

Hunting Camp Near The Neosho River For Sale In
Labette County, KS
24104 Xavier Rd
Mccune, KS 66753

\$399,500
13.400± Acres
Labette County



Hunting Camp Near The Neosho River For Sale In Labette County, KS McCune, KS / Labette County

SUMMARY

Address

24104 Xavier Rd

City, State Zip

McCune, KS 66753

County

Labette County

Type

Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

37.351722 / -95.104513

Dwelling Square Feet

1600

Bedrooms / Bathrooms

3 / 2

Acreage

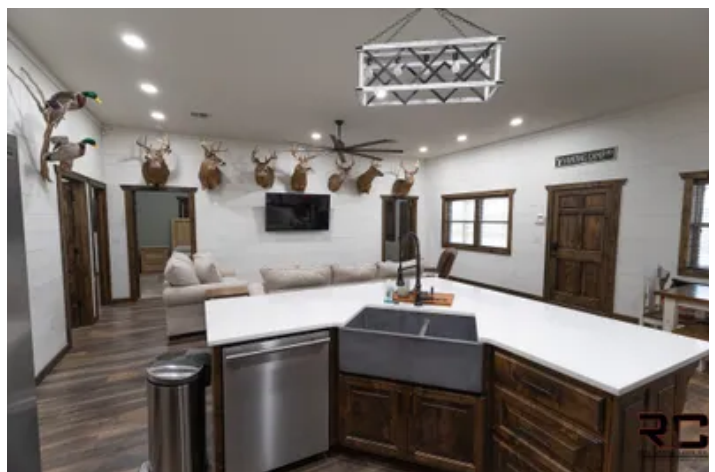
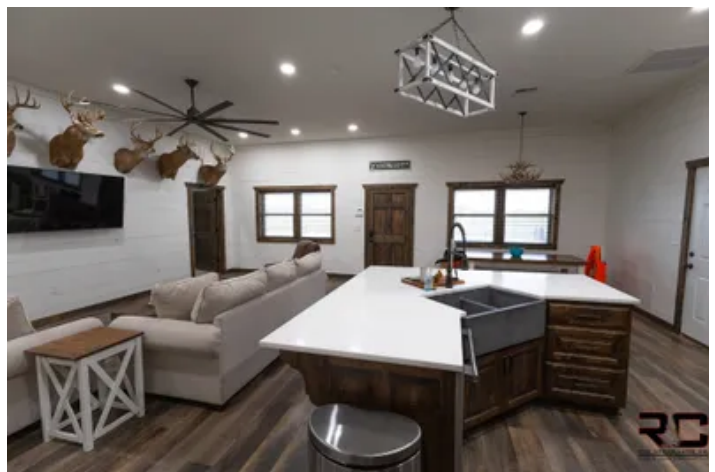
13.400

Price

\$399,500

Property Website

<https://redcedarland.com/detail/hunting-camp-near-the-neosho-river-for-sale-in-labette-county-ks-labette-kansas/69580/>



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PROPERTY DESCRIPTION

Here is a rare opportunity to own a small hunting acreage with a brand new lodge. Located just north of Highway 400 and near the famed Neosho River, this 1600 sq ft lodge left no expense spared. As soon as you walk in the front door you're greeted by the open living space. A beautifully designed interior is complete with LED fixtures and ship lap walls. The open kitchen boasts a large island perfect for entertaining. Custom cabinets contrast perfectly in the space and the granite counter tops make this a space anyone will be excited to enjoy. The lodge has 3 bedrooms and 2 full bathrooms. The master suite is large and could easily accomodate additional sleeping arrangements. There is a large walk in closet leading to the master bath. Here you will find a large double vanity, claw foot tub and one of the coolest showers you'll find. This space embodies a hunting camp, and a wifes desire to relax while getting away to the camp. The additional bedrooms have ample space and closets for storage, these rooms also have room for bunks or additional beds if you have a camp full of buddies. The lodge has a large porch facing the east and metal siding makes the maintenance easy on the home. A large gravel parking area allows everyone to place their vehicles close by and out of the mud, all across the front of this lodge you won't find mud reducing the mess inside.

