

Large Piece Of Mixed Grass With Ponds!
00000 Douglas Rd
Cherryvale, KS 67335

\$711,200
254± Acres
Labette County



Large Piece Of Mixed Grass With Ponds! Cherryvale, KS / Labette County

SUMMARY

Address

00000 Douglas Rd

City, State Zip

Cherryvale, KS 67335

County

Labette County

Type

Farms, Recreational Land, Ranches, Hunting Land

Latitude / Longitude

37.218147 / -95.471243

Acreage

254

Price

\$711,200

Property Website

<https://l2realtyinc.com/property/large-piece-of-mixed-grass-with-ponds-labette-kansas/35428/>



Large Piece Of Mixed Grass With Ponds! Cherryvale, KS / Labette County

PROPERTY DESCRIPTION

Looking for a large piece of grass for cattle? Looking for a place with lots of room to build a homestead? This 254 +/- farm may just fit you! Located in Labette county KS this property has a mix of grasses for season long grazing opportunities. The rolling terrain offers wind breaks for cattle and has several ponds for water needs! When you tour the farm you will notice the several areas of improved fencing. To break it off for grazing purposes there is some cross fencing throughout. The large hedge corner post will keep the fence strong for years to come. The northwest corner of this farm butts up to a large thick piece of timber that is bedding for all types of wildlife. In addition to that on the west side of the fence is a row crop field. These two combined features are sure to make a great travel area for deer and turkeys. There is a wet weather stream that cuts through the area as well. On the south side of the farm there is another large track of timber that offers the same great set up for hunting. In the middle of the farm, the large drainage ditch that drains the center portion of the pasture, has some large mature timber that provides shade for cattle as well as cover for deer. The west property line has a large, mature hedge row that has been side trimmed with new fence built. This also provides shelter and shade for cattle. As you tour the area there is additional acreage that can be talked about if someone is wanting to do a large scale operation. If building was in your thought and your family likes the fishing, boating, hunting, camping or beach lifestyle on the weekends for enjoyment, Big Hill lake is just four miles away and has a lot to offer! With several areas of public hunting close by, it would be hard to be bored in this area. Being one and a half hours from Tulsa, a little over an hour to Joplin or 2 hours from Wichita, this could make a great get away farm to go relax.

Jamie Reister

[620-330-7522](tel:620-330-7522)

