

**30 Acres with Cabin in Labette County KS**  
Kiowa Rd  
Parsons, KS 67357

**\$179,900**  
30± Acres  
Labette County



**30 Acres with Cabin in Labette County KS**  
**Parsons, KS / Labette County**

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**SUMMARY**

**Address**

Kiowa Rd

**City, State Zip**

Parsons, KS 67357

**County**

Labette County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

37.342683 / -95.341151

**Acreage**

30

**Price**

\$179,900

**Property Website**

<https://redcedarland.com/detail/30-acres-with-cabin-in-labette-county-ks-labette-kansas/50668/>



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### **PROPERTY DESCRIPTION**

Do not miss this chance at small acreage just outside of Parsons KS. This 30 acre tract located between 24,000 Rd and 400 highway on the West side of Kiowa and has Little Labette Creek snaking its way thru the property with 3 acres in tillable, a nice 1.5 acre pond and a 16X24 Cabin.

The Cabin comes with electricity and rural water. It has a nice little front porch and a large back porch. A studio type layout with a full kitchen and a full bathroom, this nice new little cabin is the perfect little weekend getaway cabin or place to sleep on a week of rutcation in November.

The whitetail bucks and turkeys are plentiful and a browse thru these pictures you will see plenty of trophies with several 150" up to 170" bucks. Flocks of turkeys move along the creek and I have seen as many as 40-50 birds with 10-12 gobblers. A beautiful little 1.5 acre clover foodplot is tucked back in along the creek with several giant Oaks and Sycamores perfect for roosting turkeys. The creek banks are deep and the pools can hold some catfish if you are looking for some summertime fishing along with your own 1.5 acre pond.

:ocated just 4 miles West of the Parsons Walmart

Parsons is just 50 miles from the Joplin MO Airport and 100 miles from the Tulsa OK Airport

Small Tracts are getting very hard to find so give me a call today and lets get a chance to see these for yourself.

Broker Josh Fiscus [620-870-9766](tel:620-870-9766)

