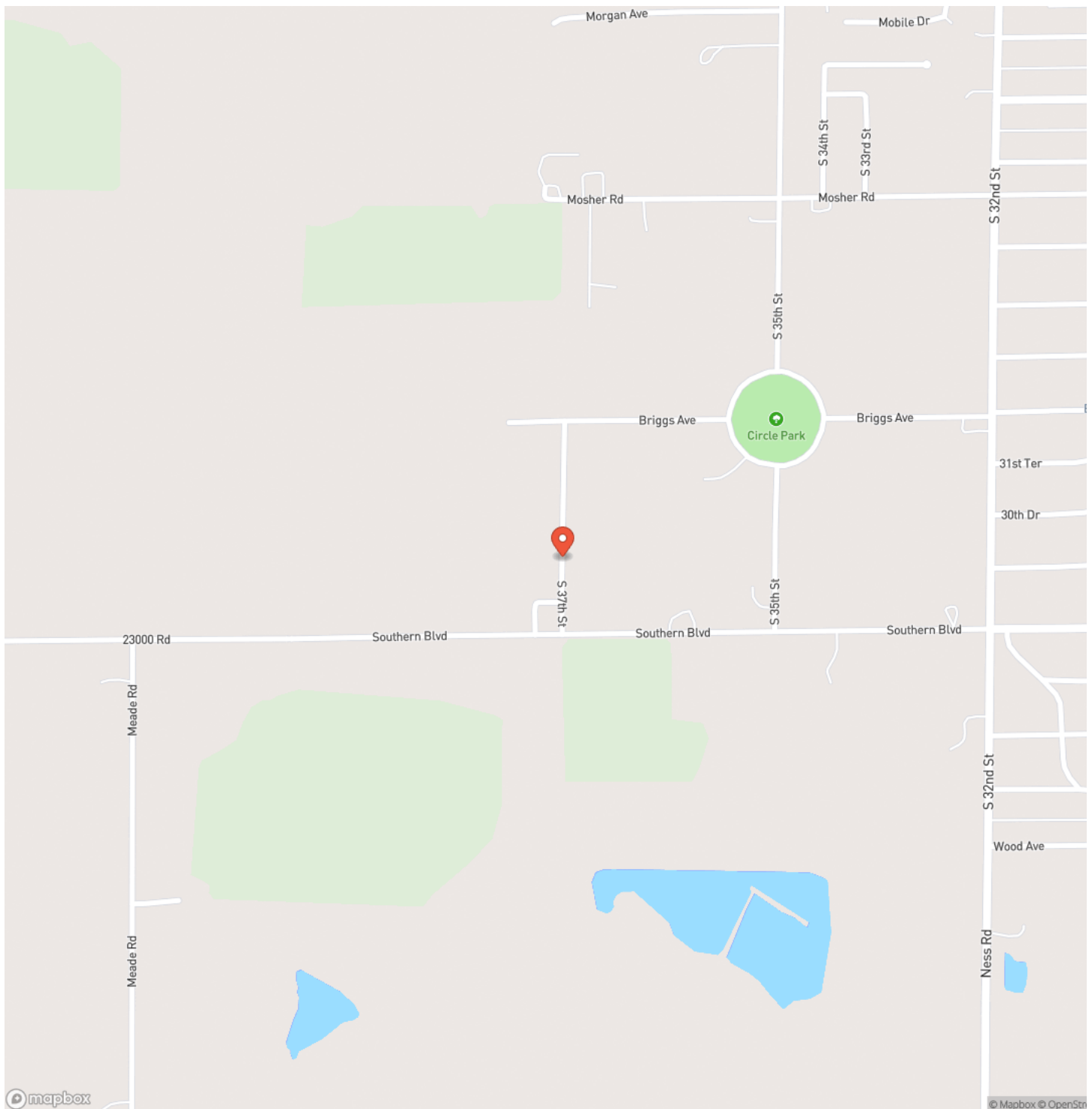
Whether you are looking for a high end recreational farm, a possible build site just out of town, or an investment property that you can play on, this farm has it all. To schedule your own personal tour, contact Brian (620)212-2027, today!

