

160 Acre Hunt and Fish for Sale in LB County
358 15000 Rd
Mound Valley, KS 67354

\$512,000
160± Acres
Labette County



160 Acre Hunt and Fish for Sale in LB County Mound Valley, KS / Labette County

SUMMARY

Address

358 15000 Rd

City, State Zip

Mound Valley, KS 67354

County

Labette County

Type

Hunting Land, Recreational Land, Farms

Latitude / Longitude

37.210699 / -95.469679

Taxes (Annually)

830

Acreage

160

Price

\$512,000

Property Website

<https://redcedarland.com/detail/160-acre-hunt-and-fish-for-sale-in-lb-county-labette-kansas/47383/>



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PROPERTY DESCRIPTION

Legal Description: SE 1/4 of S31 T32 R18 Located on the NW corner of 15,000 and Douglas Rd

Property Taxes: \$830

Description: This 160 acres located in Labette County has the perfect mix of habitat and ag land that everyone is looking for in a farm. The 40+ acres of tillable currently in grass could easily be back in soybean and corn production to add destination food source for the wildlife or increase ROI. Another 10+/- acres of foodplots could easily be added to some open acres. The farm offers 4 ponds with the biggest pond located in the center of the farm at 2.5-3 acres in size. The North and West boundary fences are all currently newly built. The section this farm sits on is a 1.5 mile long and the 160 on the NW corner is a solid thick quarter of all brush and timber that holds an immense amount of deer. Big bucks 160-170 inches are not uncommon at all in this area with several 180-190s being killed in a few mile radius. The thick bedding cover and rolling topography will hold plenty of deer on the property. Big Hill Lake is a 1000 acre Corp of Engineers Lake located just 3 miles due North of this farm. 10s of thousands of ducks and geese will use the lake as a roost site and most of the lake is a refuge no hunting area. Don't overlook this area or farm for waterfowl. There is a long winding driveway on the south road that leads up to a little shed that has Rural Water and Electric. The shed is not elaborate but used as a bunkhouse it will certainly keep you warm and dry for a night.

Directions: Located 1 hour West of the Joplin Airport and 1.5 hours North of the Tulsa Int Airport. From 160 highway and Elk Rd go North on Elk Rd 1 mile the West on 15,000 Rd 1 mile.

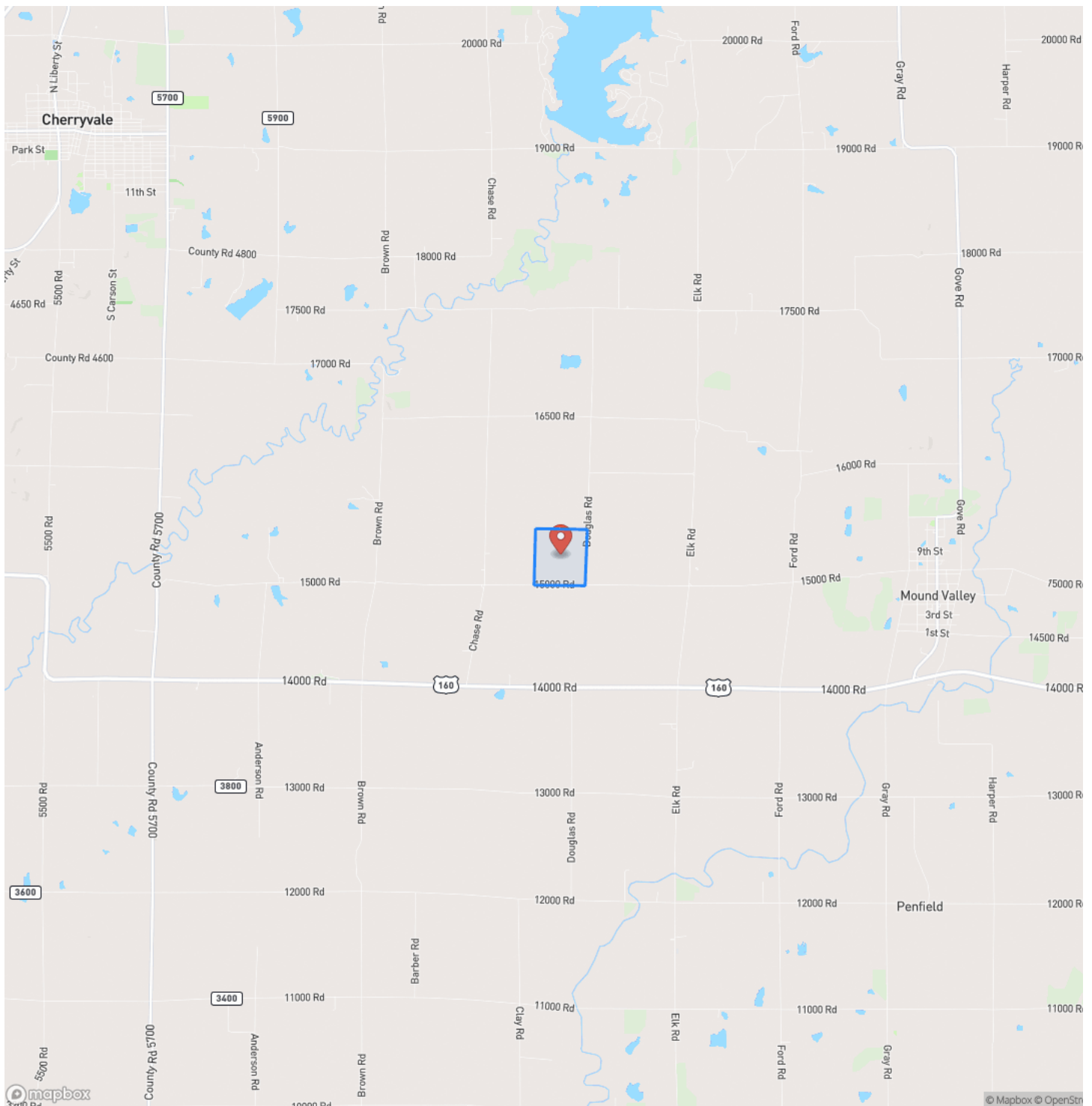
For any more info or to schedule your own showing call Broker Josh Fiscus at [620-870-9766](tel:620-870-9766)



