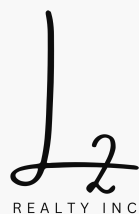


131 +/- Acres Blacktop Frontage, Buildable, Clean Pasture
0000 4000 Rd
Edna, KS 67342

\$393,600
131.120± Acres
Labette County



**131 +/- Acres Blacktop Frontage, Buildable, Clean Pasture
Edna, KS / Labette County**

SUMMARY

Address

0000 4000 Rd

City, State Zip

Edna, KS 67342

County

Labette County

Type

Farms, Ranches, Undeveloped Land

Latitude / Longitude

37.044435 / -95.408913

Acreage

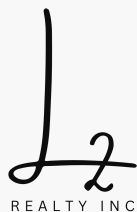
131.120

Price

\$393,600

Property Website

<https://l2realtyinc.com/property/131-acres-blacktop-frontage-buildable-clean-pasture-labette-kansas/40684/>



131 +/- Acres Blacktop Frontage, Buildable, Clean Pasture Edna, KS / Labette County

PROPERTY DESCRIPTION

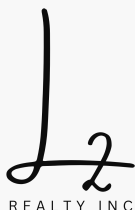
Are you searching for the perfect build site? Look no further than this remarkable property. With a stunning 1950 ft of blacktop road frontage and an additional 2200 ft of gravel road frontage, this property boasts multiple access points, providing you with unmatched versatility and convenience. The best part? The property's ample acreage provides peace and privacy, while still being just a short drive from the town. As if that wasn't enough, this property also has the ability to be divided, offering endless possibilities for development. This is the ideal location for your dream home. Don't miss out on this rare opportunity to create your own oasis and enjoy everything this property has to offer.

In the world of ranching and grazing, a quality operation relies heavily on the basics. Good grass, clean pasture, sturdy fencing, and proper sorting facilities all come together to create a successful and productive environment for your cattle to thrive in. From growing and maintaining the best grass varieties to constructing thoughtfully designed perimeter and cross-fencing, every detail counts. And when it comes time to sort or catch your cattle, a well-placed catch pen can make all the difference. This property features many of these foundational items to a great grazing operation. The perimeter fencing is in place and in good condition. The interior of the tract contains multiple cross fences. These cross fences need a bit of repair in order to implement rotational grazing. Big stretches of the cross fences are in good condition however there are sections of each that need to be repaired. There are two ponds and they would serve separate pastures if the cross fences were repaired. Both ponds are showing the stress of the drought. There is a creek that runs through the farm supplement the ponds as a water source for livestock. Currently the creek is not running but it is holding water in several pot holes. This appears to currently be the favorite source of water for the cattle. There is a catch pen located in the Southwest corner of the property. In addition to the ability to separate this property into two pastures with the cross fencing is the ability to lock them out of a pasture in the Northwest corner. At this time the cattle are free to roam the entire parcel. The grass looks good and there may be potential to cut parts of the pasture for hay. There is a tenant in place with a pasture lease.

Contact Matt Wonser at [620-330-7282](tel:620-330-7282) or mwonser@l2realtyinc.com for more information.

Here are some additional details about the property:

- The wet weather creek provides a source of water for livestock and wildlife.
- The two ponds are stocked with fish and can be used for fishing, swimming, or boating.
- The variety of tree species provides shade and shelter for livestock and wildlife.
- The good grass and clean pasture are ideal for grazing livestock.
- The perimeter fencing and cross fencing keep livestock in and predators out.
- The catch pen is a convenient place to hold livestock for branding, vaccinating, or other purposes.
- The 1950 ft blacktop road frontage provides easy access to the property.
- The 2200 ft gravel road frontage provides additional access to the property.
- The build site is a level, cleared area that is ideal for building a home or barn.
- The multiple access points make it easy to get to the property from different directions.

