

Anderson Co 50 multiuse
12071 SE Texas Rd
Kincaid, KS 66039

\$235,000
50.370± Acres
Anderson County



Anderson Co 50 multiuse
Kincaid, KS / Anderson County

SUMMARY

Address

12071 SE Texas Rd

City, State Zip

Kincaid, KS 66039

County

Anderson County

Type

Undeveloped Land

Latitude / Longitude

38.074361 / -95.153915

Acreage

50.370

Price

\$235,000

Property Website

<https://l2realtyinc.com/property/anderson-co-50-multiuse-anderson-kansas/84154/>



PROPERTY DESCRIPTION

With its location just outside Kincaid, KS and only 1 mile off HWY 59, this future farm of your dreams will be very easily accessible. Now lets go take a look and see what all it offers.

Lets take a look at the dirt and the investment side of things. It currently has approximately 20 acres in hay production. The fescue on this farm is thick and tall and could also be converted into tillable. The remaining acreage consists of timber and beautiful whitetail cover. The soil consist of mostly Class 2 Woodson silt loam and a little Class 3 Wagstaff silty clay. Both are suitable for tillable or to keep it in hay.

There aren't many better areas of Southeast Kansas for giant whitetails than this area of Anderson County. This area has been known to produce multiple booners and even 200 inch bucks. I have only had cameras out for a week, but they have already produced a solid mature buck and a high deer density. There is no doubt with the surrounding farms, this property will jump to elite status starting late October. Between the live water on the property, cover, and endless food plot/tillable options, this Anderson County property will have everthing you are looking for in a small recreational property.

Last but not least, this farm makes the perfect build site for that home of your dreams. With water and utilities readily available, everthing is in place to put together that dream home. With it being just a mile off HWY 59, access will be quick and easy. I can already picture that moring cup of coffee watching the sun rise!

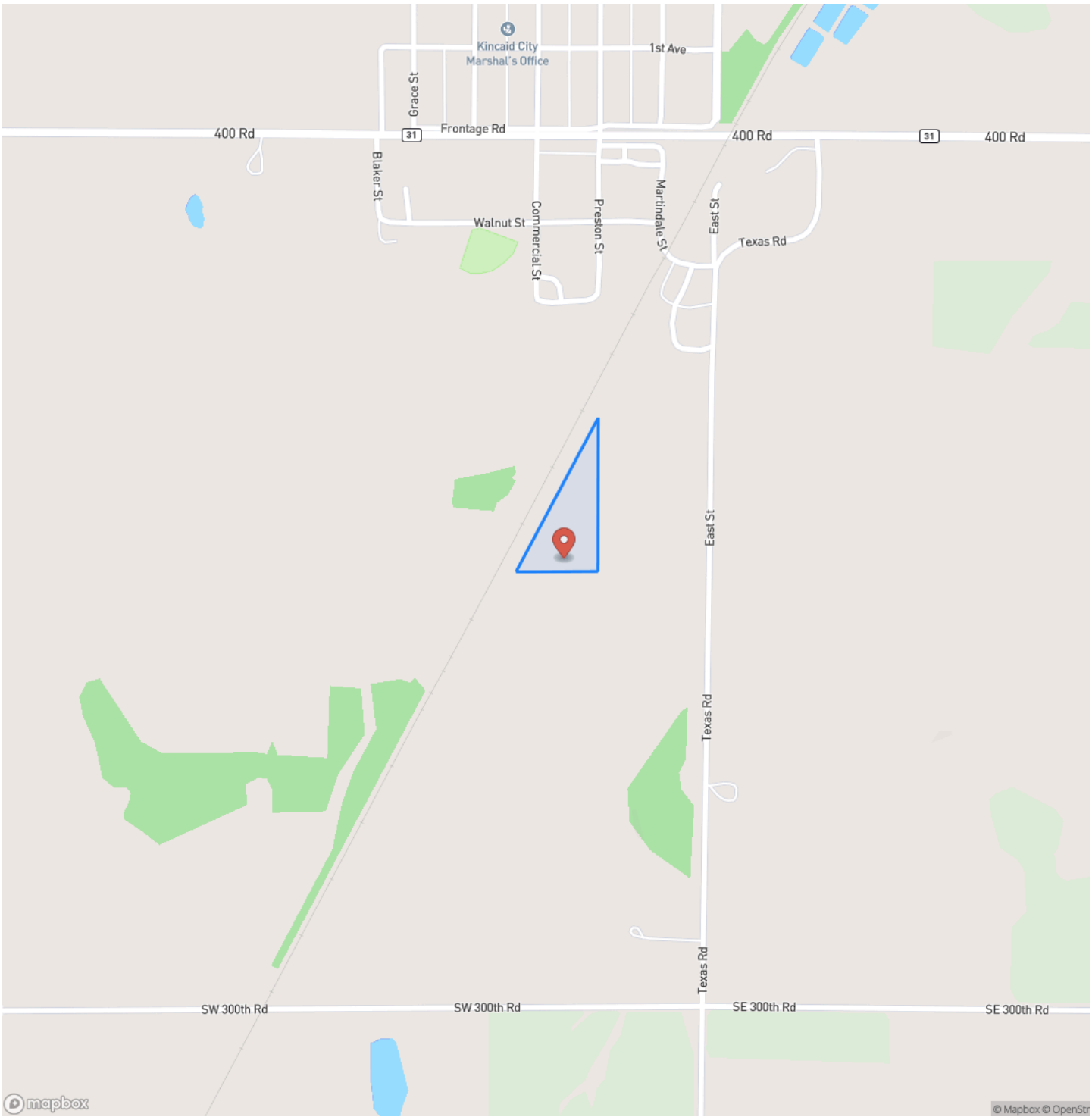
So no matter what you are looking for, this small acreage in Anderson County has everything you could ever hope for. To set up your own personal tour, contact Brian ([620\)212-2027](tel:6202122027), today!

