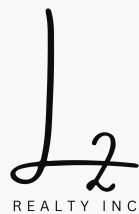


Allen County 200
0 Maryland Rd
Iola, KS 66749

\$720,000
199± Acres
Allen County



MORE INFO ONLINE:

l2realtyinc.com

Allen County 200
Iola, KS / Allen County

SUMMARY

Address

0 Maryland Rd

City, State Zip

Iola, KS 66749

County

Allen County

Type

Farms

Latitude / Longitude

37.865833 / -95.504978

Taxes (Annually)

750

Acreage

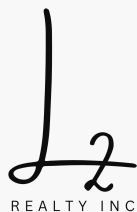
199

Price

\$720,000

Property Website

<https://l2realtyinc.com/property/allen-county-200-allen-kansas/48778/>



PROPERTY DESCRIPTION

When a lot of people think about hunting giant Kansas whitetails, they think about cedar thickets and tall golden colored grasses waving in the wind. If this is what comes to mind for you, this new Allen County recreational playground is Kansas whitetail hunting at its finest. With its location just about 5 miles southwest of Iola, Kansas and just a few miles off the famed Neosho River, the area does not get much better!

The first thing that came to my mind while walking the property for the first time, was, this truly is what most people imagine when they think about hunting Kansas whitetails. Its hard not to fall in love with the picturesque landscape this farm creates. The tall golden grasses and beautiful green food plots jump out at you and grab your attention. With multiple pockets of timber and brush this farm is bound to hold a good number of deer. Bedding can be found throughout the property with several tree rows and and a couple of draws running to and from thick bedding, pinch points and funnels for stand locations are obvious and abundant. There are also a couple ponds on the property that do hold a few ducks and allow for plenty of water to keep the wildlife happy throughout the year.

The current owner has shot 3 bucks in the mid 160's off the property and has had several others slip though the cracks. With good cover on surrounding properties, mature bucks will continue moving throughout the farm all season long. With not a lot of food in the immediate area, the multiple food plots will keep these neighborhood bucks coming back all year long. This area just off the Neosho River basin is known for big Kansas bruisers.

Walking the property we seen turkey feathers and turkey waste in multiple spots. Like other areas of the state, the turkey numbers in western Allen County are not what they use to be. But by this particular area still has a huntable amount of birds. This farm has a couple good roost areas and boasts plenty of room to allow you to run and gun in the spring. We also jumped mulitple rabbits. Typically where you have rabbits, you have quail. With the grasses growing freely, I couldn't imagine there not being a covey or 2 on this farm.

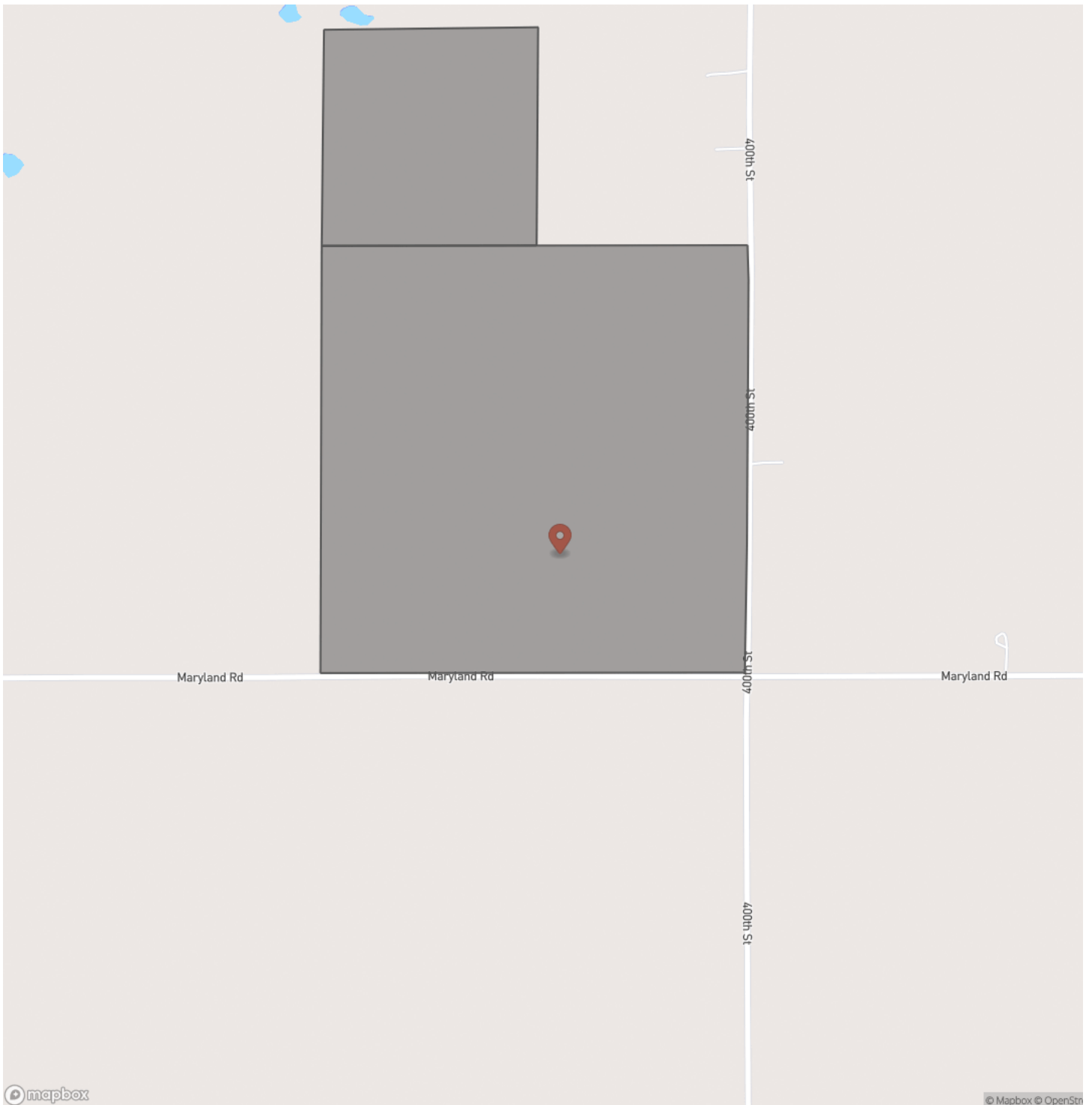
With most of the farm in Wagstaff/Zaar silty clay, which is class 3 and 4 soils and average Allen County dirt, the terrain would allow for up to 40-50 acres to put into tillable or put into hay production. The property has had a summer cattle graze on it and I would imagine the farmer would be interested in a lease if you so desire.

