

Whitetail Dream 40
0 Rt 2
Iola, KS 66749

\$180,000
38.800± Acres
Allen County



Whitetail Dream 40
Iola, KS / Allen County

SUMMARY

Address

0 Rt 2

City, State Zip

Iola, KS 66749

County

Allen County

Type

Hunting Land

Latitude / Longitude

37.920402 / -95.344865

Acreage

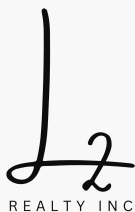
38.800

Price

\$180,000

Property Website

<https://l2realtyinc.com/property/whitetail-dream-40-allen-kansas/42109/>



PROPERTY DESCRIPTION

Sitting with blacktop frontage in Northern Allen County, KS lies this 39 acres of pure whitetail heaven. Properties like this, at this size, don't come available very often and when they do, they never last long. The farm sits approximately 5 miles northwest of Iola, KS and already has electricity and rural water available at the road.

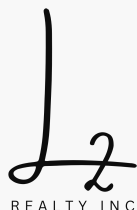
Let's start off with what the great state of Kansas is known for in the hunting industry, giant whitetails. This particular property has not been hunted in multiple years, but when it was, it was definitely a top notch producer. There have been a couple booners taken off the property in the past and multiple in the surrounding neighborhood. With its location just 1 mile off the Neosho River, big bucks are bound to not only navigate the property off and on all season long, but also call this farm home. Of the 39 total acres, approximately 35 of those acres are made up of cedar thickets and timber. The rest is made up of a regrowth of grass and young trees. Quite a few years back, a clearing of 2-3 acres was made in the middle of the property to build a pond. Life kind of got in the way and the pond never got made. But what it did do was create a tremendous bedding area. Not only that, it could easily be cleared out and turned into a beautiful food plot.

There was a time the turkey population in the area used to be as strong as everywhere else, but after multiple years of flooding the population has really dwindled in the area. There is still no doubt in my mind, from time to time the elusive Eastern wild turkey will still navigate through the farm, but there has not been a stable population for several years. With the multiple thickets and undergrowth, there is no doubt that small game is still abundant. Everything from quail, rabbits, and squirrel spend their days running around the thick gnarled cover the property provides.

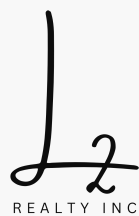
Last but not least, do not underestimate this small acreage as a great build site. Whether you are looking to build that possible home of your dreams or just a little cabin for a getaway from the hustle and the bustle of the city, this property is perfect for it. With water and electricity readily available at the paved road, it is just waiting for your imagination to come alive. It sits just 5 miles outside of Iola, KS, so you could have the seclusion of the country with town ready and waiting at your fingertips.

It's tough to sum this acreage up in just one paragraph, but the quote "dynamite comes in small packages" definitely comes to reality here. The great whitetail hunting is doubt going to be the major draw here, but don't undersell the value of that future home of your dreams awaiting you on this property. To schedule your own personal tour, contact Brian today ([620\)212-2027](tel:6202122027) !

