

Neosho County Investment  
15350 190th  
Erie, KS 66733

**\$225,000**  
22± Acres  
Neosho County





**Neosho County Investment**  
**Erie, KS / Neosho County**

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**SUMMARY**

**Address**

15350 190th

**City, State Zip**

Erie, KS 66733

**County**

Neosho County

**Type**

Undeveloped Land

**Latitude / Longitude**

37.647698 / -95.264517

**Acreage**

22

**Price**

\$225,000

**Property Website**

<https://l2realtyinc.com/property/neosho-county-investment-neosho-kansas/86726/>



**PROPERTY DESCRIPTION**

Truly great investment opportunities don't come along very often anymore. This is something we have noticed in the land game the last several years and it rarely gets proven wrong. Well, here is your white whale! Lets take a look at this new to the market 22 acres in Neosho County, Kansas.

Lets begin with what makes this small acreage so unique, the cell tower. This year the tower will make approximately \$8400/year, which is made in monthly payments. Not only does this sound great, but it gets better. Every 5 years, this will go up a whopping 15%. Yes, you read that right, 15%! On top of the tower, it also has about 15 acres currently in fescue that could possibly turned into tillable. Even at full asking price, your ROI will be around 4%. But lets not forget, in 4 more years, that will increase to 4.5%!

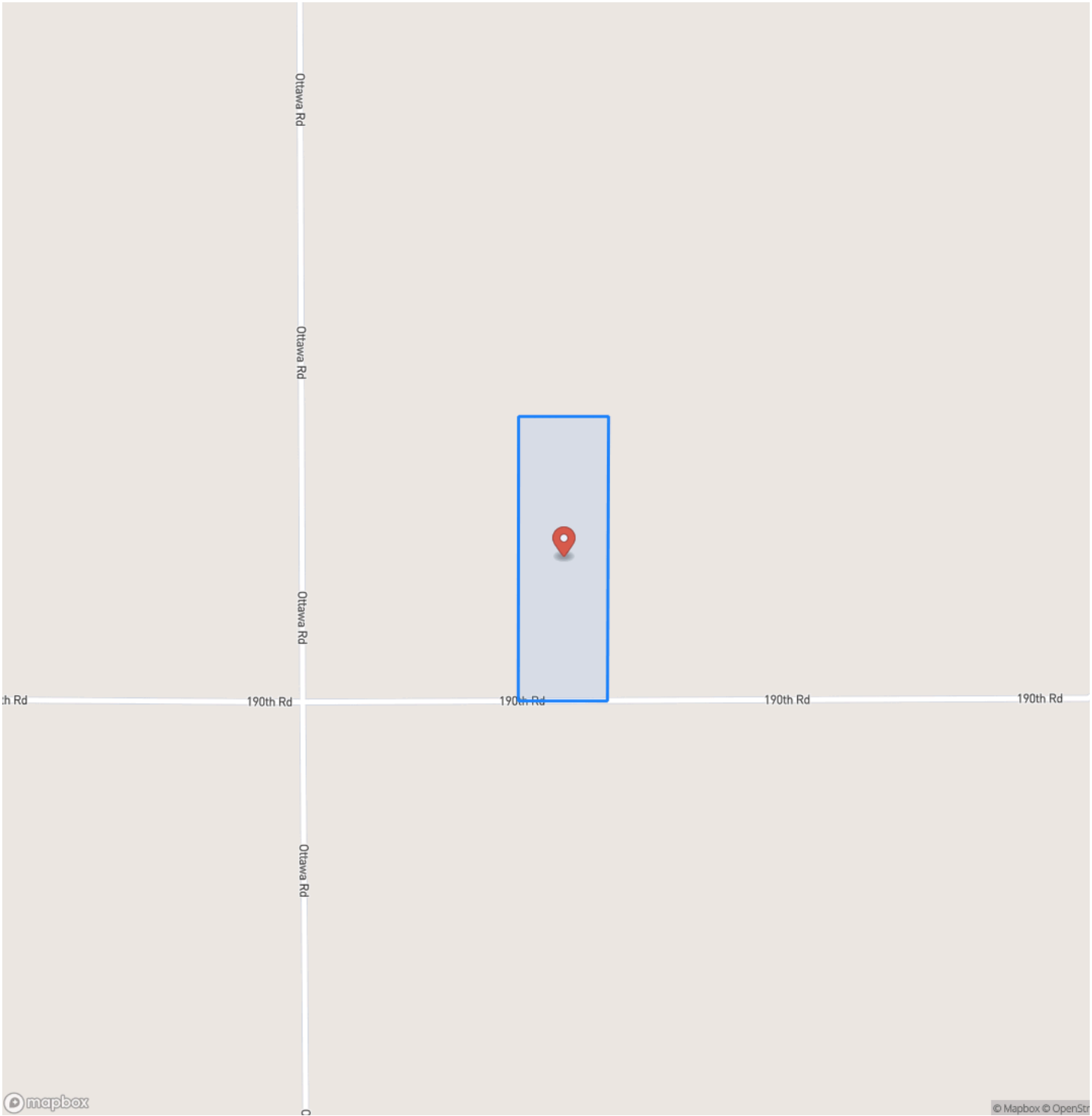
There is also an old homesite on the property and multiple out buildings. Some of the out buildings are still in pretty good shape, but the old homesite is well past its prime. It would either need to be torn down or just let set. As stated, their is 15 acres currently in good fescue. This could possibly be tilled or used for pasture for more income or to best suit your needs. Additional acreage is available.

