

Chautauqua Income and Investment 70
00000 RR
Havana, KS 67347

\$265,000
69.900± Acres
Chautauqua County



Chautauqua Income and Investment 70
Havana, KS / Chautauqua County

SUMMARY

Address

00000 RR

City, State Zip

Havana, KS 67347

County

Chautauqua County

Type

Farms, Undeveloped Land

Latitude / Longitude

37.085842 / -95.994141

Acreage

69.900

Price

\$265,000

Property Website

<https://l2realtyinc.com/property/chautauqua-income-and-investment-70-chautauqua-kansas/70174/>



Chautauqua Income and Investment 70

Havana, KS / Chautauqua County

PROPERTY DESCRIPTION

Discover the potential of this 70+/- acre property, featuring 62+/- acres of productive tillable land. With a mix of Class 2 and 3 soils, and some areas of highly sought-after Class 1 soils, this property is set up for agricultural success. Well-maintained terraces ensure efficient land management, making it an excellent investment opportunity.

Conveniently located just one mile north of Highway 166, between Havana and Niotaze, this property offers easy access while maintaining a peaceful rural setting. Whether you're looking to expand your farming operations or secure a steady return on investment, this land delivers. A tenant farmer option is already in place, providing flexibility and ROI potential.

Don't miss out on this versatile property—perfect for farming, investing, or both!