- 1 hour from Kansas City KS
- 1 mile off HWY 59
- Proven big buck neighborhood
- Water and Electricity close
- Possible tillable acreage
- Good cover

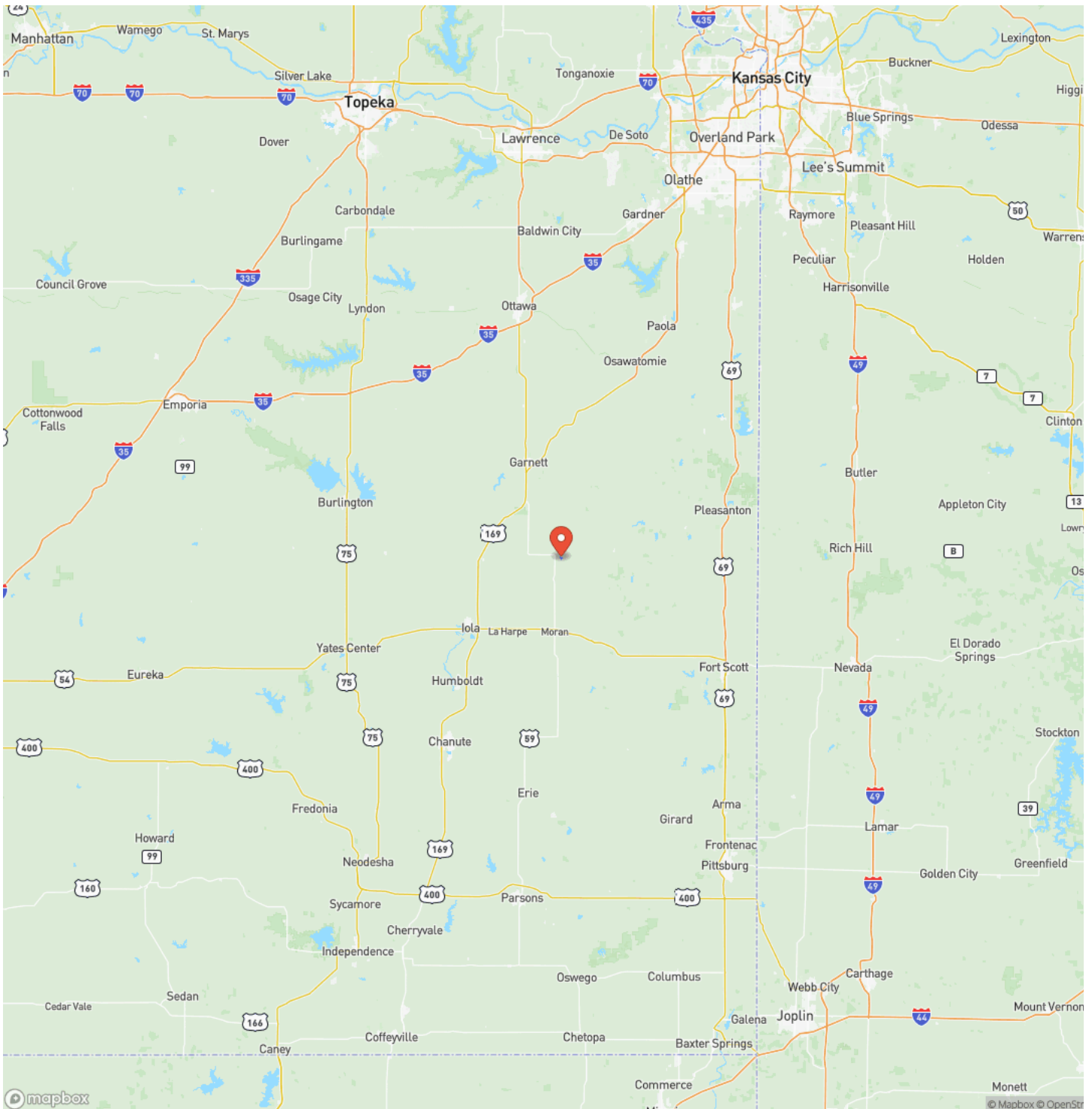
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Locator Map



Locator Map



Satellite Map



**Anderson Co 50 multiuse
Kincaid, KS / Anderson County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Helman

Mobile

(620) 212-2027

Email

bhelman@L2realtyinc.com

Address

City / State / Zip

NOTES

[illegible]

MORE INFO ONLINE:

L2realtyinc.com

This image shows a full page of blank handwriting practice paper. It features 20 evenly spaced, horizontal blue lines running across the entire width of the page. The lines are thin and consistent in color and thickness, providing a guide for letter height and placement. There are no margins, text, or other markings on the paper.



L2realtyinc.com

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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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