jreister@l2realtyinc.com

*Grassland

*Deer

*Turkey

*Ponds

*Small game

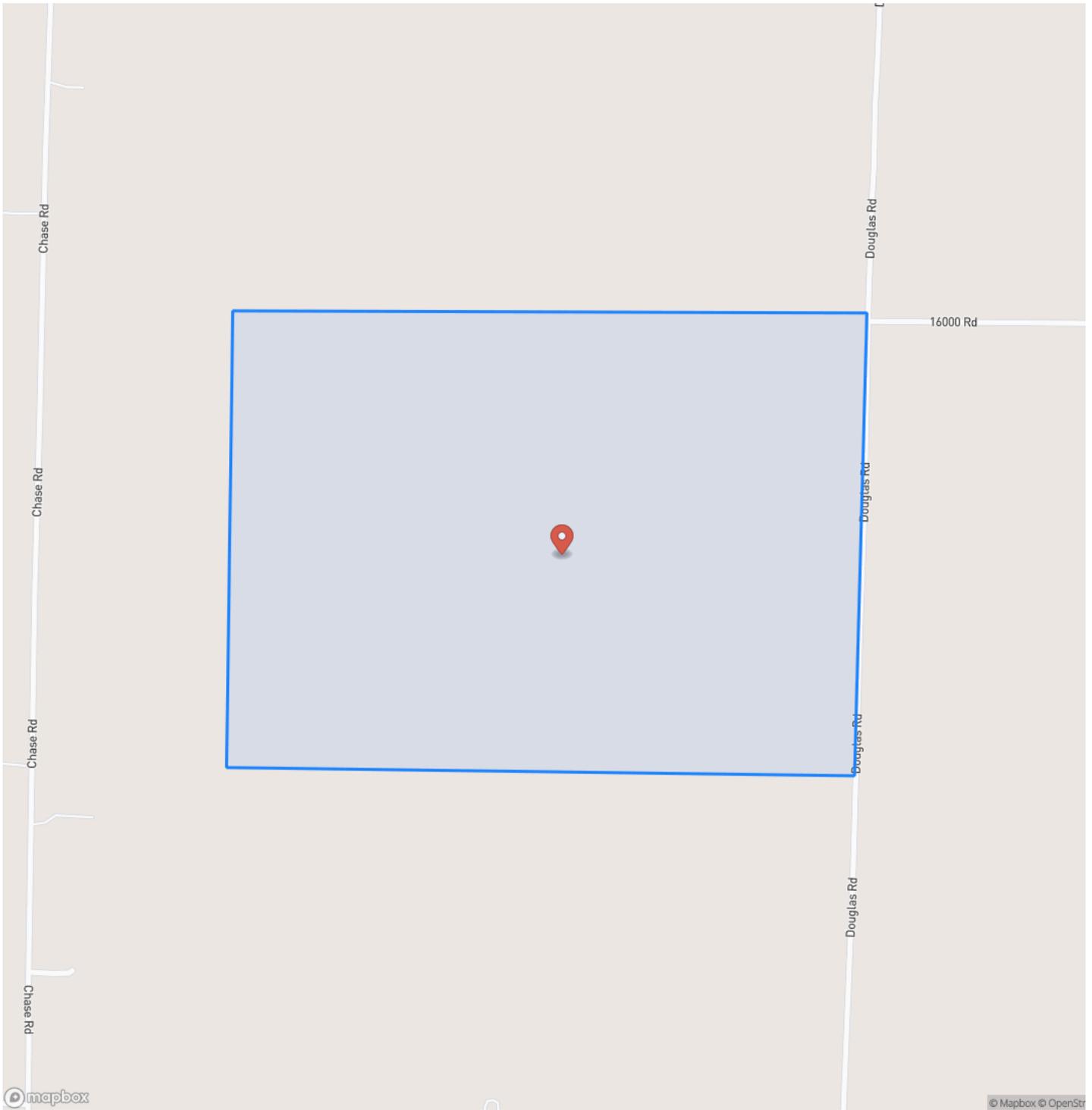
*Improved fencing on 3 sides

*Rolling hills

**Large Piece Of Mixed Grass With Ponds!
Cherryvale, KS / Labette County**

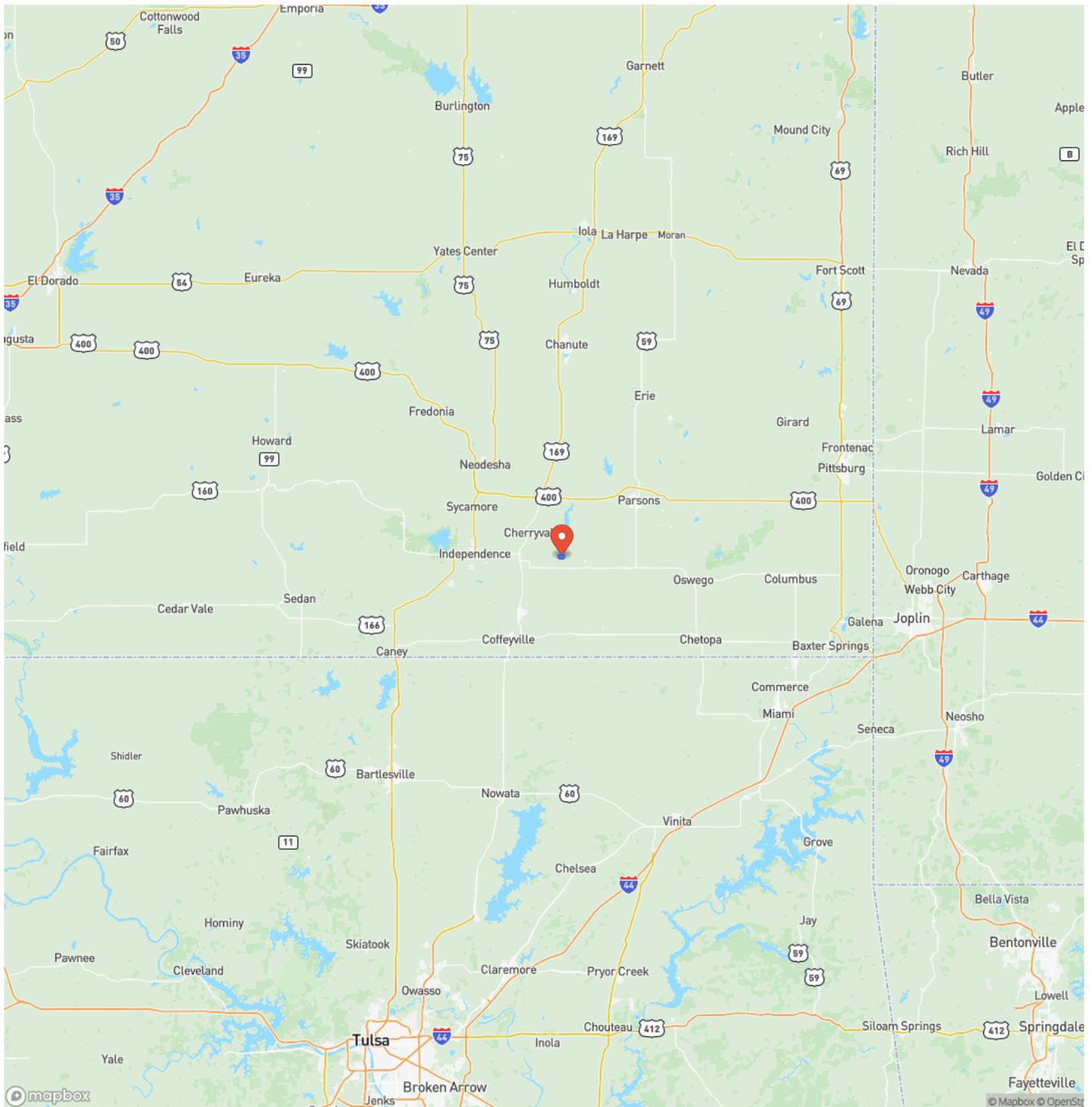


Locator Map



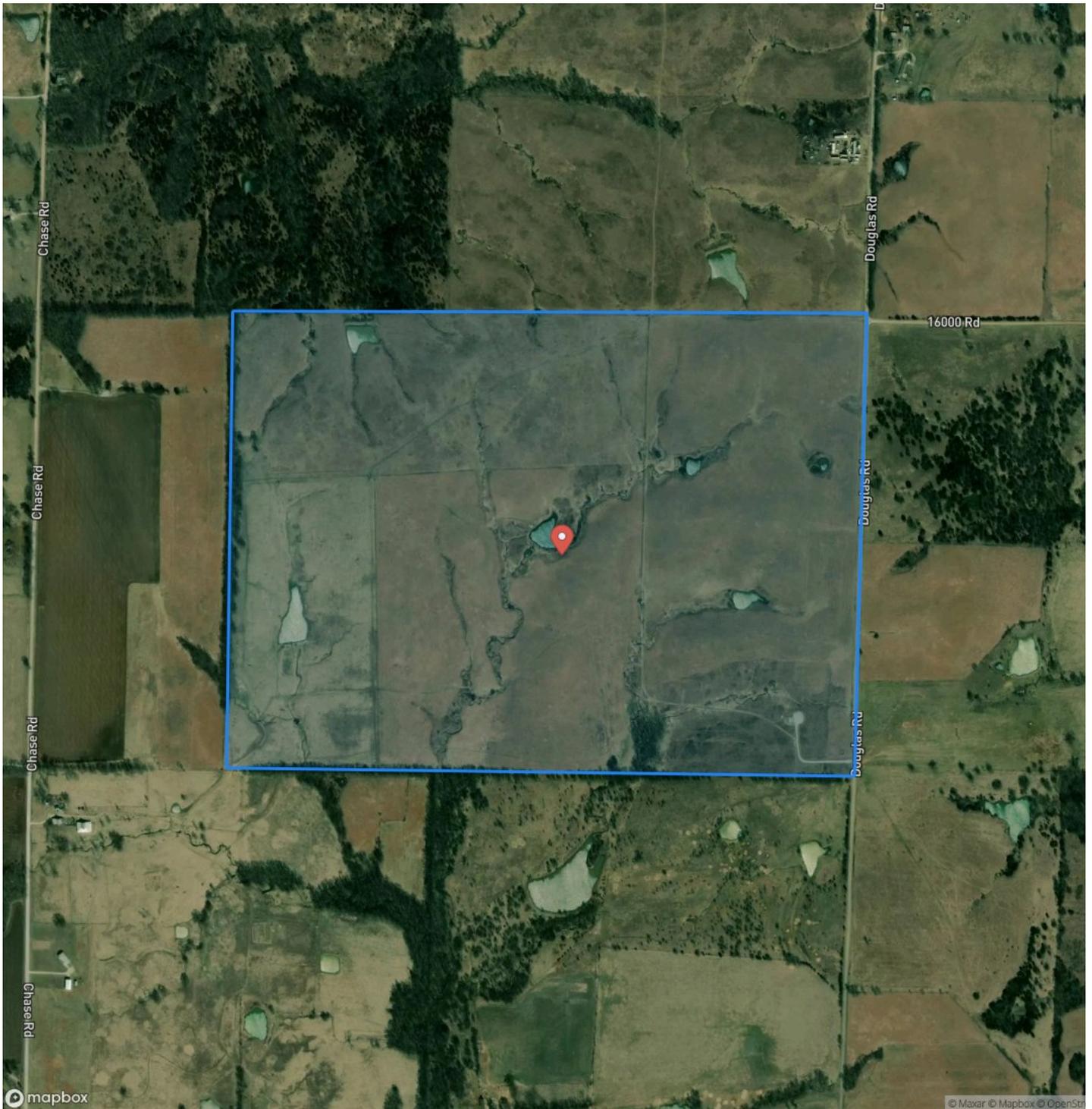
Large Piece Of Mixed Grass With Ponds!
Cherryvale, KS / Labette County

Locator Map



Large Piece Of Mixed Grass With Ponds!
Cherryvale, KS / Labette County

Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



L2 Realty, Inc - Land and Lifestyle Properties
4045B CR 3900
Independence, KS 67301
(620) 577-4487
L2realtyinc.com