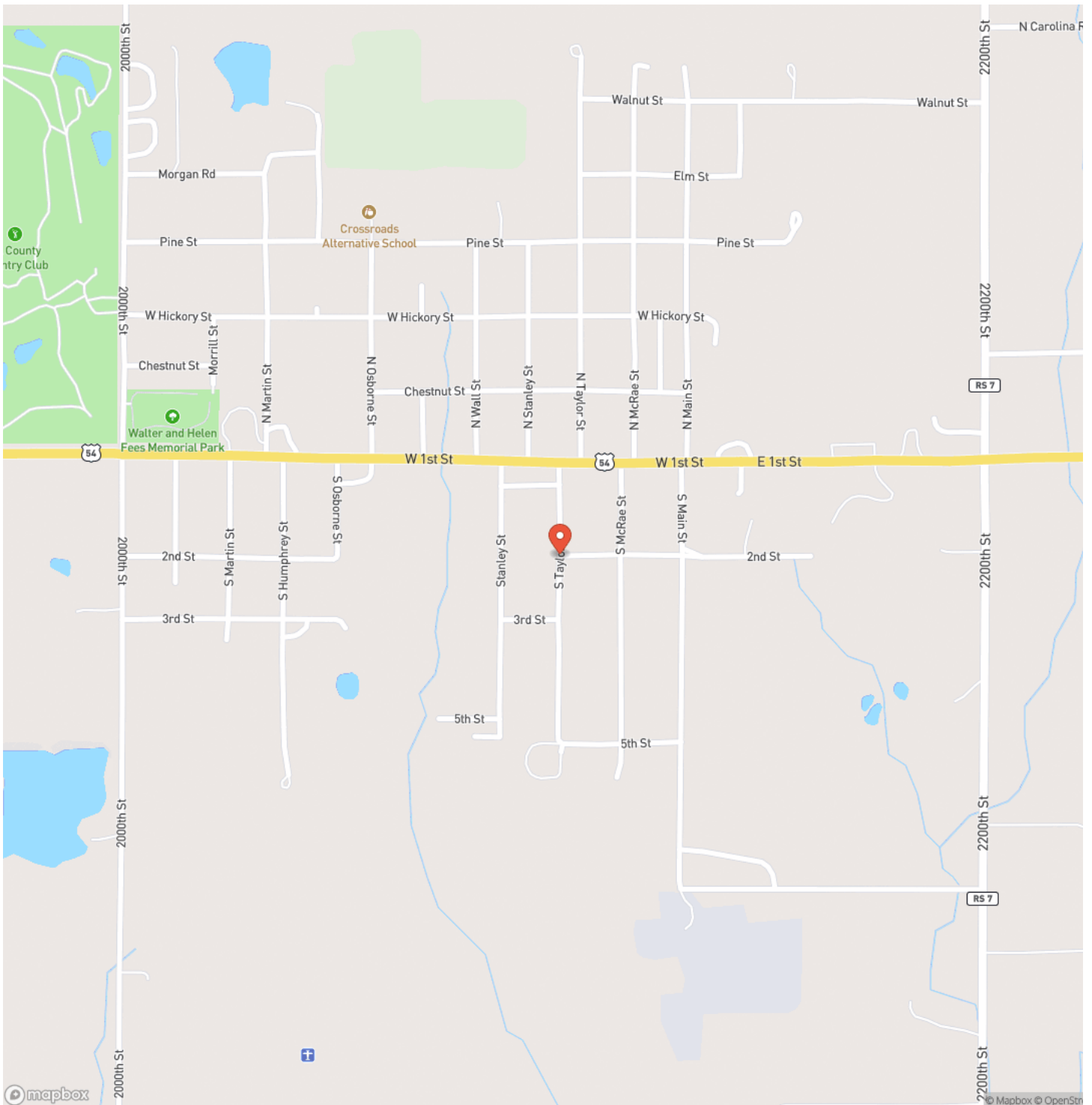
- 1.5 hours from Kansas City
- 2 hours from Wichita
- Proven big buck producer
- Possible build site
- Water and electricity at road
- Paved road frontage