The acreage the lodge sits on is secured by multiple gates and fencing. There is a shop with full utilites and concrete floors at the back of the property. When it comes to hunting this little spot can be a true sleeper, tying in with a larger farm and travel corridor there are several areas to hunt right out the back door of the lodge. The area has a history of producing plenty of big deer and turkeys, and is in the heart of the flyway. There is an area that with minimal work could be turned into a small impoundment, and even have some flooded timber. Finding a small acreage that has this many features is what we recieve the most calls about, so don't hesitate. Call Kale Kitterman at [620-249-3882](tel:620-249-3882) to schedule a showing.

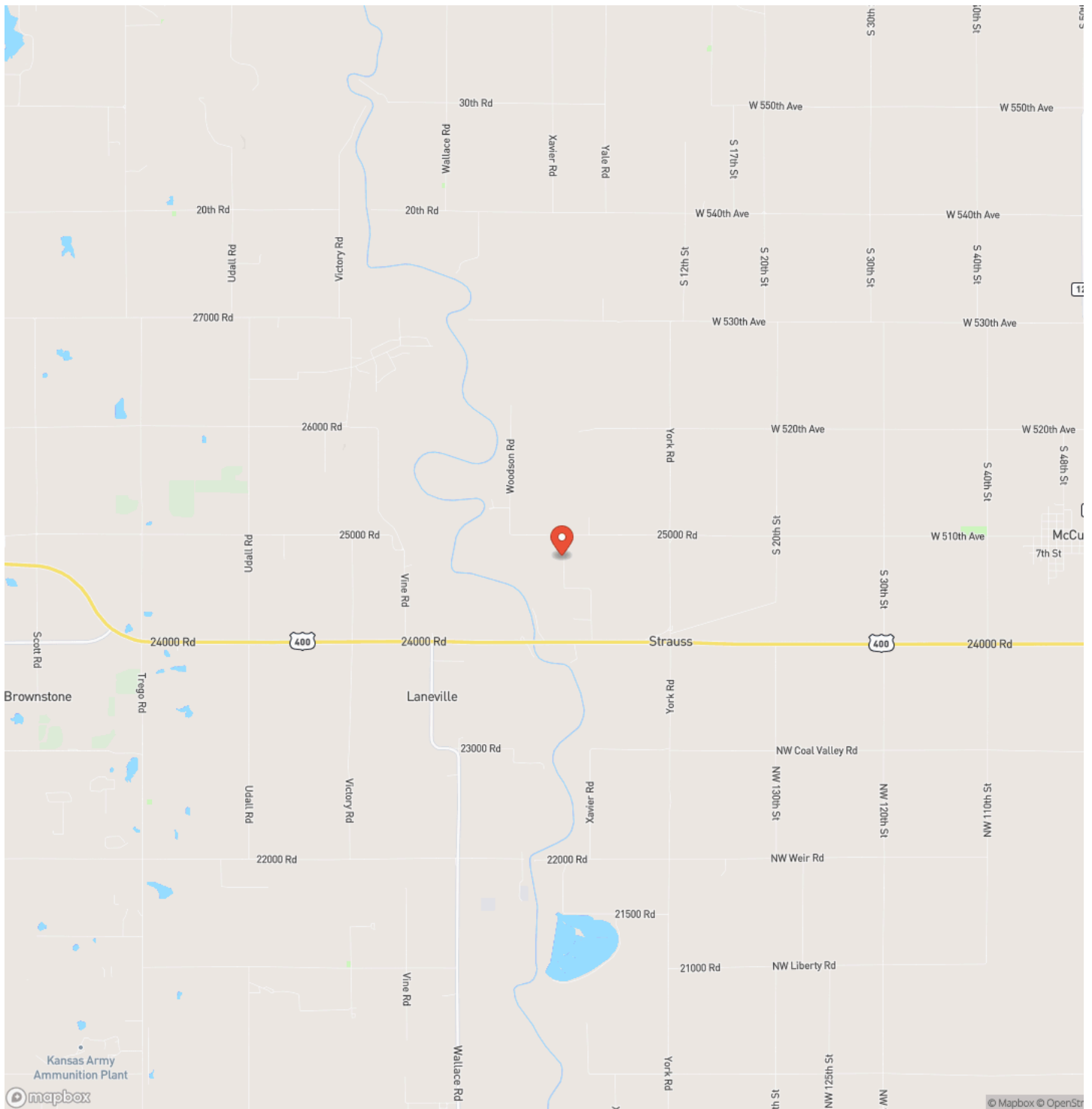


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Mccune, KS / Labette County



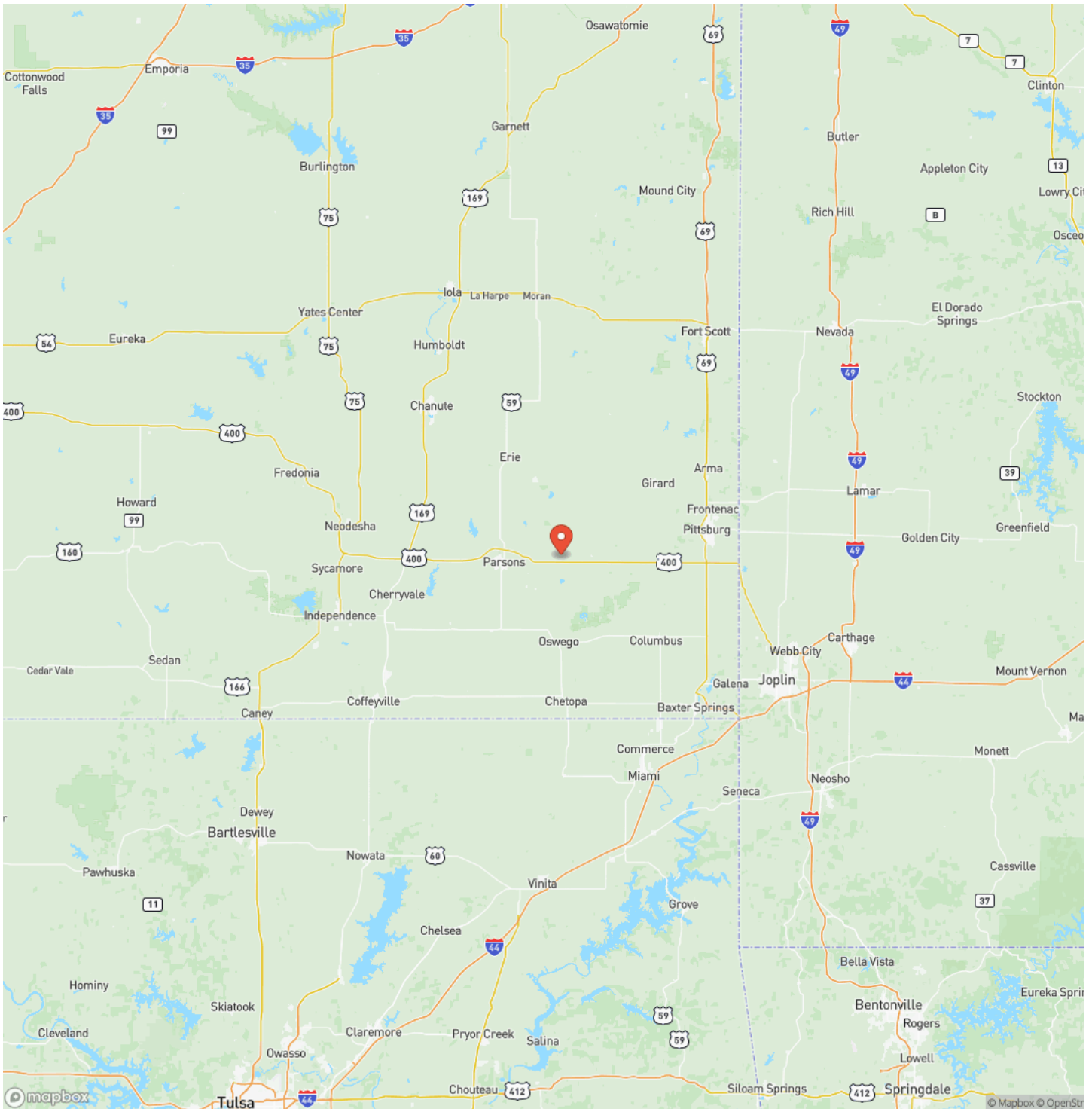
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Mccune, KS / Labette County