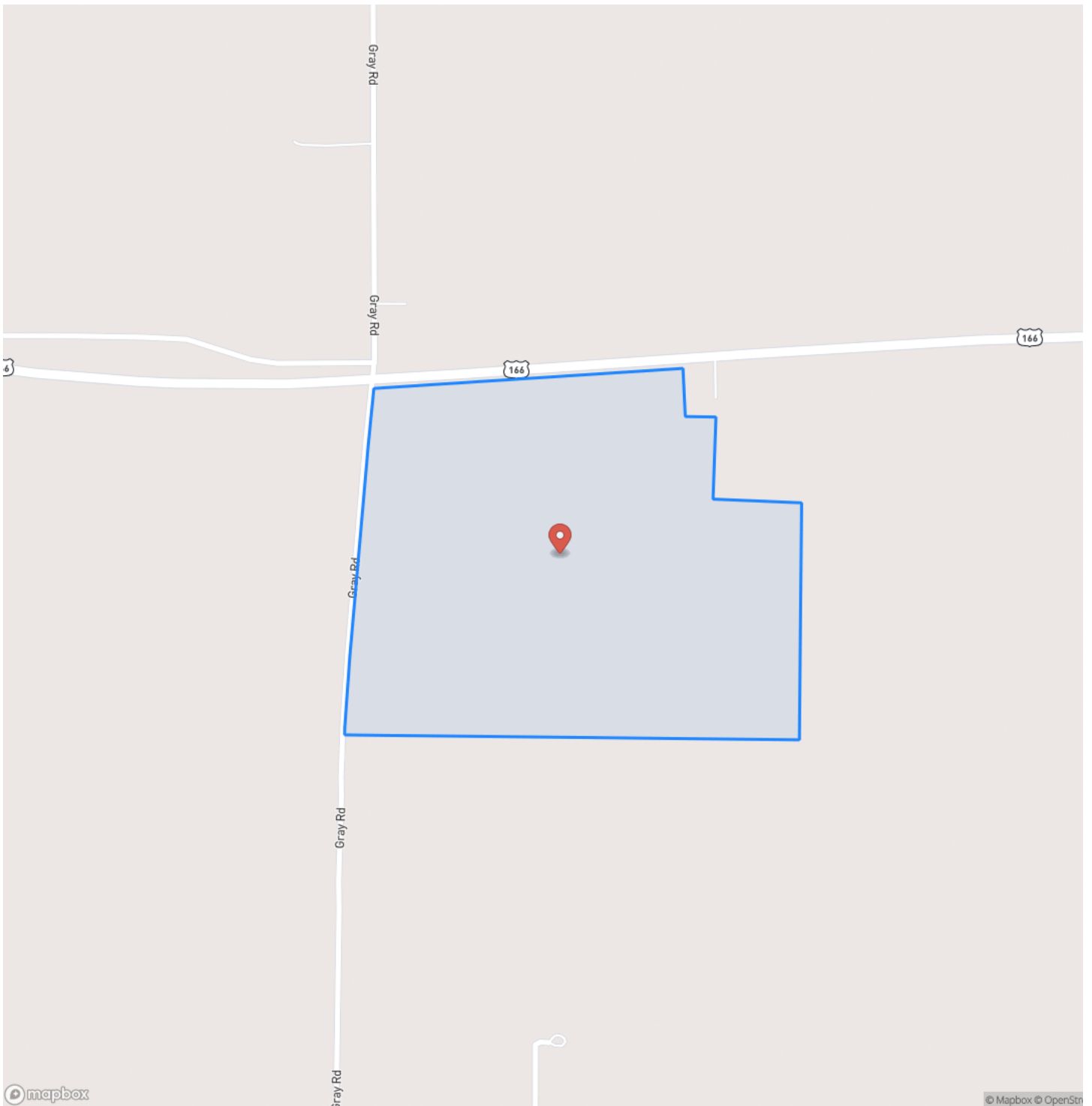


131 +/- Acres Blacktop Frontage, Buildable, Clean Pasture
Edna, KS / Labette County



