

Neosho County Big Bucks
15350 190th 91A
Erie, KS 66733

\$360,000
91± Acres
Neosho County



Neosho County Big Bucks
Erie, KS / Neosho County

SUMMARY

Address

15350 190th 91A

City, State Zip

Erie, KS 66733

County

Neosho County

Type

Undeveloped Land

Latitude / Longitude

37.650031 / -95.265478

Acreage

91

Price

\$360,000

Property Website

<https://l2realtyinc.com/property/neosho-county-big-bucks-neosho-kansas/86728/>



PROPERTY DESCRIPTION

Neosho County, Kansas has always been popular for its big bucks, this acreage will be no different. With its location just 1 mile off HWY 59 and 3 miles off HWY 39, access will be a breeze. Taking a look at the aerial, nothing really jumps out at you. But getting on the property will catch your attention and the trail camera pictures, will hold your attention! Let's dig into this property a little deeper.

There is one main draw running east/west across the north half of the farm. It has a wet weather creek running through it. It consists of a good mix of timber/brush/cedars. Not only does it provide good cover for daytime movement, but it also supplies plenty of pinch points and funnels to hang your stands this fall. This property not only sets up perfectly for bow hunting, but it would also make a great gun farm. There are multiple food plot possibilities, but there is also a hidden 20 acre field located in back of the farm. This field is currently being used for hay but would set this property off if it were in tillable. I couldn't imagine how this field would look December evenings if planted to beans. You would draw every deer within a mile. Don't let the open areas of the farm fool you. It is chest high grass and great Kansas bedding. I have a lot of personal experience in this area of Neosho County, there is doubt in mind it will be a producer year after year.

There are also a couple little ponds on the north part of the property. This may not catch your attention, but get out there and take a look! If you are a waterfowl guy, it will sure get your mind to thinking. The way the farm lays, this property has the ability to hold a lot more water. If you know this area, you know it is a very good flyway come every fall and winter.

There is water and electricity very accessible on the property. With its location only a mile off pavement and within 10 minutes of Chanute, this would be a fantastic build site. The subtle elevation changes would allow for some beautiful sunrise views. There is also additional acreage available.

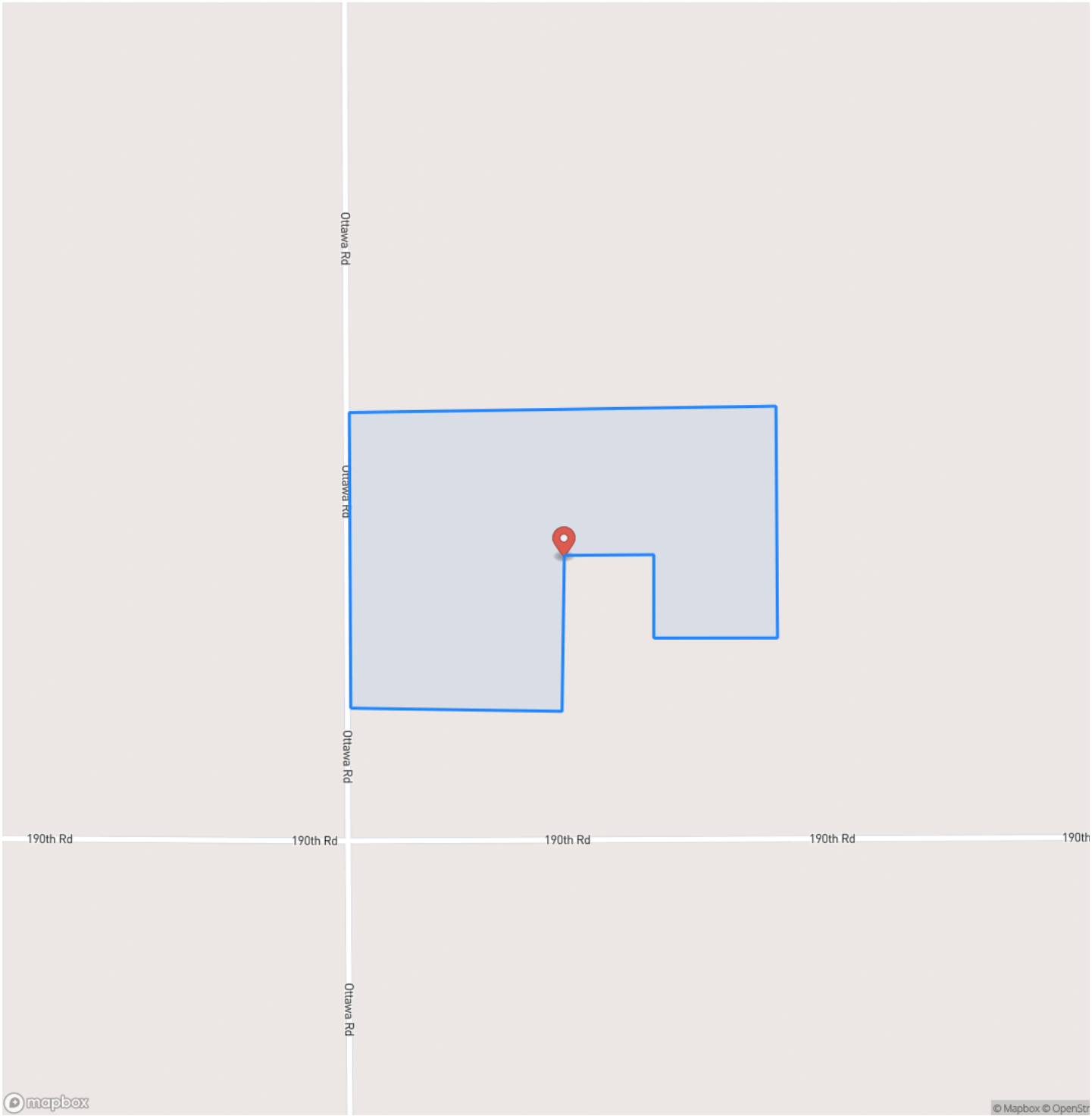
No matter what you are looking for in a recreational property, this farm has it. If you like to go and take a look, give Brian Helman a call today [\(620\)212-2027](tel:6202122027)!

