

Lyon County Multituse
3173 Road P
Admire, KS 66830

\$352,000
89.17± Acres
Lyon County



Lyon County Multituse
Admire, KS / Lyon County

SUMMARY

Address

3173 Road P null

City, State Zip

Admire, KS 66830

County

Lyon County

Type

Farms, Undeveloped Land, Hunting Land

Latitude / Longitude

38.61885 / -96.1207

Acreage

89.17

Price

\$352,000

Property Website

<https://l2realtyinc.com/property/lyon-county-multituse/lyon/kansas/108503/>



PROPERTY DESCRIPTION

Located just off HWY 99 and 1 mile Southeast of Admire, Kansas, lies this 90+/- acre multituse property. Whether you are looking for a beautiful spot to build that home of your dreams, some great native grass for pasture or hay, or just a recreational getaway from the city, this farm has you covered!

On the recreational side, Lyon County has always been known for quality whitetails and this farm will be no different. With great grass in place for cover, water, timbered draws and fingers for deer movement, all this property is missing is food. There are multiple areas to plant strategic food plots in the brushy corridors and some amazing pinch points to hang stands. Whether you are the casual hunter or the serious big buck chaser, this farm should always be a producer. With it being fairly raw, you can make it into that farm of your dreams. While touring the property, we listened to that beautiful sound of quail whistling no matter which area of the farm we were on! I'm not sure there is a sweeter sound than the whistle of the bobwhite.

If you are looking to add some pasture or hay to your existing acreage, this property would be everything you are looking for. With solid fencing already in place and multiple ponds, this grass would look great thrown in the rotation. Made up of mostly native grass, with some fescue thrown in, the grass was so thick, it made it a little tough to navigate by foot. It is clean enough, it would be great for pasture and just as good to cut as hay. The two ponds on the property would make sure the cattle had water during those hot summers. This one is a no brainer in this hot cattle market!

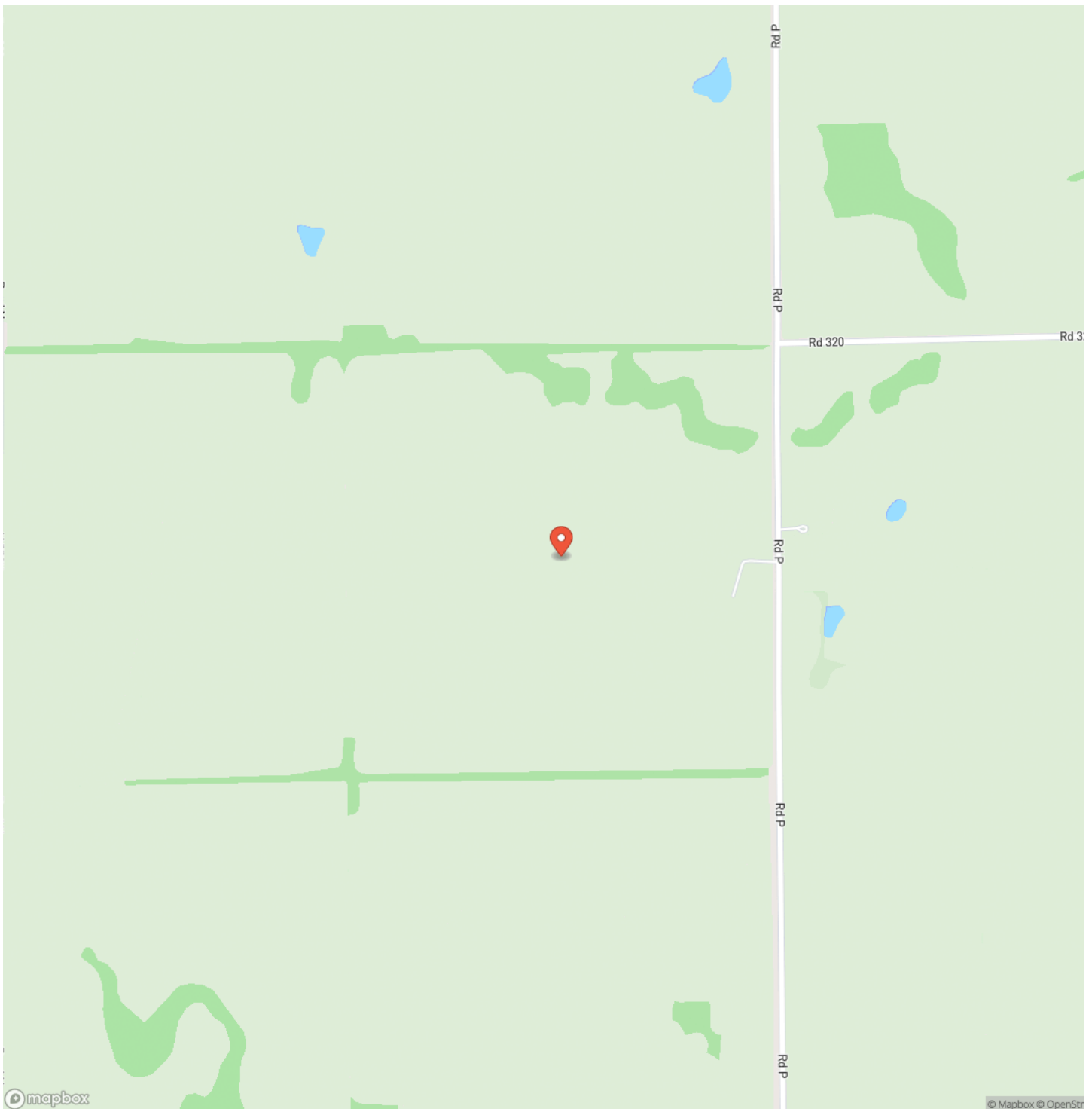
Last but not least is this properties most intriguing use as a future buildsite. The location is second to none. It sits about 15 minutes from Emporia, 40 minutes from Topeka, and just over an hour from the Kansas City metro. It lays just 1 mile off of HWY 99 and about 2.5 miles off Interstate 335. You will have quick paved road access no matter which way you are coming or going. The gorgeous rolling terrain would make for some absolutely beautiful morning and evening views. Add on top of that, there is already a water meter in place and electricity at the road, all this farm is waiting on is you to add that beautiful home of your dreams!