So if you are looking for that picture perfect Kansas whitetail farm, do not hesitate on this one. This property definitely checks all the boxes for a high end recreational farm. To set up your own personal tour, contact Brian Helman [\(620\)212-2027](tel:6202122027) today!

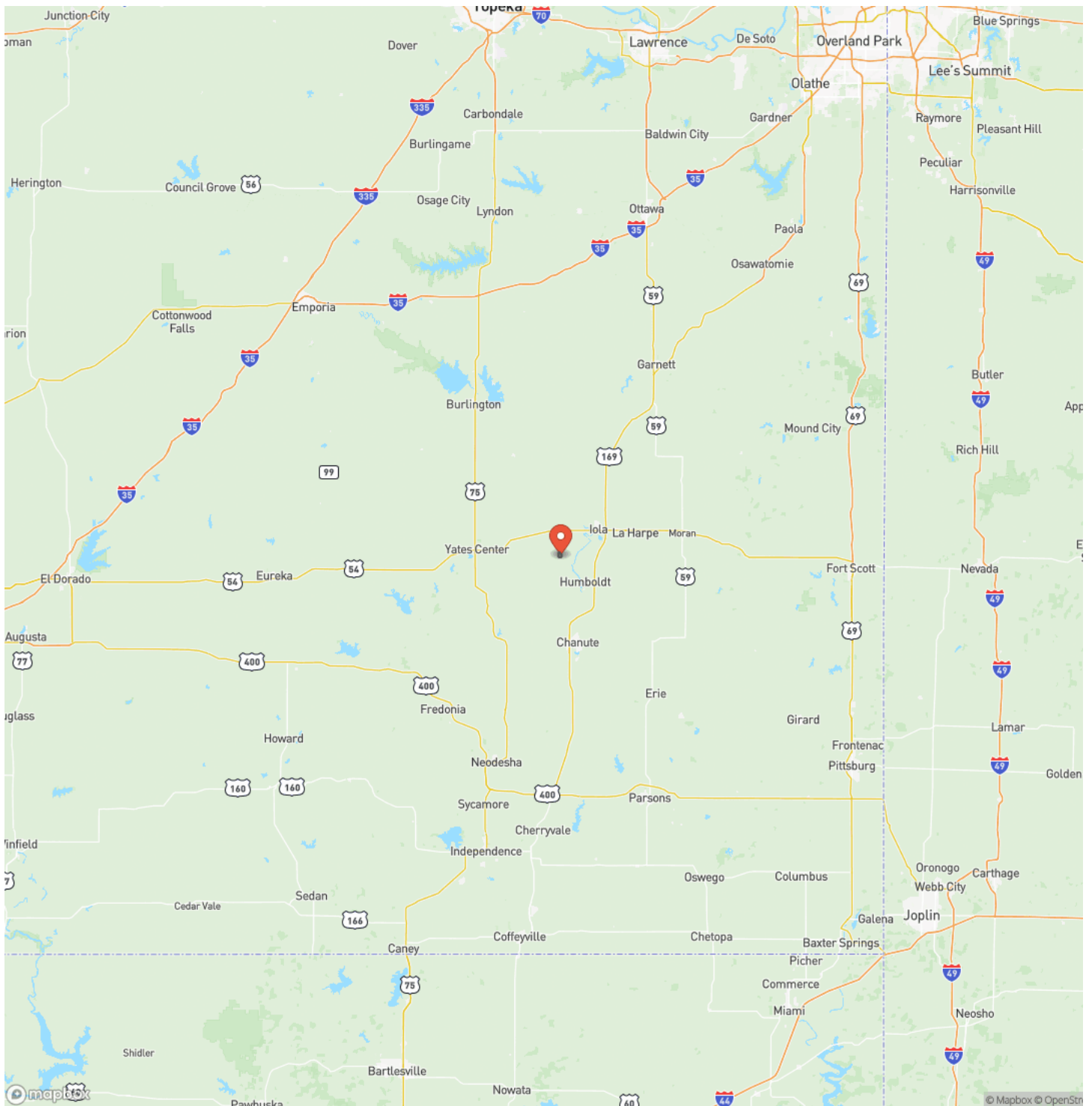
- Big buck history
- 1 hr 45 minutes from Kansas City
- 2 hours from Wichita
- Less than 10 minutes from Iola
- Food plots
- Possible tillable/hay production



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Helman

Mobile

(620) 212-2027

Email

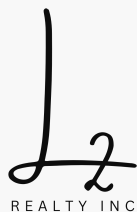
bhelman@l2realtyinc.com

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.

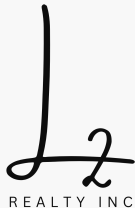


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