- 2 hours from Kansas City
- 2 hours from Wichita
- 1.5 hours from Joplin
- Big bucks
- Build site
- Possible waterfowl
- Possible tillable/hay
- Quail

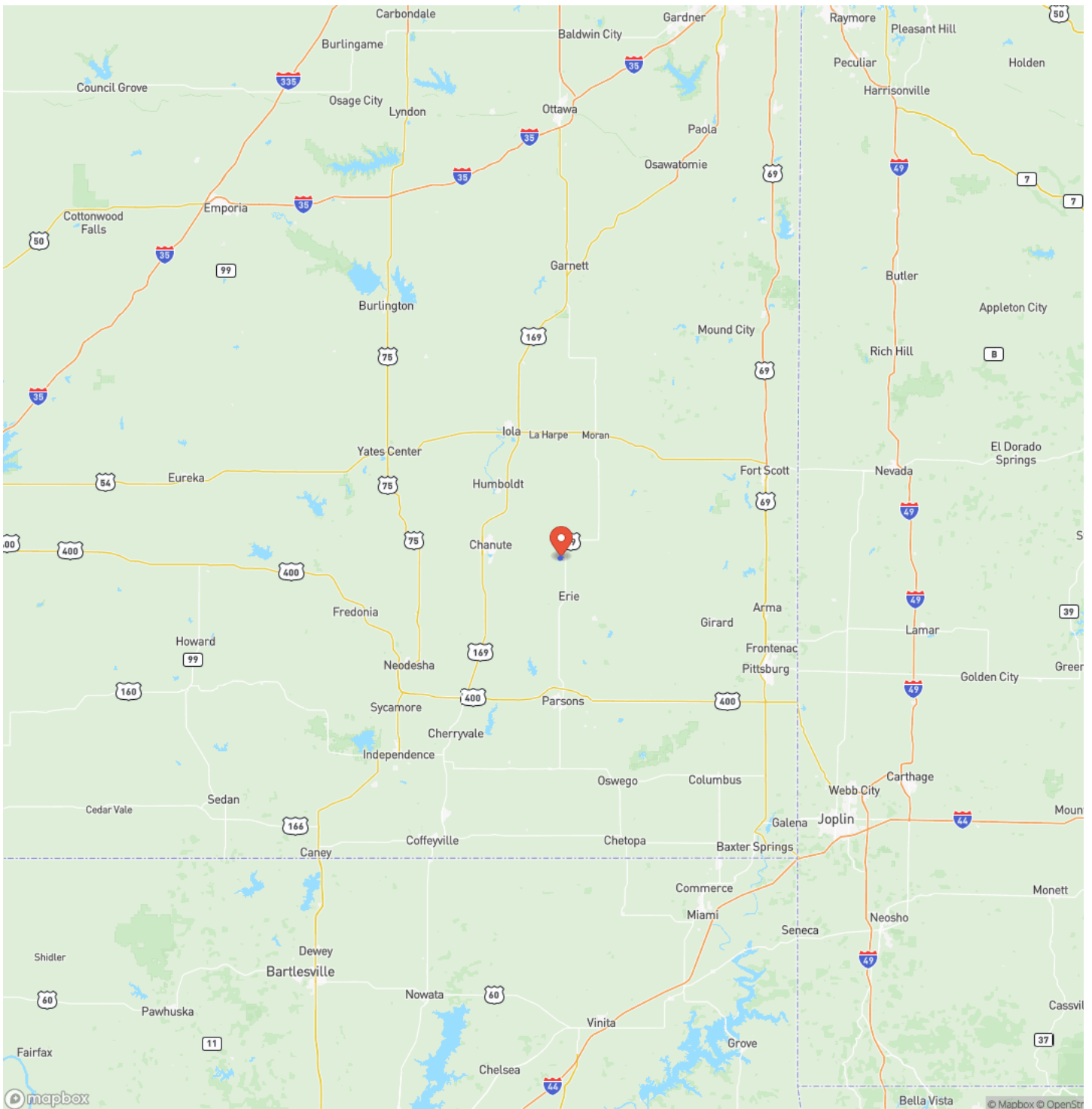
Neosho County Big Bucks
