

**Home And 40 Acres With Wildlife And Grazing!**  
265 Rd 29  
Niotaze, KS 67355

**\$238,000**  
39.600± Acres  
Chautauqua County



Home And 40 Acres With Wildlife And Grazing!  
Niotaze, KS / Chautauqua County

SUMMARY

Address

265 Rd 29

City, State Zip

Niotaze, KS 67355

County

Chautauqua County

Type

Farms, Ranches, Residential Property, Hunting Land, Recreational Land

Latitude / Longitude

37.019011 / -96.025613

Taxes (Annually)

916

Dwelling Square Feet

1450

Bedrooms / Bathrooms

3 / 1

Acreage

39.600

Price

\$238,000



## **PROPERTY DESCRIPTION**

Tired of the big city hassle? Looking for a country home? Ready for a spot to grow your own animals or to hunt? This comfy 3 bedroom 1 bath home may be just for you and your family! Located South of Niotaze, Kansas or west of Caney, Kansas it sets. 40 +/- acres makes it unique, having grazing opportunities as well as the 10 +/- acres of blackjack thicket on the north side of the property. Deer, turkey and other wildlife are known to use this as a travel area. With elevation change and the 3 ponds it is sure to please. Ducks and geese seem to make a stop at these ponds throughout the year. The pasture has a mix of grasses throughout with good fencing. The corral set up in the southwest corner of the pasture allows you to catch and manage livestock. There is a water well on the property. As you pull in the driveway, the home will give you that country living lifestyle feeling. There is a large fireplace in the living room as you enter your eyes will surely like. The kitchen has been remodeled this year and has a beautiful view looking west over the land. Open living and dining area gives you that room for family gatherings. Walking out of the sliding glass door onto the back patio you'll notice the shaded back yard leading you to the shop. Having a rollup door on the east and west end, and an entry door on the south side allows a breeze to flow through. The overhang on the side of the shop gives you additional storage or just a spot to park your butt, relax and watch your cattle or kiddos! Being an hour and a half from Tulsa makes a day trip to the big city easy! Give me a call and let's take a look! [620-330-7522](tel:620-330-7522) Jamie Reister

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\*Ducks

\*Geese

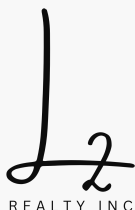
\*Whitetail Deer

\*Quail

\*Ponds

\*Fireplace

\*Shop





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## Locator Map



## Locator Map



## Satellite Map



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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Jamie Reister

**Mobile**

(620) 330-7522

**Email**

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**Address**

**City / State / Zip**

Independence, KS 76301

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**NOTES**

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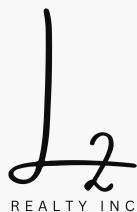
## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



## **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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