- Big bucks
- Turkeys
- Enless waterfowl possibilites
- Possible build site
- Tillable acreage
- 2 hrs from Kansas City
- 2 hrs from Wichita
- 1 hr from Joplin, MO

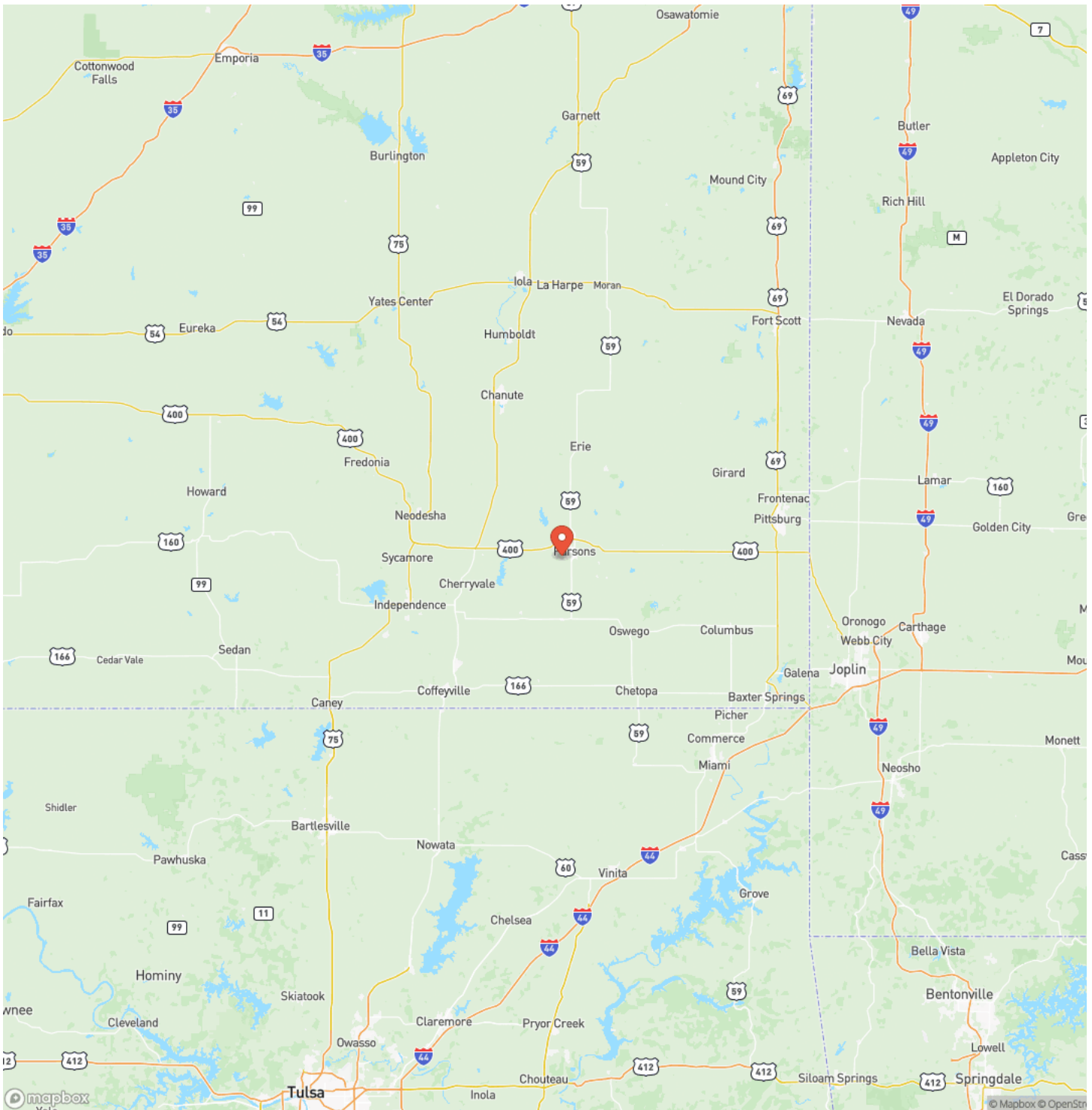




