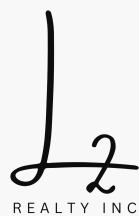


Labette Co Rec 53
1303 S 37th
Parsons, KS 67357

\$238,500
53± Acres
Labette County



MORE INFO ONLINE:

l2realtyinc.com

Labette Co Rec 53
Parsons, KS / Labette County

SUMMARY

Address

1303 S 37th

City, State Zip

Parsons, KS 67357

County

Labette County

Type

Farms

Latitude / Longitude

37.326075 / -95.295223

Acreage

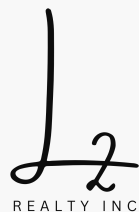
53

Price

\$238,500

Property Website

<https://l2realtyinc.com/property/labette-co-rec-53-labette-kansas/51975/>



PROPERTY DESCRIPTION

Located just outside of Parsons, KS in Labette County sits this 53 acre recreational farm with endless opportunities. The whitetail hunting is nothing short of high end and the turkey hunting is right in the same caliber. Add on top of that, some tillable acreage and waterfowl possibilities and you have everything you could ever want wrapped up in 53 acres.

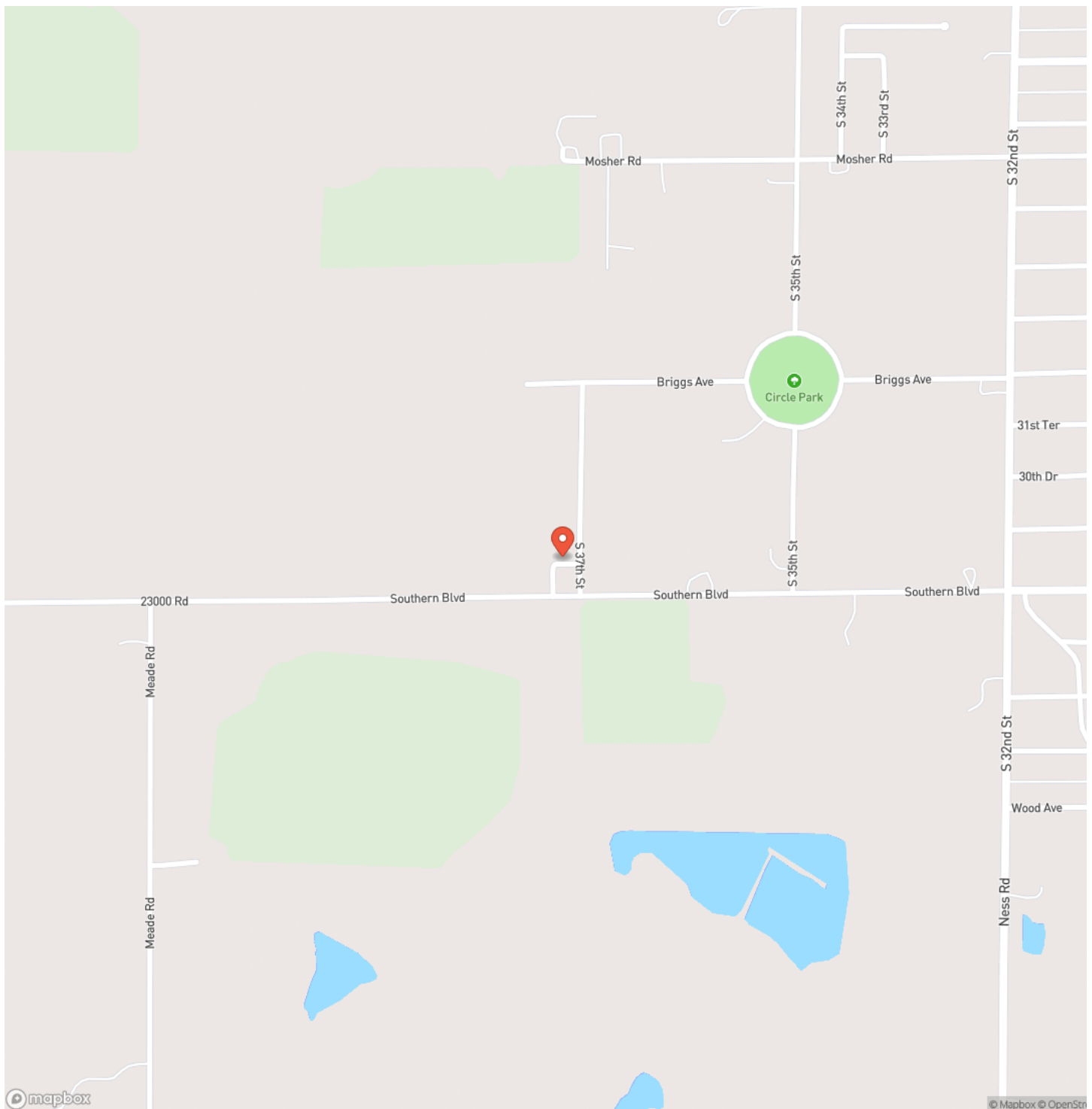
Lets start with the deer hunting. I had the pleasure of managing this farm over the late summer through the fall. Within a week of having a camera out, I had 2 mature shooters in daylight. That let me know everything I needed to know about this great Labette County recreational farm. On top of the deer quality, the lay of the farm sets up perfectly to put you in position to reap the benefits of your hard work. The mature timber lining Little Labette creek, that winds through property, sets up the perfect pinch points and funnels to hang stands. There is also an old fence row running north to south through the farm to add an extra corridor for those big bucks to travel. There are also cool season grasses and cedar thickets growing throughout the property to allow for multiple bedding locations.