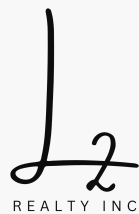
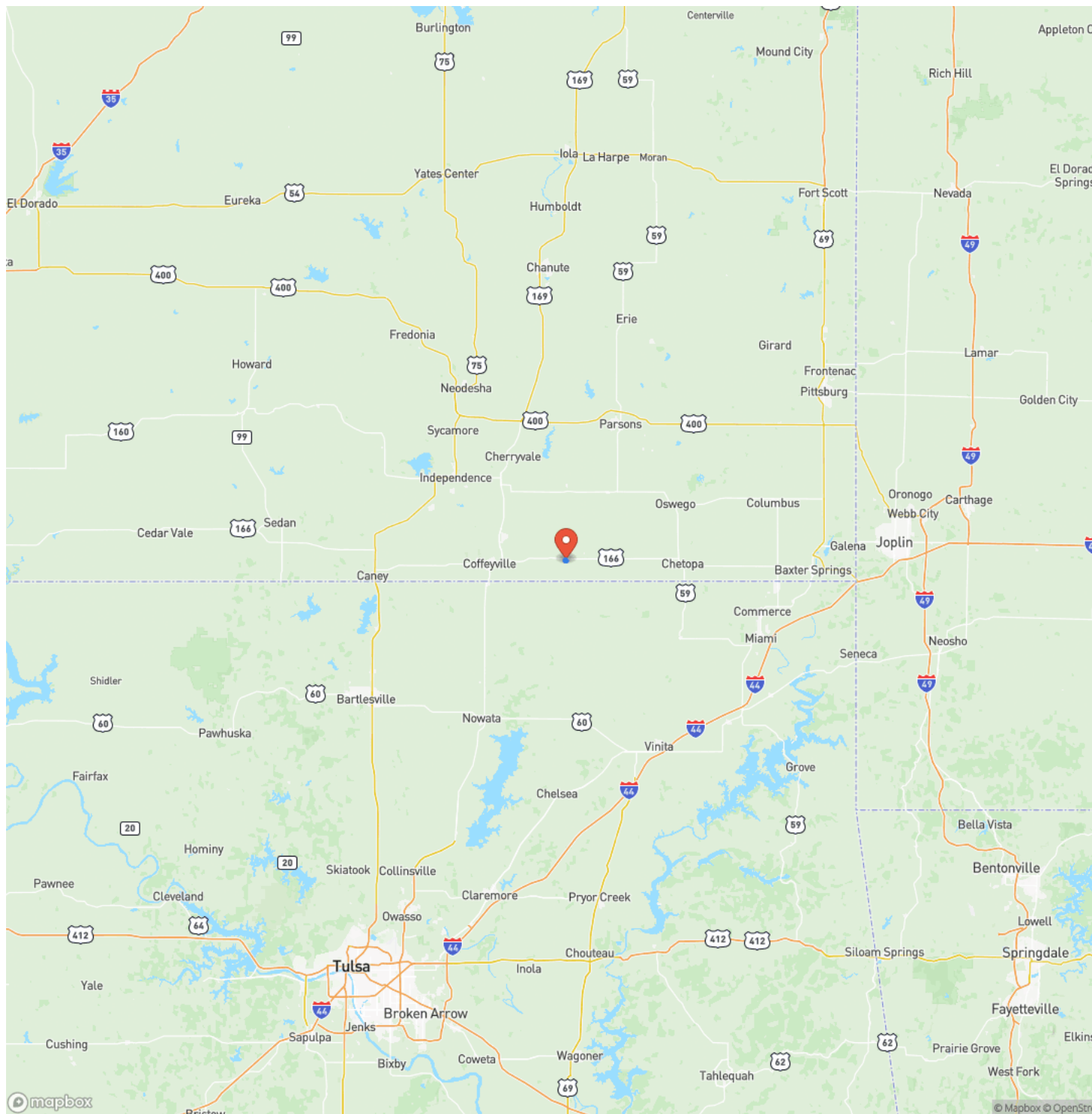
131 +/- Acres Blacktop Frontage, Buildable, Clean Pasture
Edna, KS / Labette County