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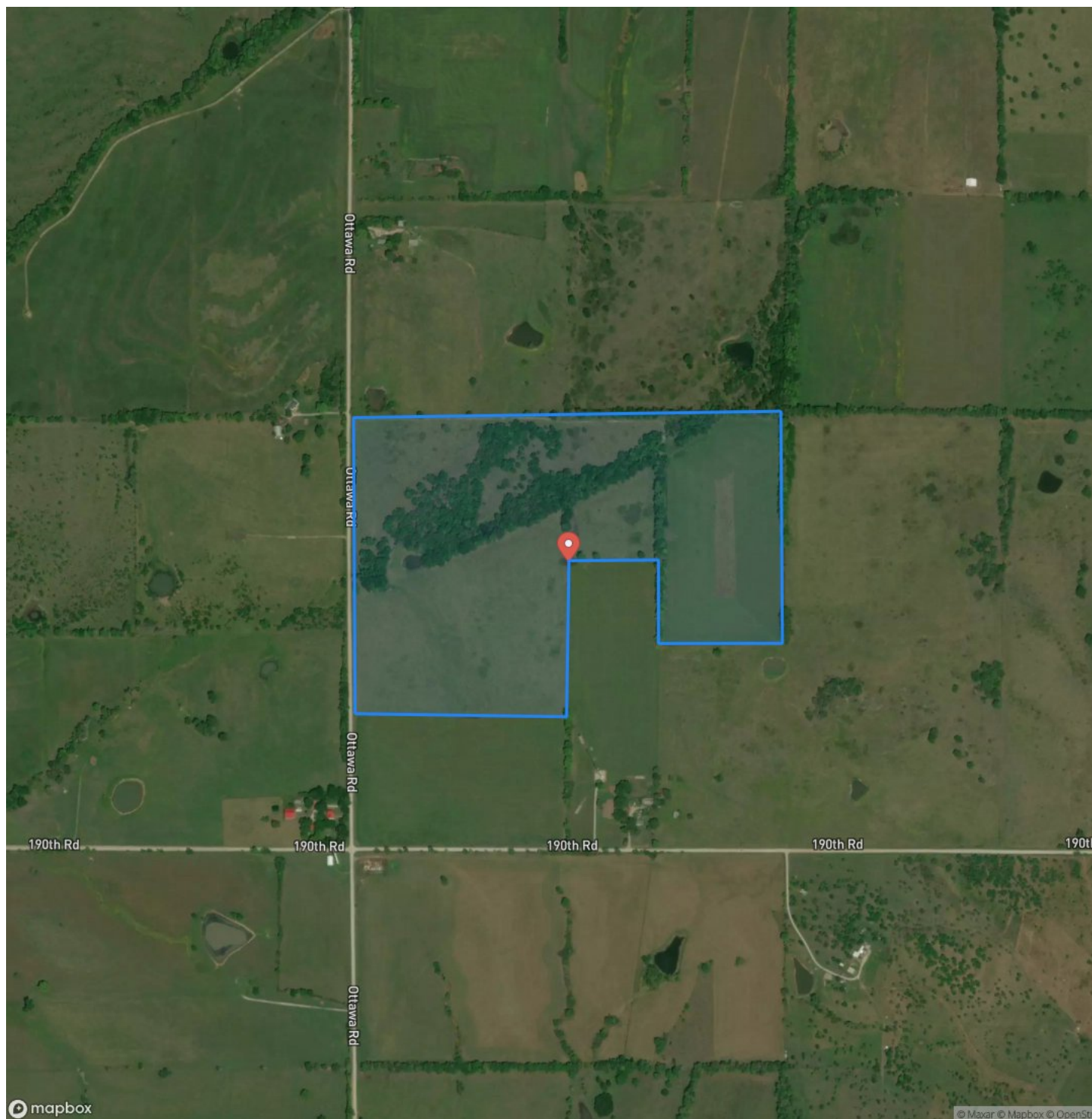
Locator Map



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

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L2realtyinc.com

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