The turkey hunting on this farm would also be top notch. I have walked out after feeding on the farm multiple times to be greeted by turkeys surrounding my truck. With mature timber lining Little Labette Creek that runs through the middle of the farm, there will be multiple roost locations on the property. With the tillable acreage on the west side of the creek, there is no doubt where these birds will want to fly down in the mornings. There are a couple great food plot locations on the east side of the creek to allow a couple more strutting locations and a little extra feed for not only the deer, but the turkeys!

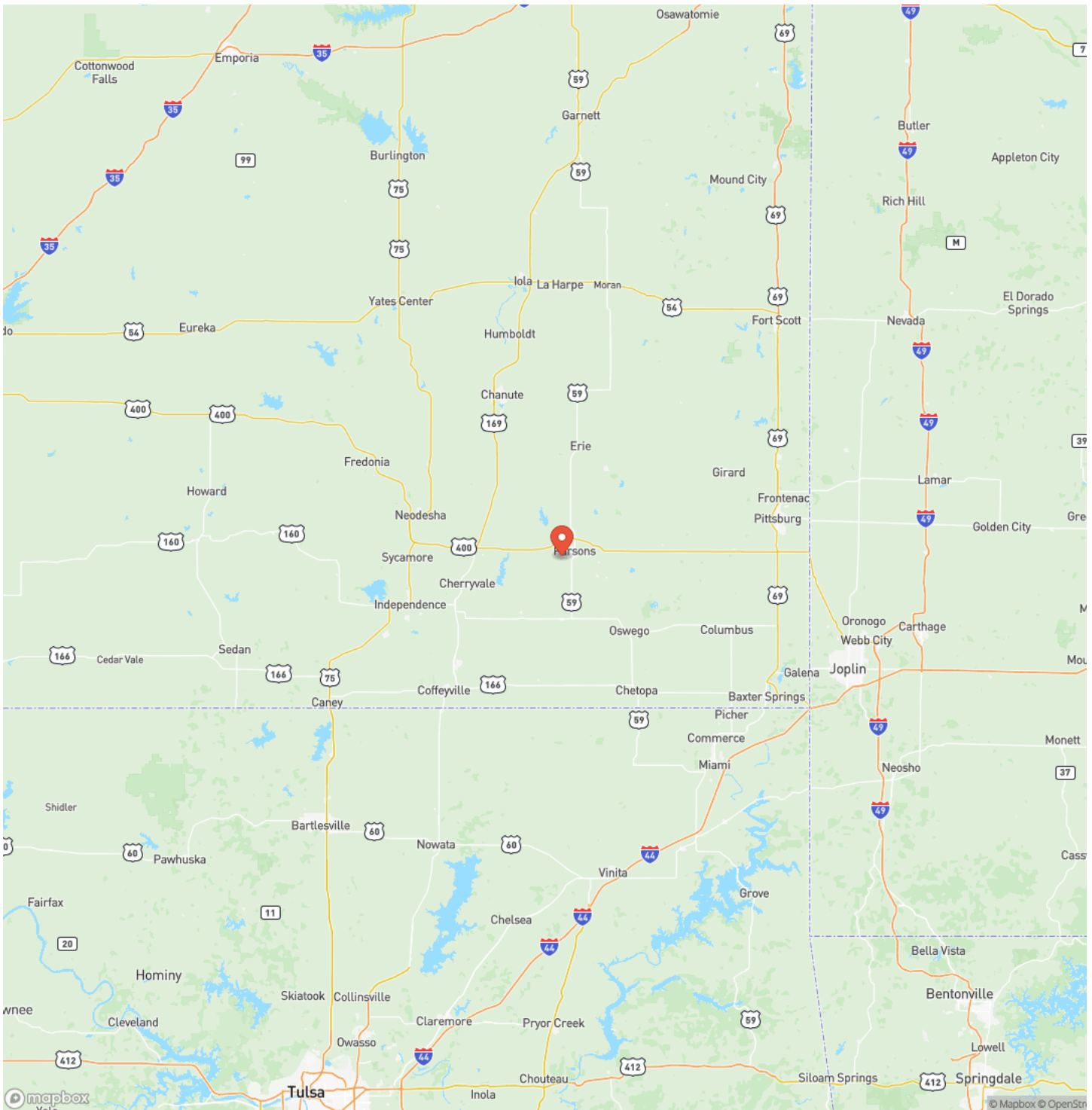
Without a doubt the most intriguing part of this great property, is the waterfowl possibilities. This property sits about as flat as can be. Part of it also stays fairly wet year round. Add on top of that, this farm also has a great oxbow off of Little Labette Creek. It is where the creek backs up in a U shape and covers about 2 acres. It is surrounded on 2 sides by high banks. It creates the perfect opportunity to be flooded and hold ducks year round. While shooting this particular property, we heard not only geese, but ducks non stop. The area has multiple big bodies of water to hold birds throughout the season.



