

Fixer Upper Home or Hunting Camp on 6 +/- Acres
2153 310th Ave
Haviland, KS 67059

\$62,500
5.800± Acres
Edwards County



Fixer Upper Home or Hunting Camp on 6 +/- Acres
Haviland, KS / Edwards County

SUMMARY

Address

2153 310th Ave

City, State Zip

Haviland, KS 67059

County

Edwards County

Type

Residential Property

Latitude / Longitude

37.783 / -99.014422

Taxes (Annually)

227

Dwelling Square Feet

994

Bedrooms / Bathrooms

3 / 1

Acreage

5.800

Price

\$62,500

Property Website

<https://l2realtyinc.com/property/fixer-upper-home-or-hunting-camp-on-6-acres-edwards-kansas/69500/>



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PROPERTY DESCRIPTION

Escape to the country with this 3-bedroom, 1-bath home on 6 acres of wooded land. Whether you are searching for the perfect hunting camp, a family retreat, or your next investment opportunity, this property offers several possibilities. It is located on the Edwards/Pratt County line, south of Hopewell, and just 1.5 miles north of the Pratt Sandhills State Wildlife Management Area, a 5,715-acre tract of public hunting land commonly known for its upland game birds and big bucks.

The home needs some work but has a solid foundation, a new roof, and new windows, giving you a great starting point on this project. This fixer-upper is a great opportunity to build equity or create a valuable resale property.

Nature lovers and hunters will appreciate the wildlife that frequents the property, including regular deer sightings. The land provides plenty of room for outdoor activities, gardening, or simply enjoying the peace of country living.

Affordable and full of potential! Whether you're looking for a personal project or a smart investment, this is your chance to make it happen. Call the listing agent, Trevor Stoll, today to schedule a showing and see it for yourself.

Trevor Stoll - [\(620\)960-4555](tel:(620)960-4555)