Locator Map



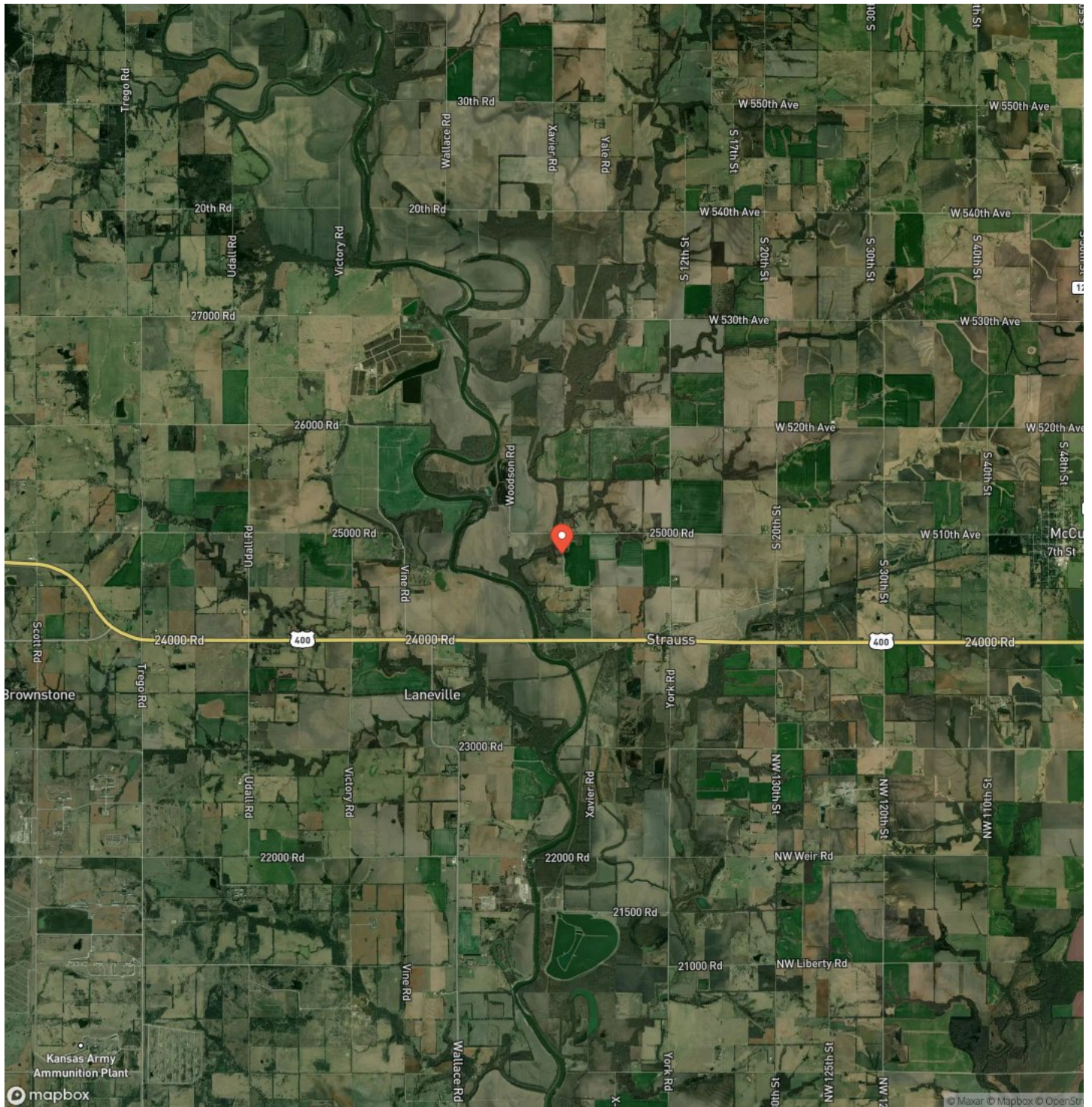
Mccune, KS / Labette County

Locator Map



Hunting Camp Near The Neosho River For Sale In Labette County, KS
Mccune, KS / Labette County

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Kale Kitterman

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Email

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Address

1700 W 4th

City / State / Zip

NOTES

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redcedarland.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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