As you can see, this multiuse property really does have it all. No matter what you are looking for, it is sure to check every box. To set up your own personal tour, contact Brian Helman (620)212-2027, today!

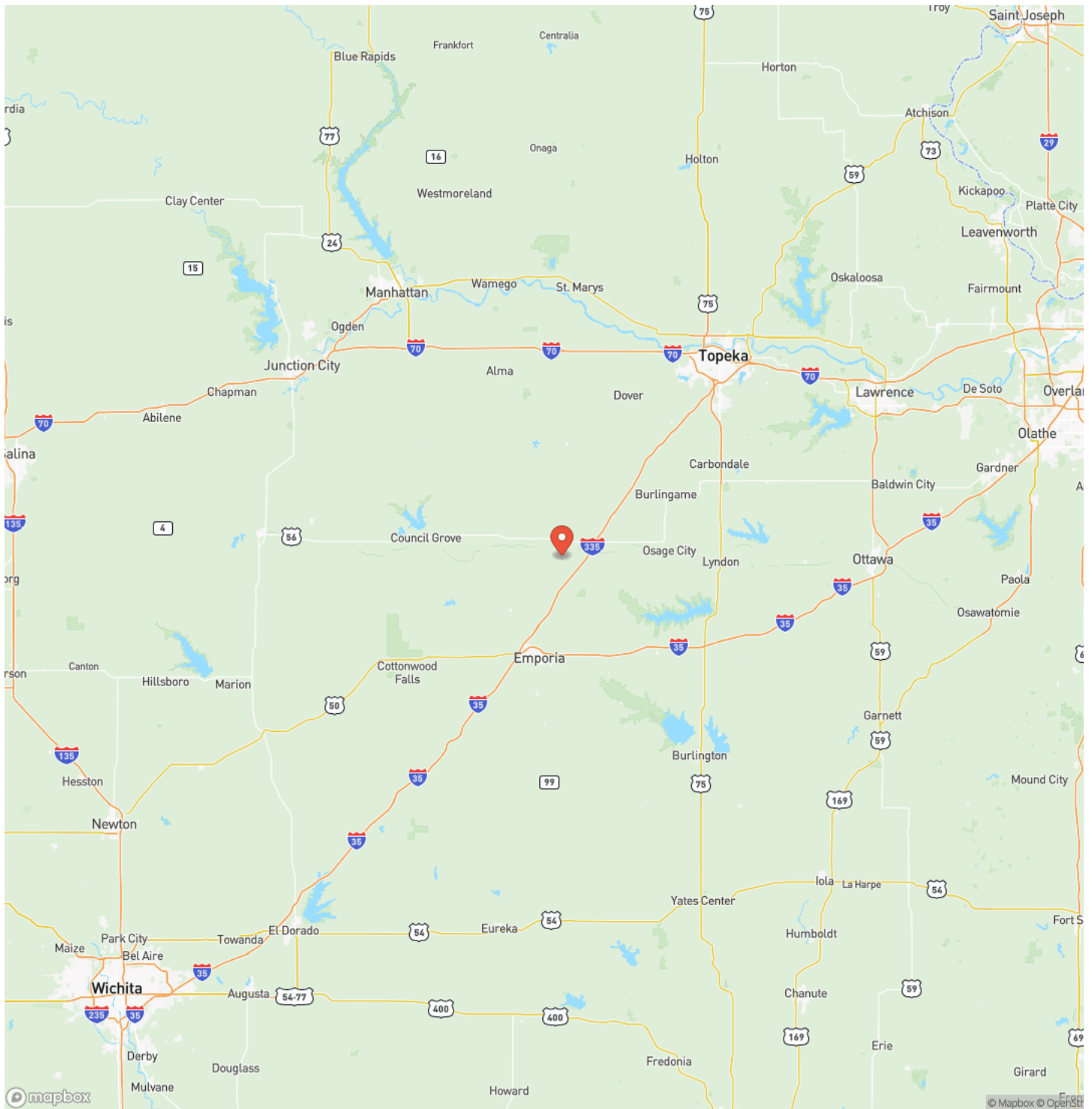
- 15 minutes from Emporia
- 40 minutes from Topeka
- 1 hour from the Kansas City metro
- Multiple ponds
- Great buildsite
- Water meter in place
- Electricity at the road
- Multiple recreational uses



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

Chanute, KS 66720

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.



<https://l2realtyinc.com/>

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.



L2 Realty, Inc - Land and Lifestyle Properties

4045B CR 3900

Independence, KS 67301

(620) 577-4487

<https://l2realtyinc.com/>