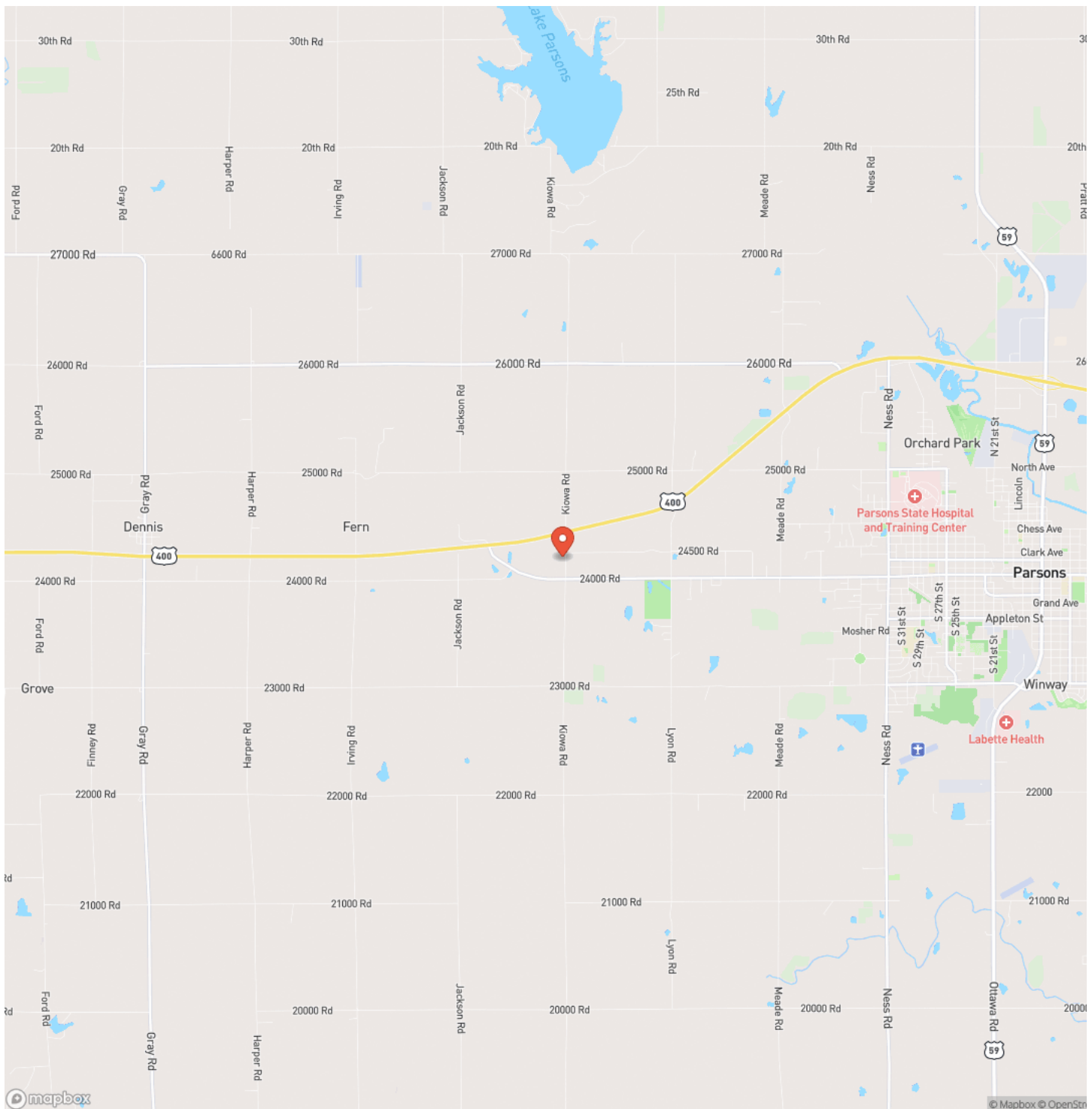


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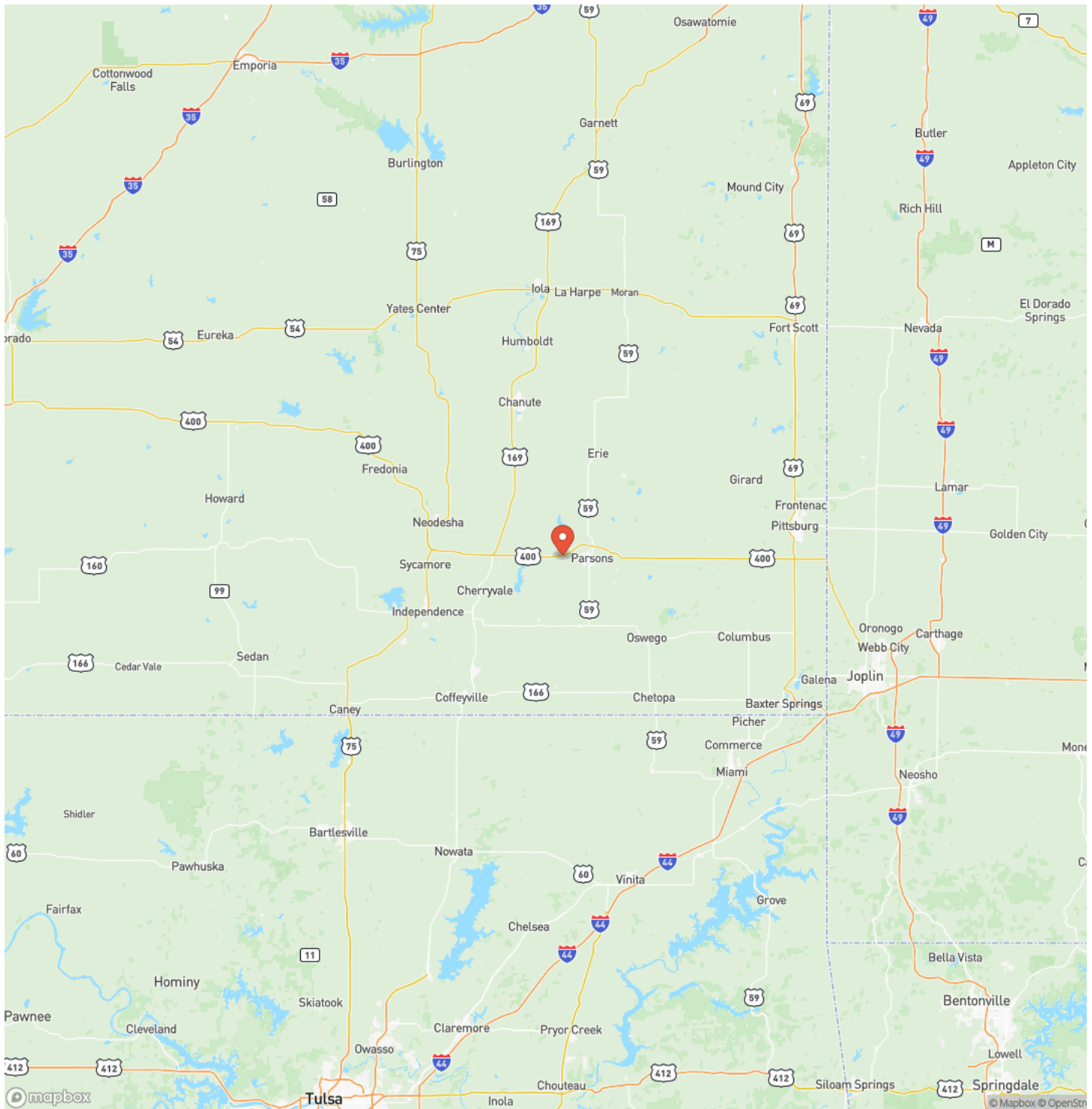
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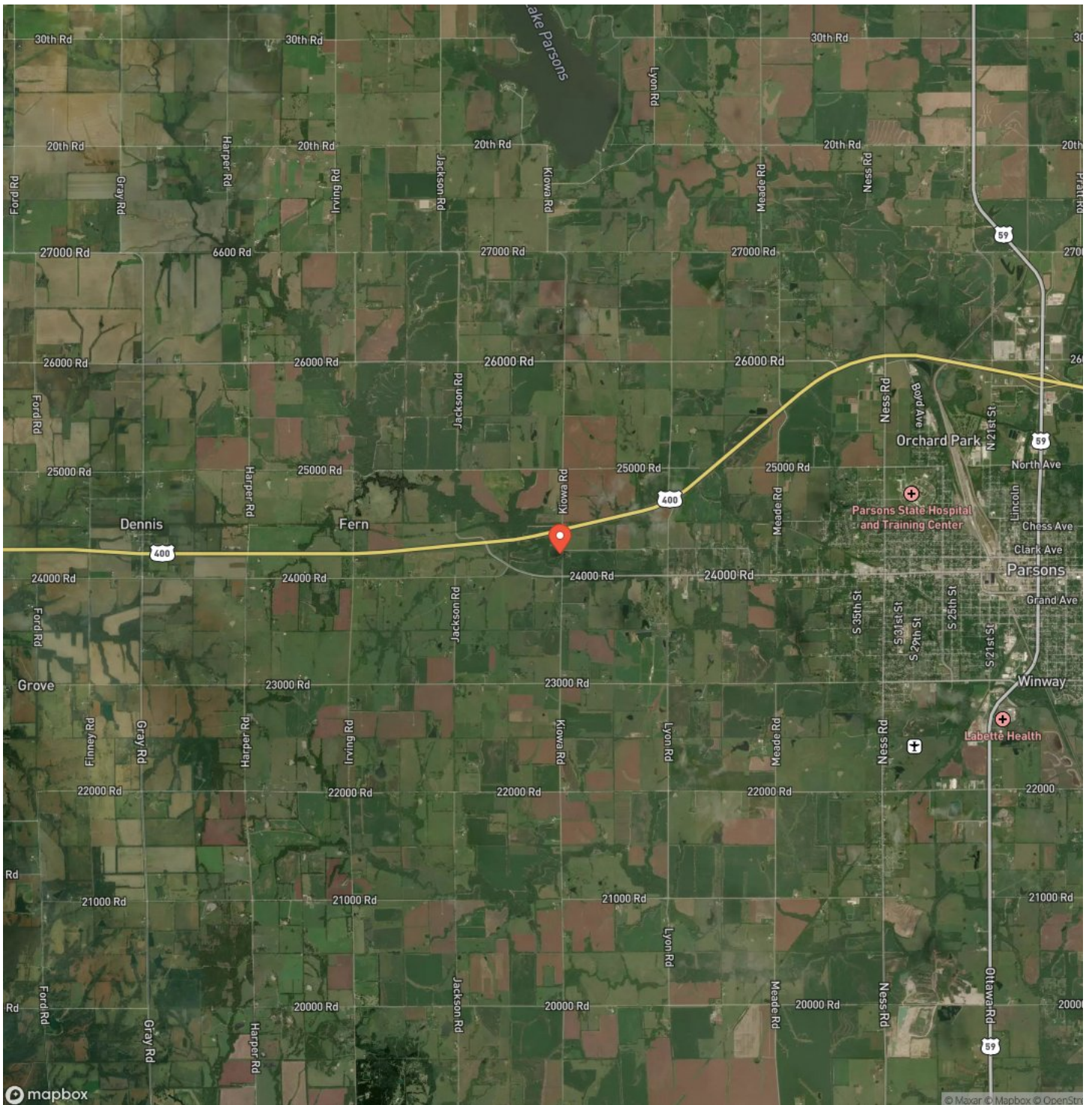
## Locator Map



## Locator Map



## Satellite Map



## 30 Acres with Cabin in Labette County KS Parsons, KS / Labette County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Josh Fiscus

## Mobile

(620) 870-9766

## Office

(620) 795-2228

## Email

josh@redcedarland.com

**Address**

1700 4th St

## City / State / Zip

Oswego, KS 67356

## NOTES



**MORE INFO ONLINE:**

**redcedarland.com**

## 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.



**redcedarland.com**

## **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.



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