

80 Acres of Flint Hills Grass and Timber
1700 Rd 320
Admire, KS 66830

\$304,000
80± Acres
Lyon County



80 Acres of Flint Hills Grass and Timber Admire, KS / Lyon County

SUMMARY

Address

1700 Rd 320

City, State Zip

Admire, KS 66830

County

Lyon County

Type

Undeveloped Land, Recreational Land, Hunting Land, Farms

Latitude / Longitude

38.626845 / -96.049009

Acreage

80

Price

\$304,000

Property Website

<https://l2realtyinc.com/property/80-acres-of-flint-hills-grass-and-timber-lyon-kansas/76505/>



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Admire, KS / Lyon County

PROPERTY DESCRIPTION

80 Acres of Flint Hills Grass and Timber

Hunting and recreational land investment opportunity just 20 minutes north of Emporia, Kansas! This 80 +/- acre farm has two major components, prairie hay pasture and hardwood timber. The hay pasture provides a return on investment while the timber creates a great travel corridor for wildlife!

Access: With county road frontage on the south side and Flint Hills Nature Trail on the north side, accessing this property on southerly and northerly winds is a breeze. This also gives the strategic bowhunter the ability to enter and exit the farm with wind direction in mind. The property sits on a gravel road with the nearest blacktop being just two miles north. An on-ramp to I-335 is less than 5 minutes away giving the new owner the ability to access modern amenities in nearby Emporia or Topeka.

Income: The central ridge of the property runs north and south, with most of the pasture situated in the middle of the tract. With roughly 45 acres of land in hay production, the new owner can expect an annual return from cash rent. This pasture has been maintained extremely well with the absence of brush and weed species.

Wildlife: On the east and west sides of the main ridge, veins of hardwood timber create excellent travel corridors for deer. There are many pinch points along both stretches of timber to give archery shots within a reasonable distance during the rut when bucks are cruising. There are also signs of deer bedding along the creek in the thicker portions of the timber. Two ponds and a creek on the property provide a water source for critters during all seasons. The only thing missing is food. With the addition of some no-till food plots, a savvy land manager can create a great, all-around hunting property! Neighboring directly to the west lies a crop field that is sure to be the destination feeding area for the local deer herd.

Opportunity: Topography on this farm is significant with the hay pasture sitting over 60 feet higher than the bordering veins of timber. This location would make for an excellent building site with the views created by the changes in elevation. Electricity is present along the road, aiding in the ability to build a hunting cabin or weekend retreat!

With some minor habitat work, this farm will provide the possibility of harvesting a nice whitetail buck in the fall!! Please call or email the listing agent, Tyler Gentry, at [\(316\) 641-3173](tel:3166413173) or tgentry@L2realtyinc.com to set up your private showing of this property. Create your land legacy!

- 80 +/- Total Acres
- Timber Veins and Creek Bottom
- Prairie Hay Pasture
- Two Ponds and Creek
- Hay Production Income
- Whitetail Deer Hunting
- Gravel Road Frontage

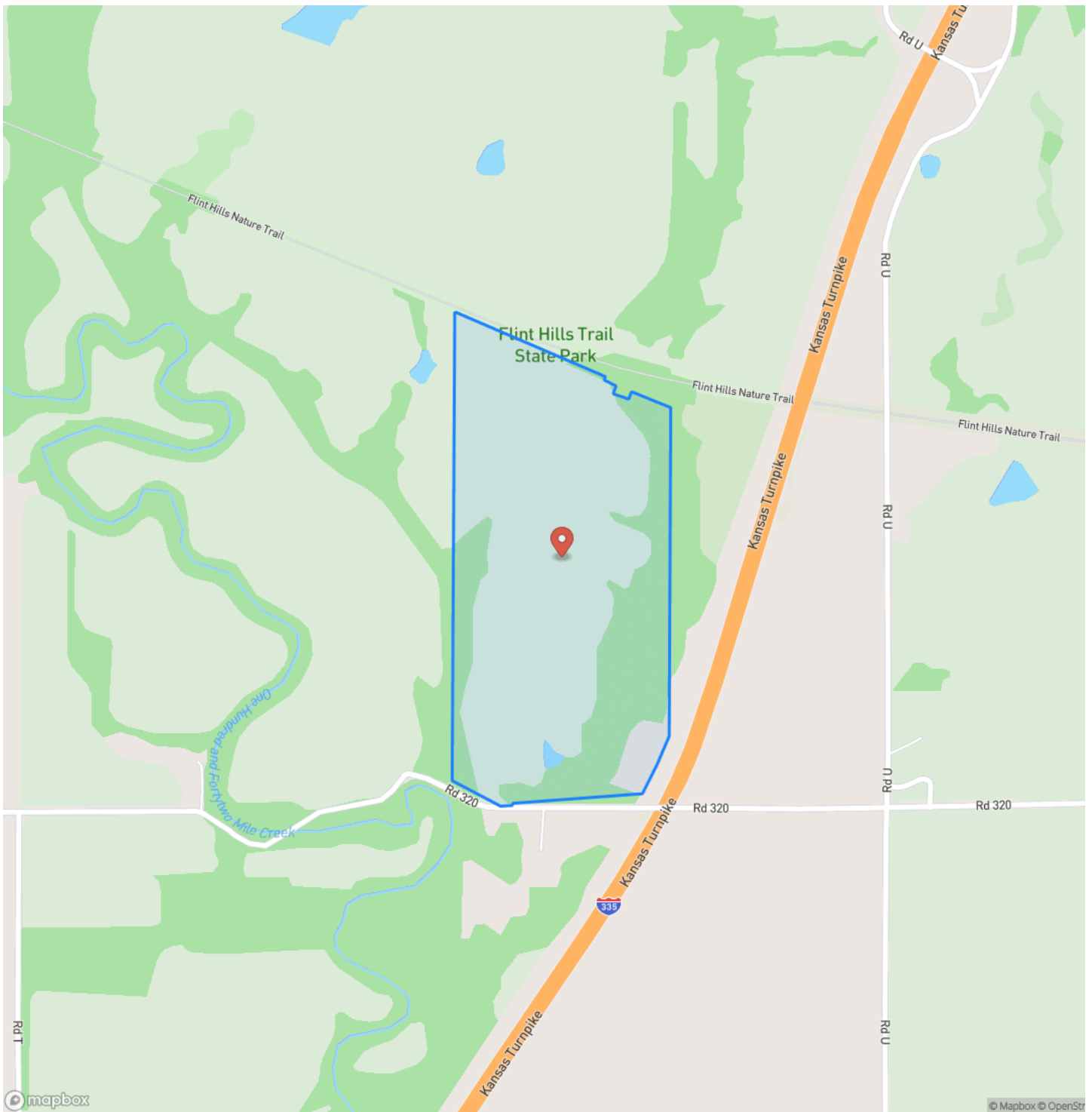
- Mineral Rights Intact and Transfer at Sale
- 20 minutes to Osage City, KS
- 20 minutes to Emporia, KS
- 35 minutes to Topeka, KS
- 1 hour, 30 minutes to Kansas City