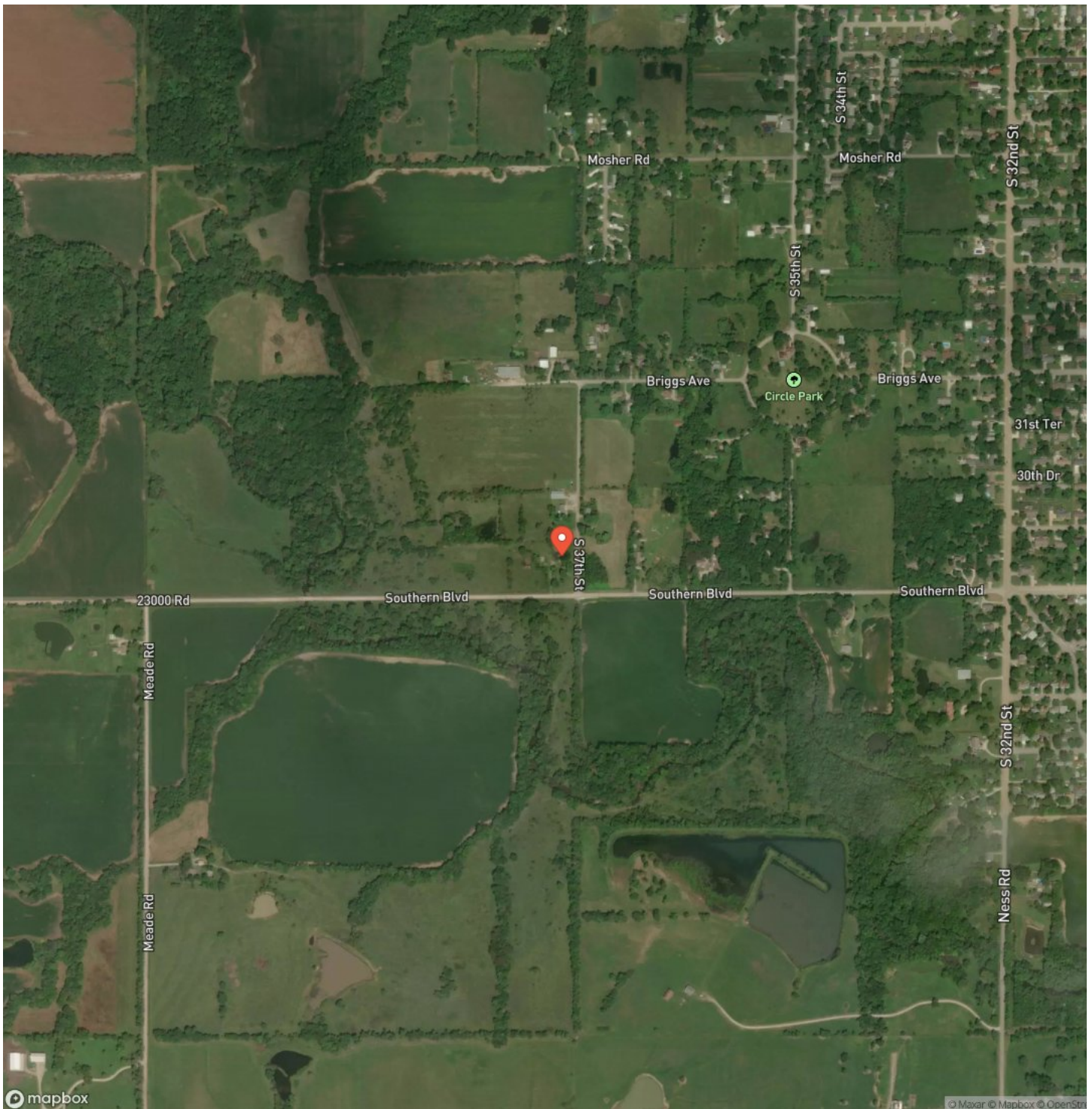
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Helman

Mobile

(620) 212-2027

Email

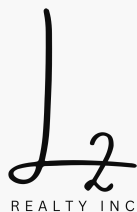
bhelman@l2realtyinc.com

Address

City / State / Zip

Chanute, KS 66720

NOTES

[illegible]

This image shows a blank 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.



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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