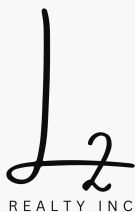
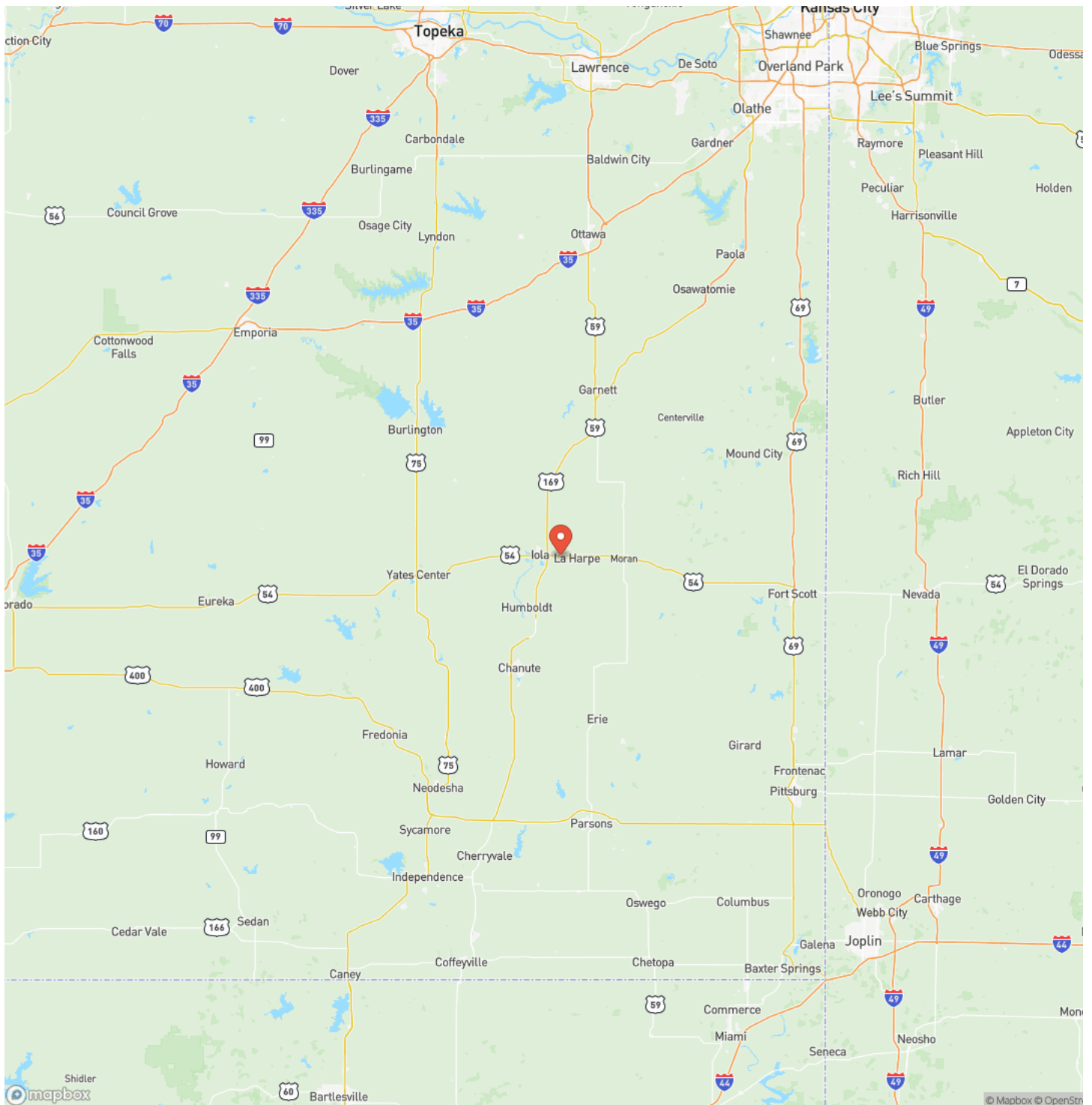
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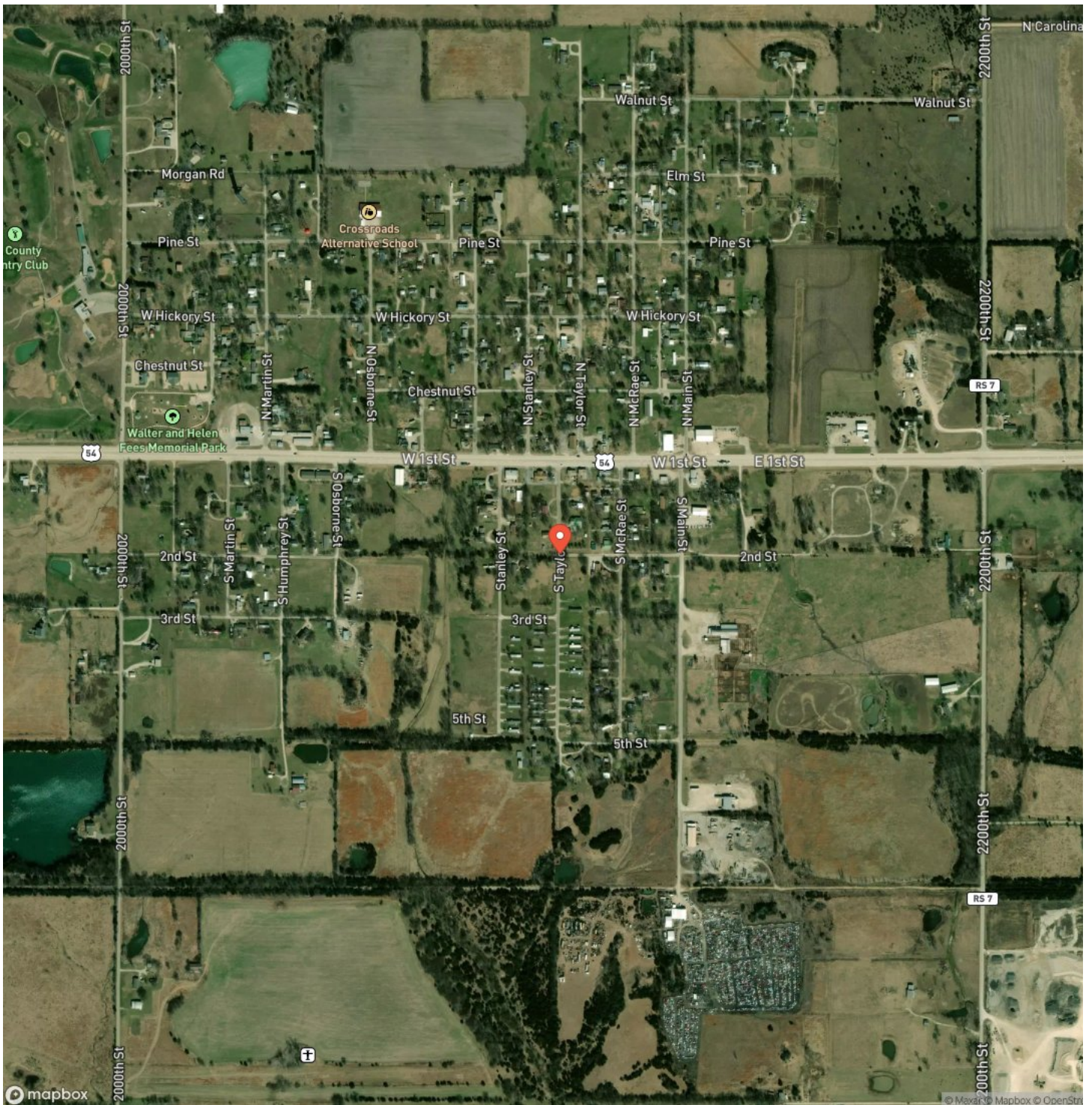
Locator Map



Locator Map



Satellite Map



Whitetail Dream 40
Iola, KS / Allen County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Helman

Mobile

(620) 212-2027

Email

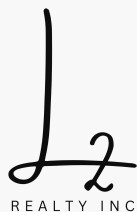
bhelman@l2realtyinc.com

Address

City / State / Zip

Chanute, KS 66720

NOTES

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MORE INFO ONLINE:

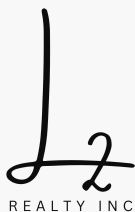
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