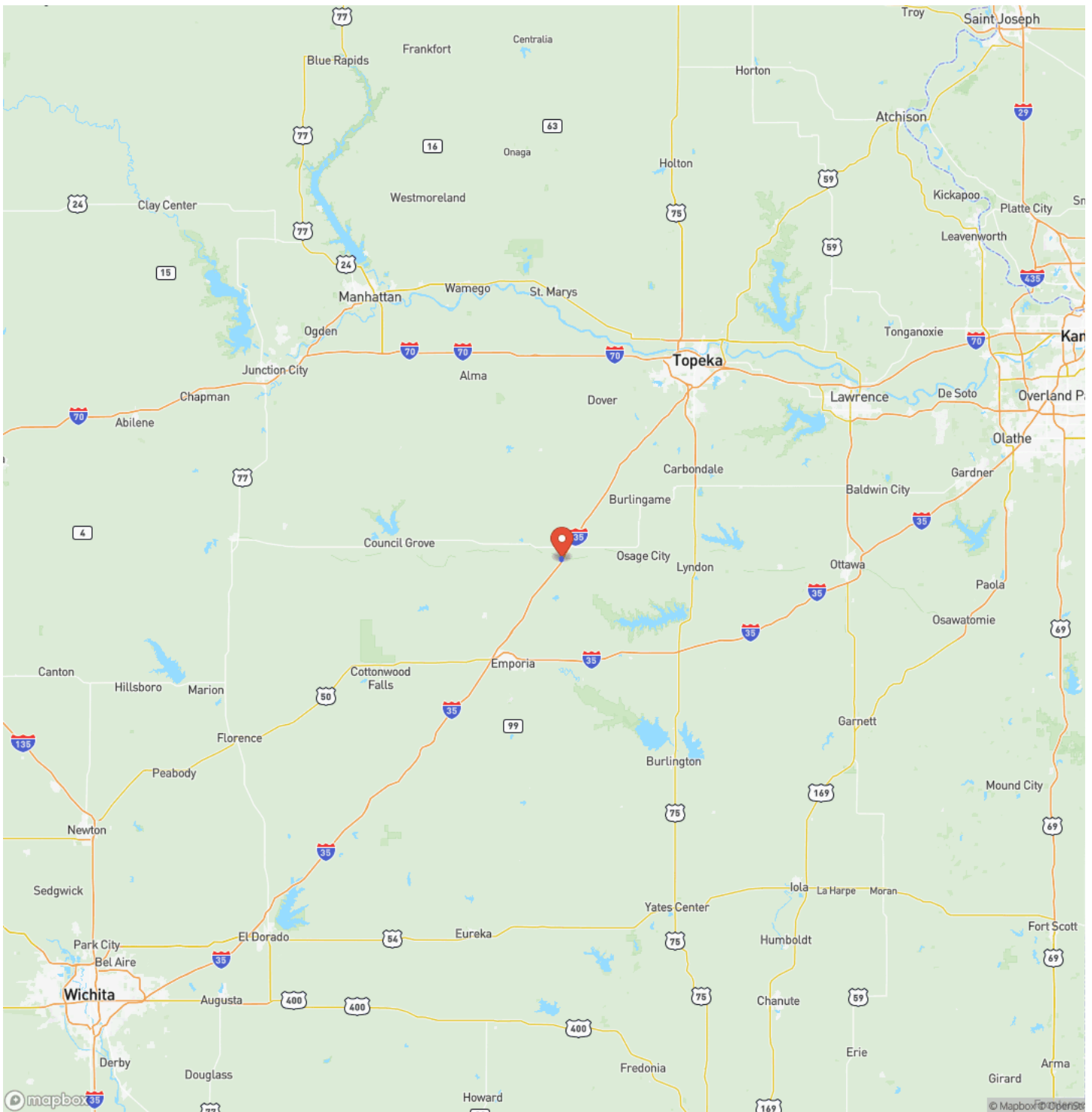
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE
For more information contact:



Representative
Tyler Gentry

Mobile
(316) 641-3173

Email
tgentry@l2realtyinc.com

Address
City / State / Zip

NOTES

Notes section with 14 horizontal lines for text entry.



This image shows a blank 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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