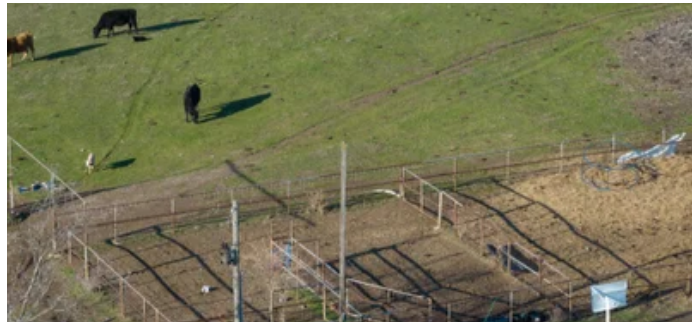


139+/- Acres of Rolling Pasture and Ponds
00000 CR 6000
Neodesha, KS 66757

\$528,200
139± Acres
Montgomery County



139+/- Acres of Rolling Pasture and Ponds
Neodesha, KS / Montgomery County

SUMMARY

Address

00000 CR 6000

City, State Zip

Neodesha, KS 66757

County

Montgomery County

Type

Recreational Land

Latitude / Longitude

37.384781 / -95.620181

Taxes (Annually)

662

Acreage

139

Price

\$528,200

Property Website

<https://l2realtyinc.com/land-for-sale/139-acres-of-rolling-pasture-and-ponds-montgomery-kansas/38337/>



139+/- Acres of Rolling Pasture and Ponds Neodesha, KS / Montgomery County

PROPERTY DESCRIPTION

The Kansas is flat theory goes out the window with this 139+/- farm! The elevation change is evident from the moment you pull in from the road. A spring fed watershed pond is at the center of this property and you'll be hard pressed not to pause and look over it. This property has been set up and ran as a cattle operation; which means rotational grazing and water in every paddock is already taken care of. The views from some of these rolling hills will have you picturing the ideal build site for your future home. Hunting in this area is well known for its healthy deer and turkey populations.

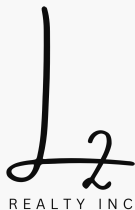
At first glance you might not notice the cross fencing that is strategically placed on this property. This makes keeping up with livestock needs and grass management a breeze. Healthy pastures offer a variety of grasses including Big Bluestem, Indian grass, and Switchgrass. Mixed with forbs the pastures provide an adequate diet for your herd. The livestock have plenty of options to hide in the lower areas to keep out of the weather. There are three ponds on the property and a creek that runs across the north side. The multiple water sources throughout the pasture can help improve grazing efficiency.

Anglers will appreciate the 2+/- acre pond. Find yourself fishing when you are supposed to be working on the fence. You will be catching bass, crappie or even catfish. The deer roaming this farm and surrounding areas are exactly what gives Kansas its big buck reputation. Bigger trees down by the wet weather creek are perfect for catching traveling bucks. As if that wasn't enough recreation, these hills are also ideal for trail riding and hiking.

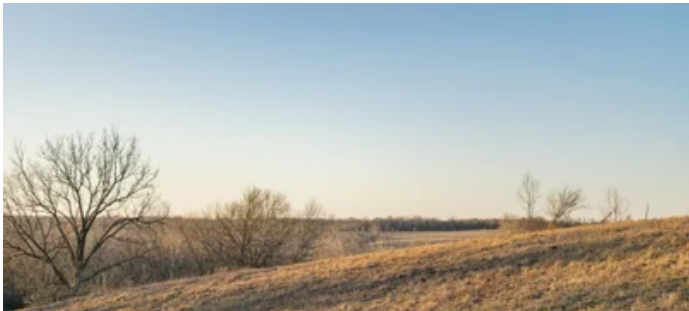
There are tons of great locations on this land to build a home anyone would be proud of. Although it's especially hard not to consider the top hill with a natural gas line already in place. As you are standing there considering the layout you will be overlooking the big pond and will be able to catch those sought after Kansas sunrises and sunsets.

Kansas is known for having some of the most beautiful landscapes and this property is no exception. Rolling pastures provide excellent opportunities for cattle or build your dream home. This land is set up for an outdoor enthusiast with plenty of options for fishing and hunting. All of these features coupled together make this land an ideal place to create your land legacy. You will not be disappointed with what this property has to offer! Don't wait- call Sara Kattenberg at [918.841.4246](tel:918.841.4246) to schedule a showing today!

- 139+/- Acres
- Mix of pasture and timber
- Rolling hills
- Native grasses- Big Bluestem, Indian grass, Switchgrass
- 3 ponds- One that's 2+/- acres and stocked with bass, crappie, catfish
- Multiple paddocks
- Natural gas line
- Potential building site
- Recreational opportunities
- Whitetail deer
- Wild turkey



139+/- Acres of Rolling Pasture and Ponds
Neodesha, KS / Montgomery County



Locator Map



Locator Map



Satellite Map



139+/- Acres of Rolling Pasture and Ponds
Neodesha, KS / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

Sara Kattenberg

Mobile

(918) 841-4246

Email

skattenberg@l2realtyinc.com

Address

City / State / Zip

Independence, KS 67301

NOTES

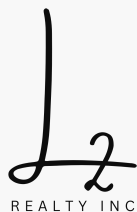
This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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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