So if you are interested in one of the best investment deals on the market today, give Brian Helman (620)212-2027 a call today!

- Cell Tower
- 2 hours from Kansas City
- 2 hours from Wichita
- 2 hours from Tulsa
- 10 minutes from Chanute
- 15 acres fescue

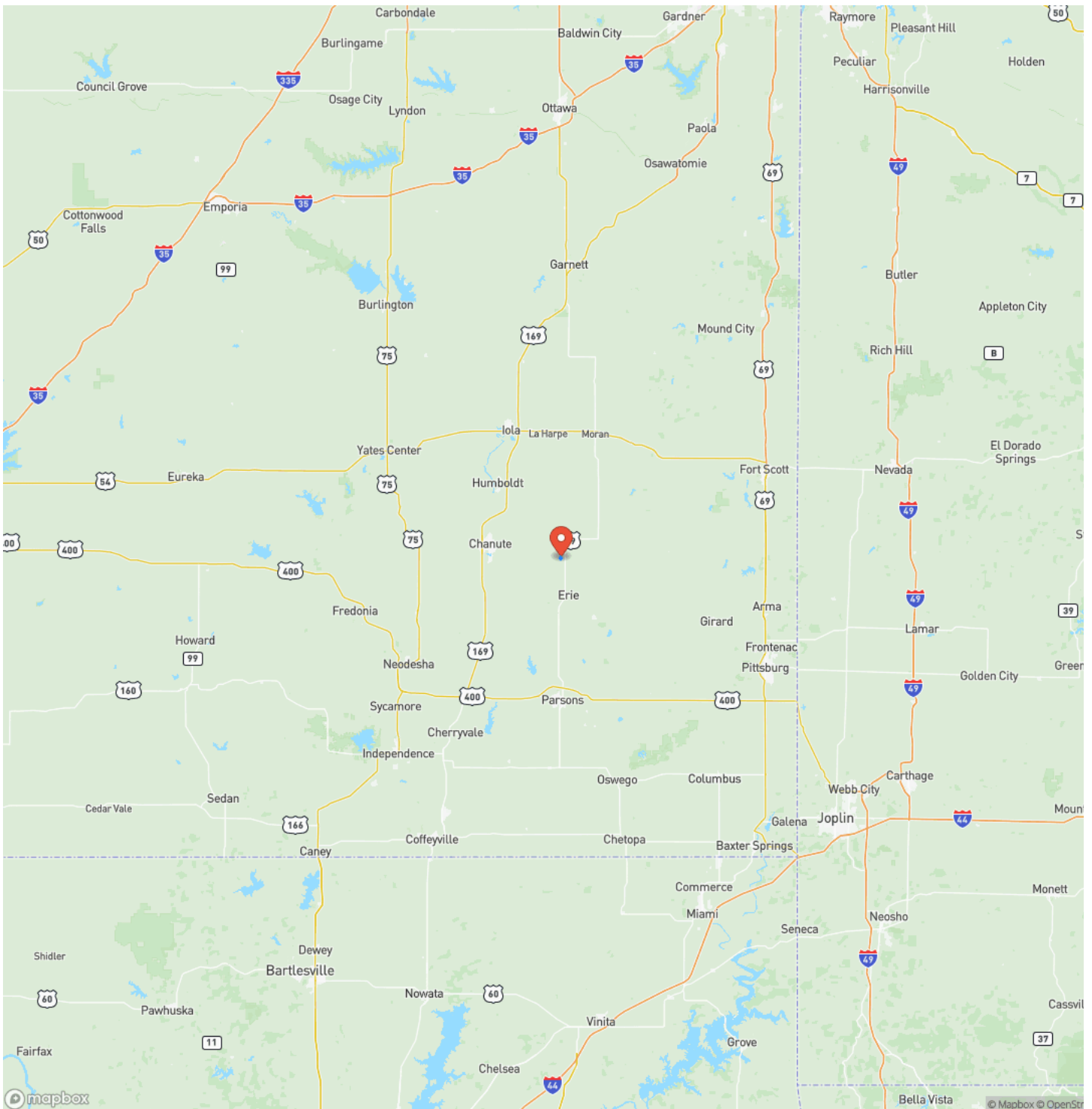


# Locator Map

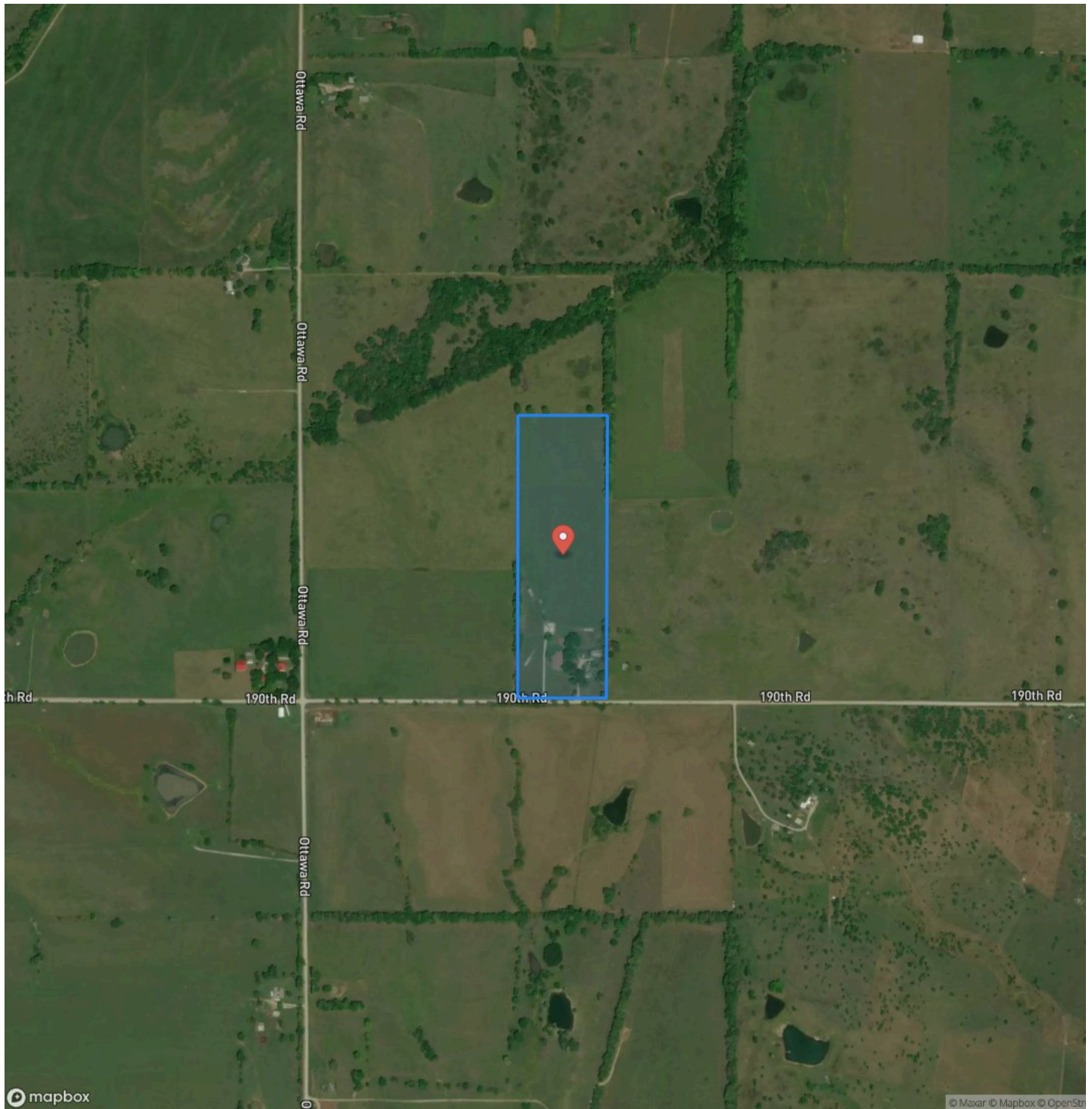




## Locator Map



## Satellite Map





Brian Helman

(620) 212-2027

bhelman@L2realtyinc.com

City / State / Zip

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



## 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 uniform in thickness and color, providing a guide for letter height and placement. There are no margins, text, or other markings on the paper.



**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.



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