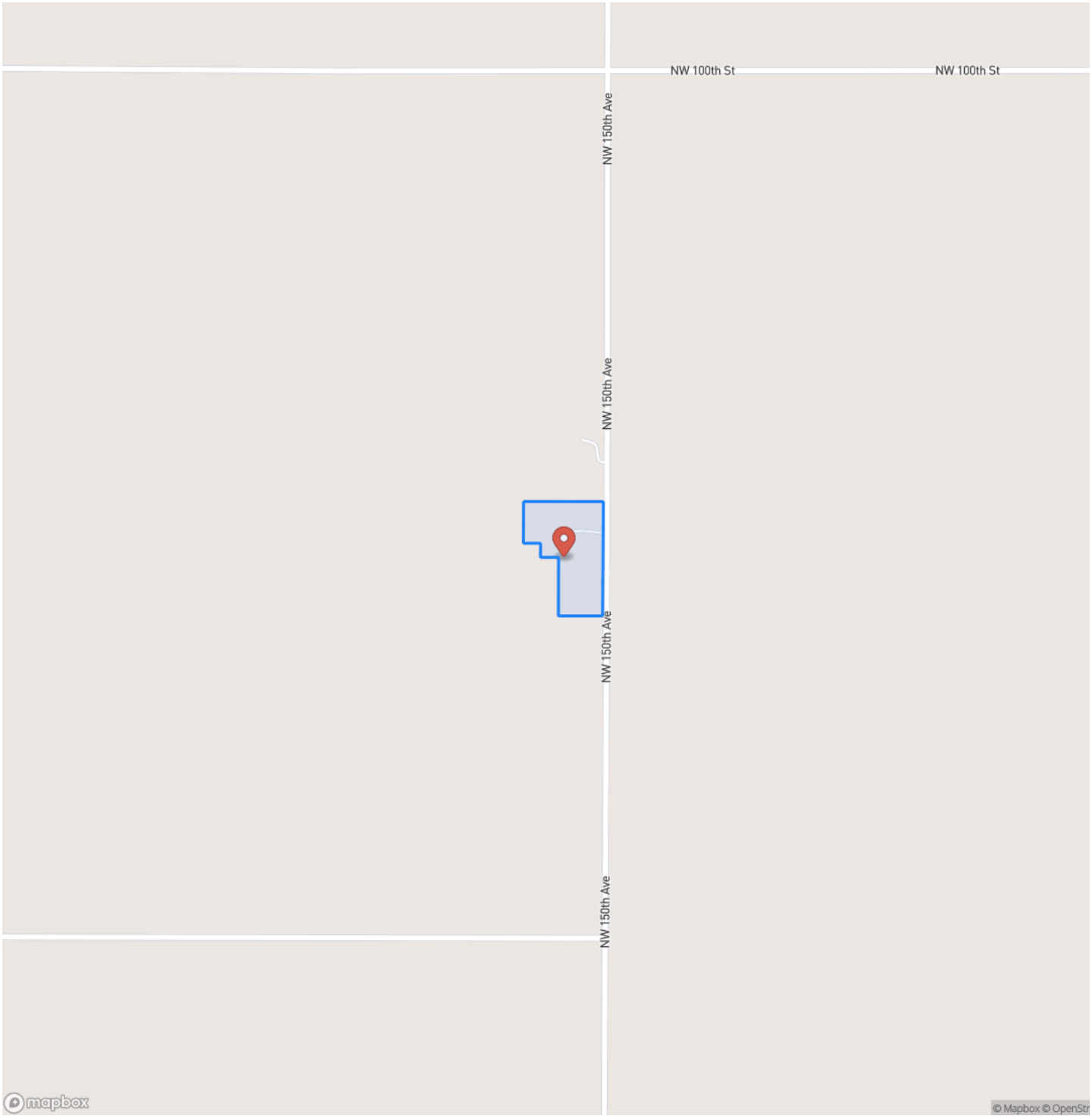
Property Features

- Investment Opportunity
- 1.5 miles away from the Pratt Sandhills Wildlife Management Area
- Deer Hunting
- 2 miles from county blacktop
- 2.5 miles to Hopewell, KS
- 28 miles to Pratt, KS
- 14 miles to Macksville, KS

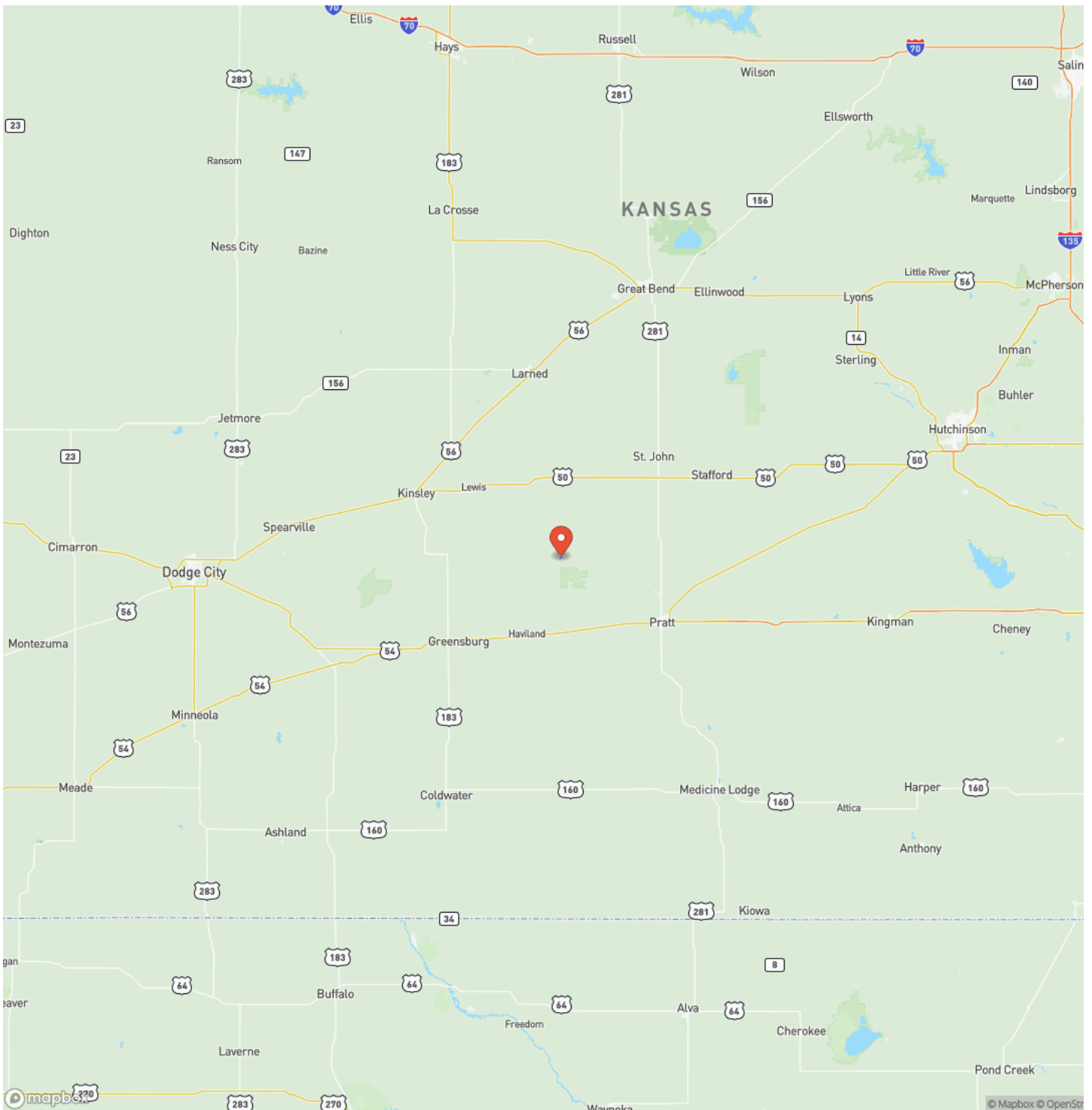
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Locator Map