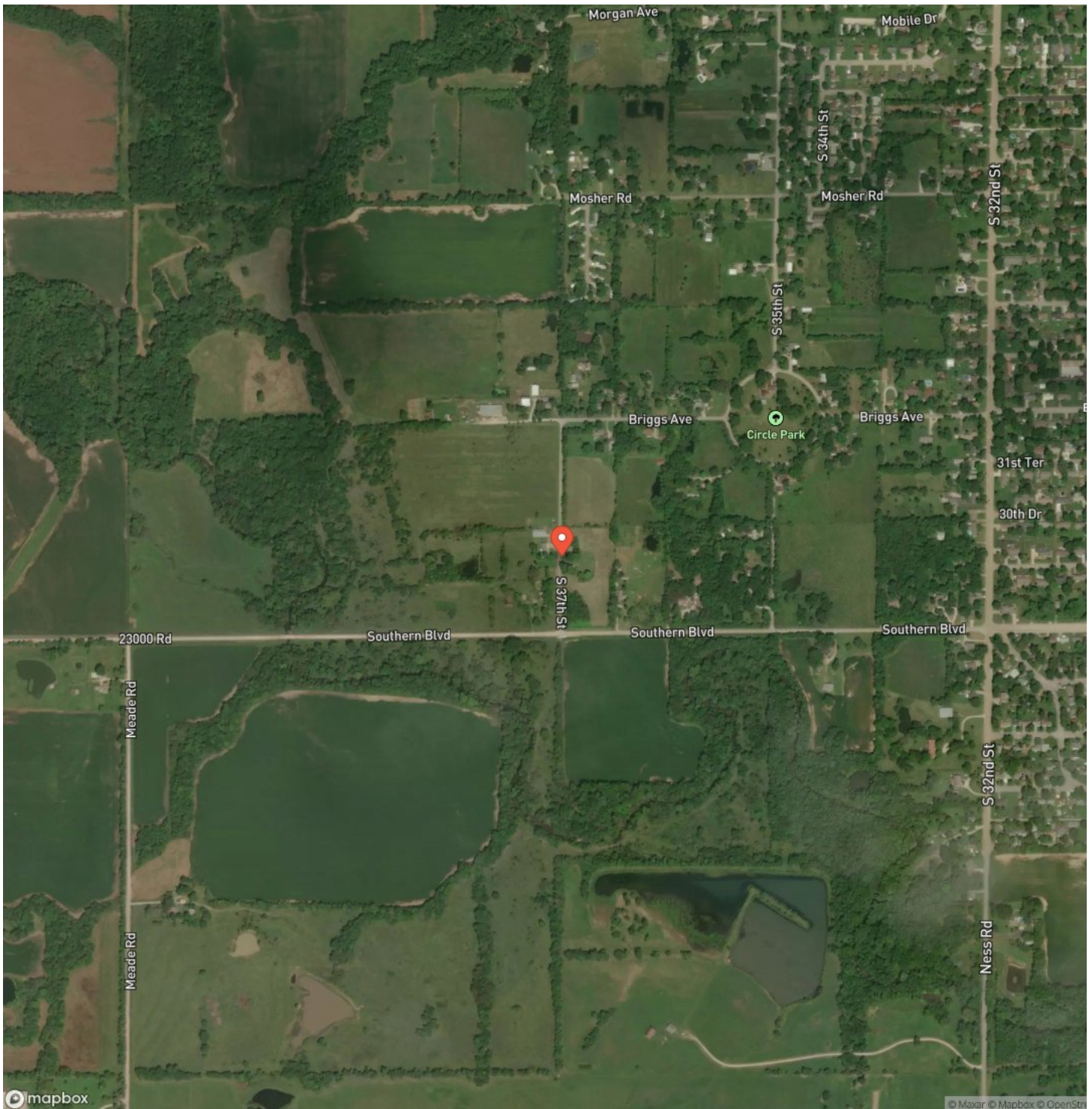
Locator Map



Locator Map



Satellite Map



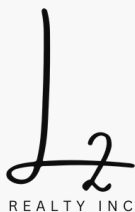
This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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