Locator Map



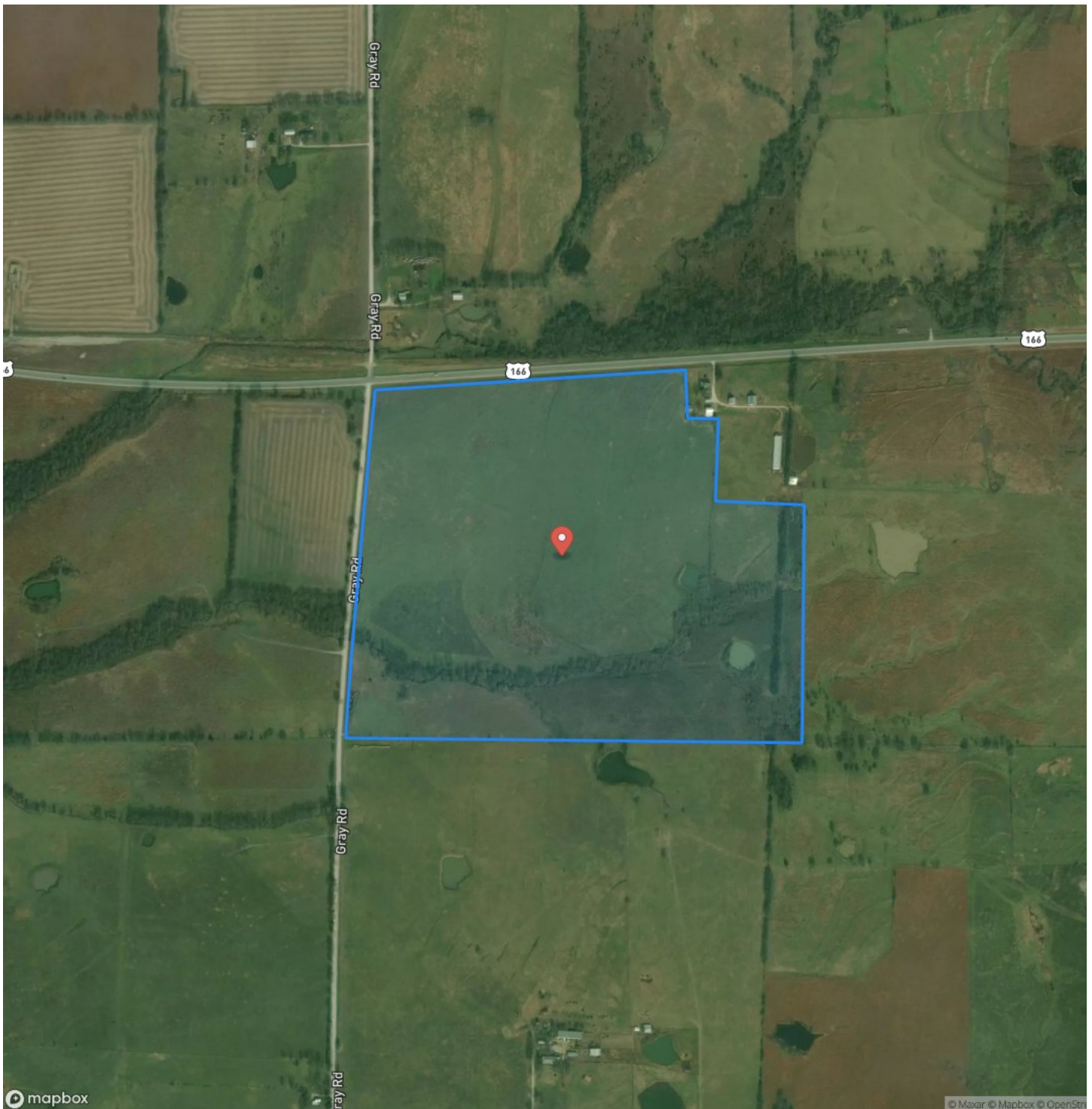
131 +/- Acres Blacktop Frontage, Buildable, Clean Pasture
Edna, KS / Labette County

Locator Map



131 +/- Acres Blacktop Frontage, Buildable, Clean Pasture
Edna, KS / Labette County

Satellite Map



131 +/- Acres Blacktop Frontage, Buildable, Clean Pasture
Edna, KS / Labette County

LISTING REPRESENTATIVE

For more information contact:



Representative

Matt Wonser

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(620) 330-7282

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mwonser@l2realtyinc.com

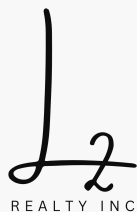
Address

4045B CR 3900

City / State / Zip

Independence, KS 67301

NOTES

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MORE INFO ONLINE:

l2realtyinc.com

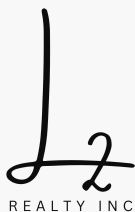
This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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, 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 relation 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

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