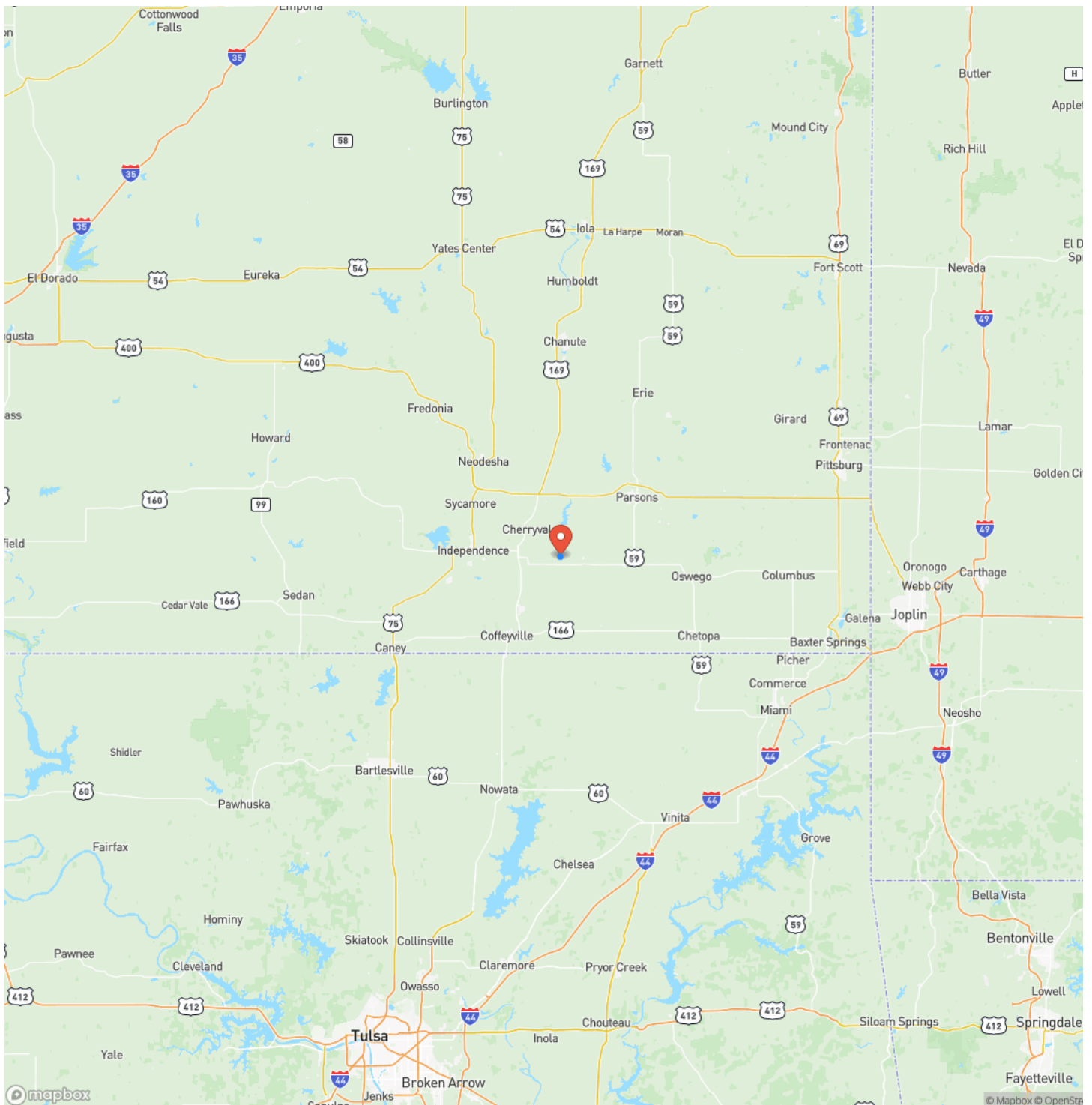
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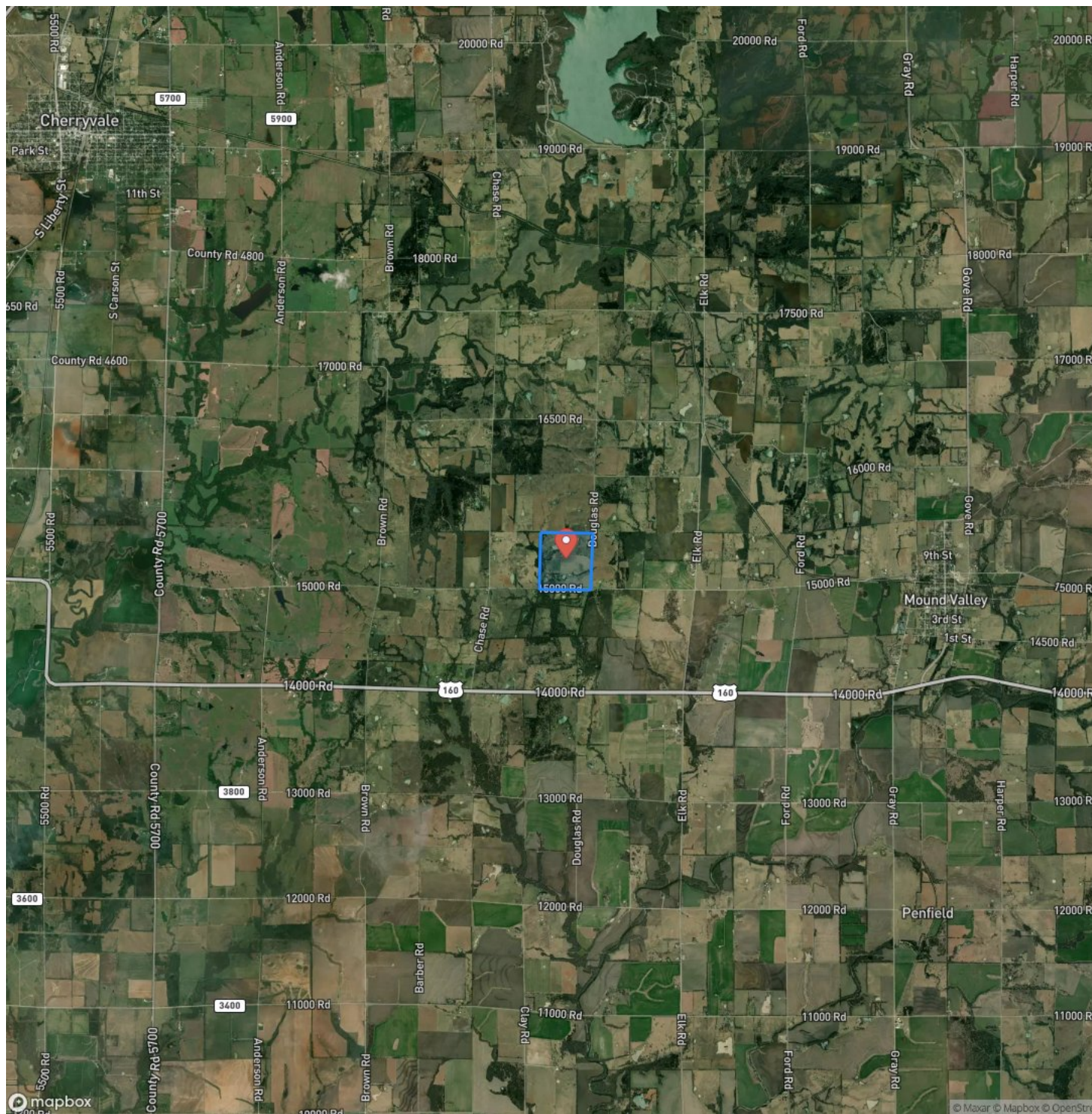
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Fiscus

Mobile

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Address

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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 extend across the width of the page. There are no margins, text, or other markings on the paper.



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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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