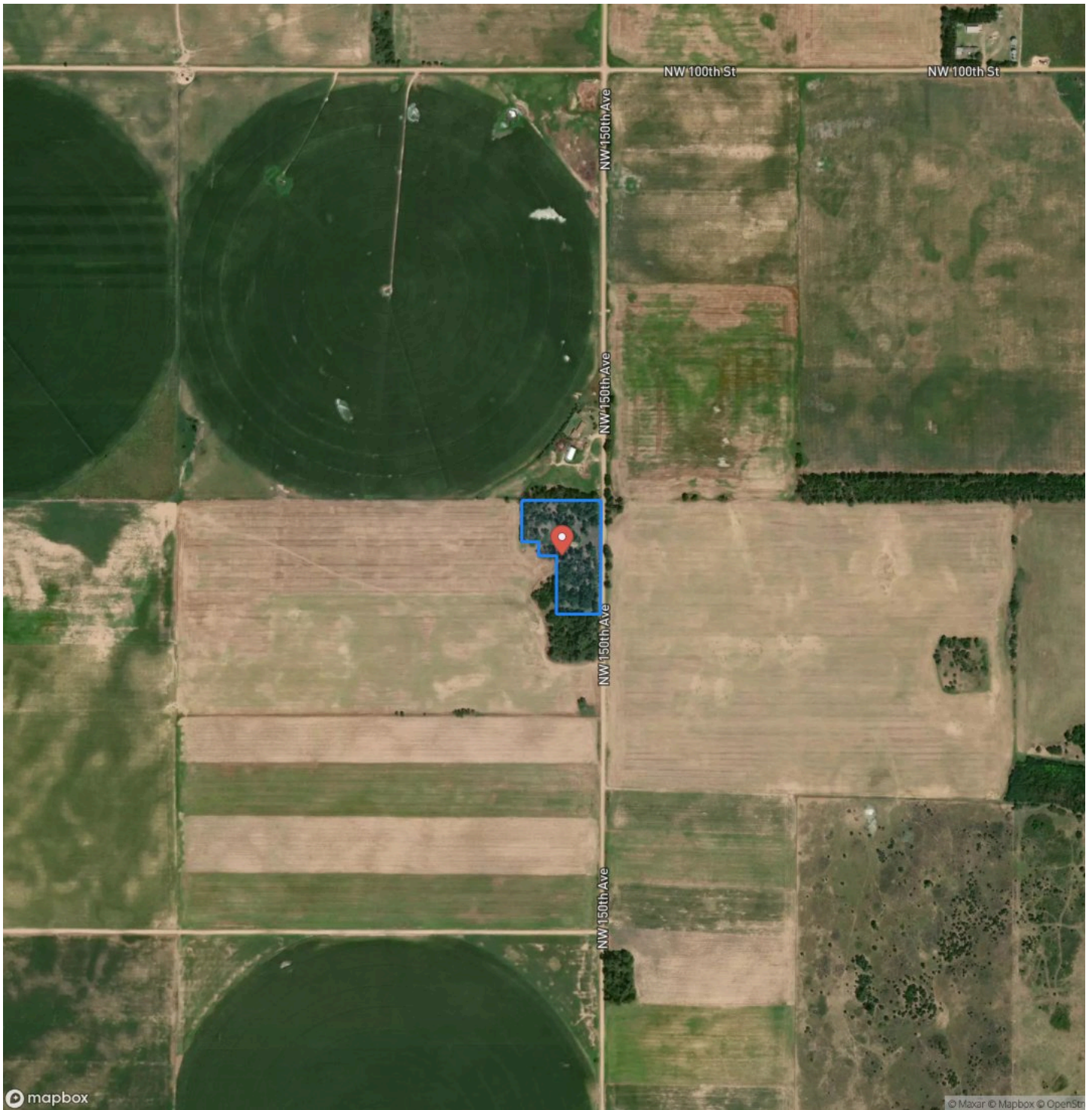


Locator Map



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Satellite Map



Fixer Upper Home or Hunting Camp on 6 +/- Acres Haviland, KS / Edwards County

LISTING REPRESENTATIVE

For more information contact:



Representative

Trevor Stoll

Mobile

(620) 960-4555

Email

tstoll@l2realtyinc.com

Address

City / State / Zip

Hutchinson, KS 67501

NOTES

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.

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.



L2realtyinc.com

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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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