*70+/- Total Acres

*62+/- Tillable Acres

*Class 2 and 3 Soils with some class 1

*Good terraces

*ROI

*Investment Opportunity

*Tenant Farmer Option in Place

*Just 1 mile north of HWY 166

*25+/- miles to Coffeyville, KS

*27+/- miles to Bartlesville, OK

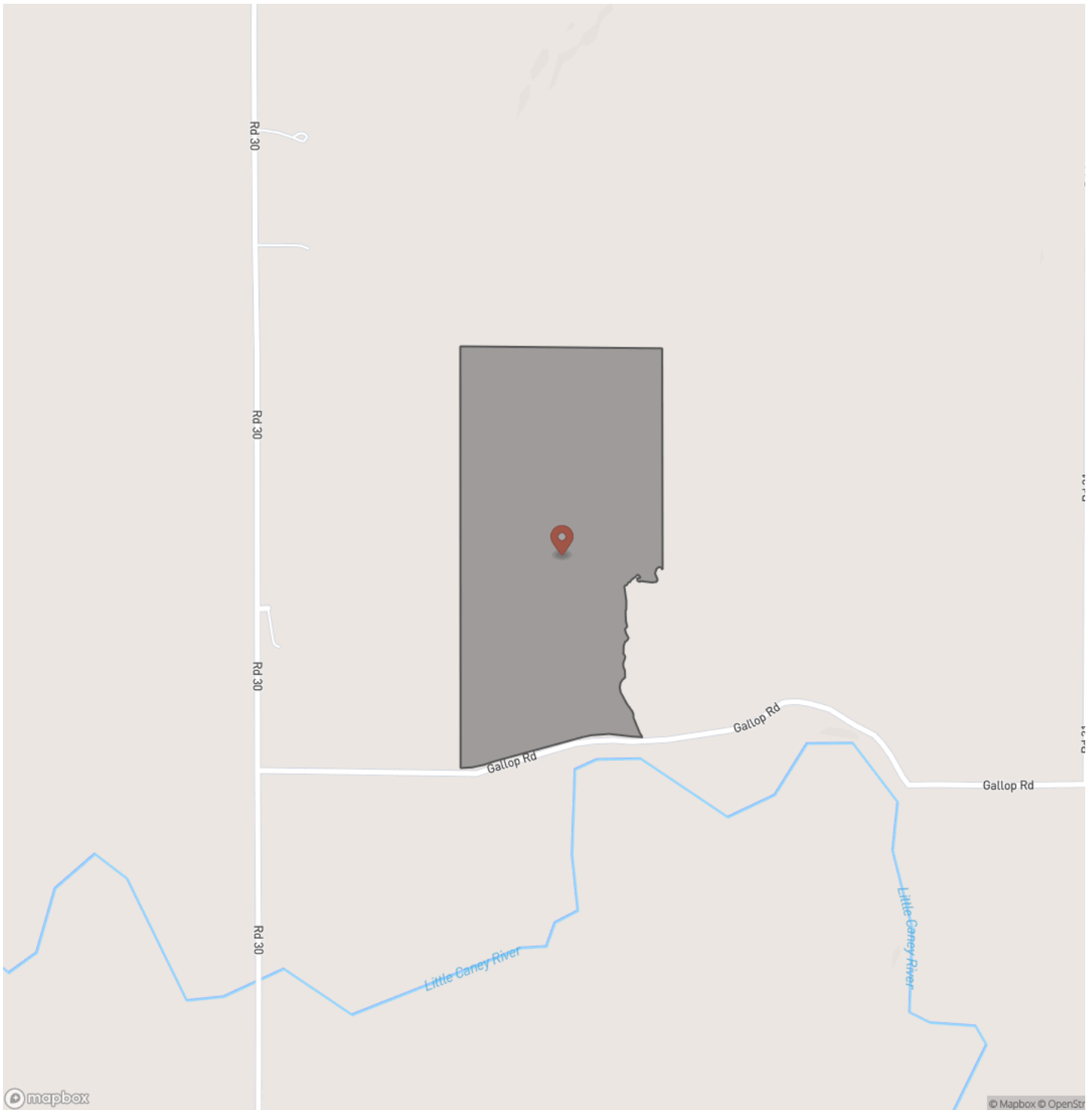
*27+/- miles to Independence, KS

*89+/- miles to Joplin, MO

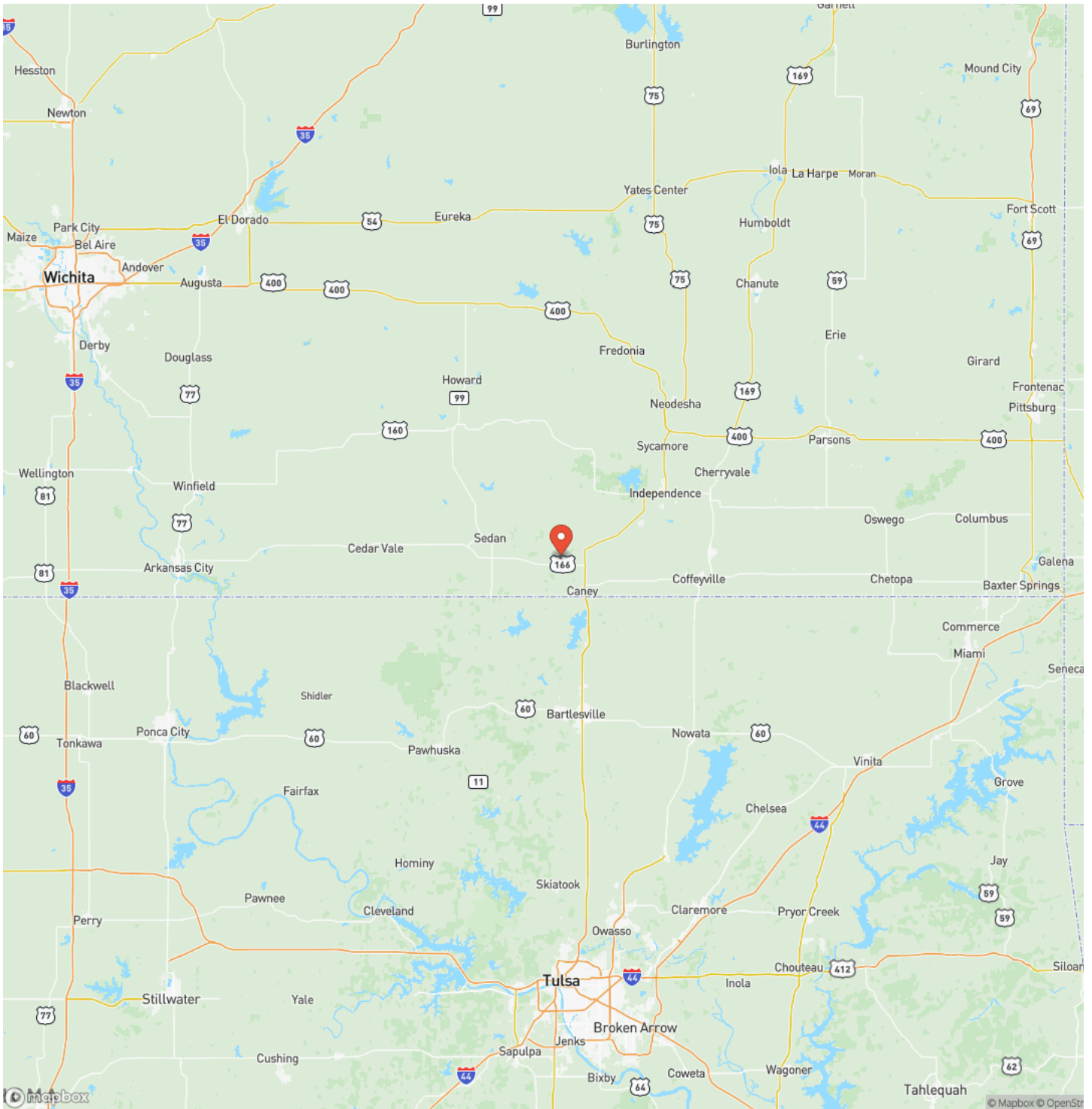
Chautauqua Income and Investment 70
Havana, KS / Chautauqua County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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Email

jkolb@L2realtyinc.com

Address

City / State / Zip

Havana, KS 67347

NOTES

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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.



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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