

23 +/- Acre Build Site and Hunting Farm In Cherokee
County, KS Tract 1
SW 40th
Columbus, KS 66725

\$161,000
23± Acres
Cherokee County



23 +/- Acre Build Site and Hunting Farm In Cherokee County, KS Tract 1
Columbus, KS / Cherokee County

SUMMARY

Address

SW 40th

City, State Zip

Columbus, KS 66725

County

Cherokee County

Type

Hunting Land, Farms, Recreational Land

Latitude / Longitude

37.098116 / -94.904497

Acreage

23

Price

\$161,000

Property Website

<https://redcedarland.com/detail/23-acre-build-site-and-hunting-farm-in-cherokee-county-ks-tract-1-cherokee-kansas/95765/>



23 +/- Acre Build Site and Hunting Farm In Cherokee County, KS Tract 1 Columbus, KS / Cherokee County

PROPERTY DESCRIPTION

23± Acres | Hunting, Pasture & Build Sites | Cherokee County, KS

Discover the perfect blend of recreation and rural living on this 23± acre tract located in Cherokee County, Kansas, just southwest of Columbus. This versatile property offers multiple potential homesites with scenic views, making it an excellent location to build your country home or weekend getaway.

The land features a mix of open pasture and natural cover, providing ideal conditions for livestock grazing while also supporting strong wildlife habitat. Whitetail deer, turkey, and other game are commonly found in the area, making this an attractive hunting property with the added benefit of income or lifestyle potential.

With convenient access to Columbus and nearby amenities, this tract offers the privacy of the countryside without sacrificing location. Whether you're looking to build, hunt, graze, or invest, this Cherokee County property checks all the boxes. There are two tracts available and additional acreage may be considered. Contact listing agent for full details.

Highlights:

- 23± acres
- Hunting and wildlife habitat
- Pasture ground
- Multiple potential building sites
- Convenient location just SW of Columbus, KS and 1.5 Miles from a blacktop road
- Ideal for recreation, livestock, or a future homesite

Contact Land Specialist Kale Kitterman at [620-249-3882](tel:620-249-3882) to schedule a showing.

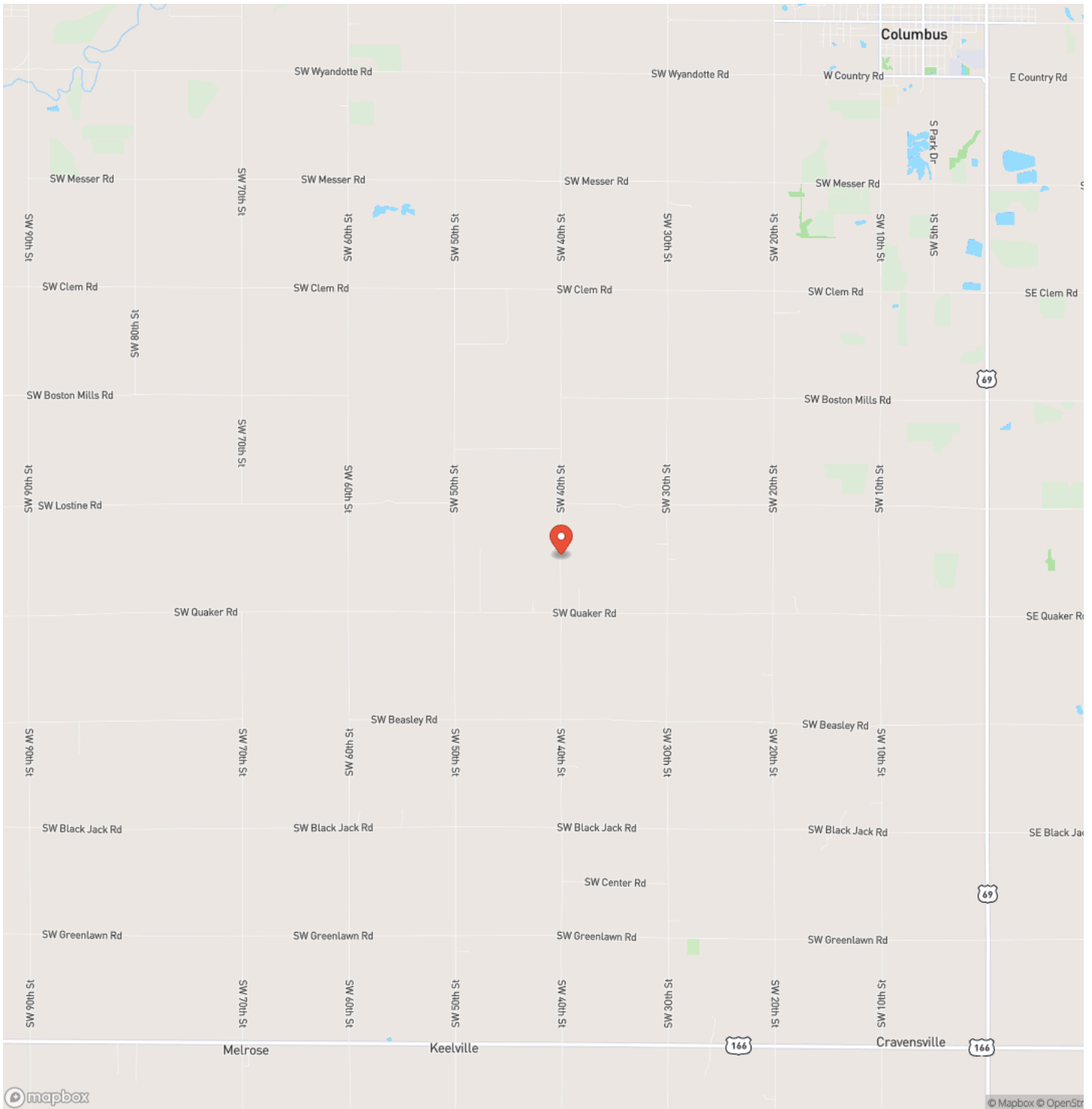


23 +/- Acre Build Site and Hunting Farm In Cherokee County, KS Tract 1
Columbus, KS / Cherokee County

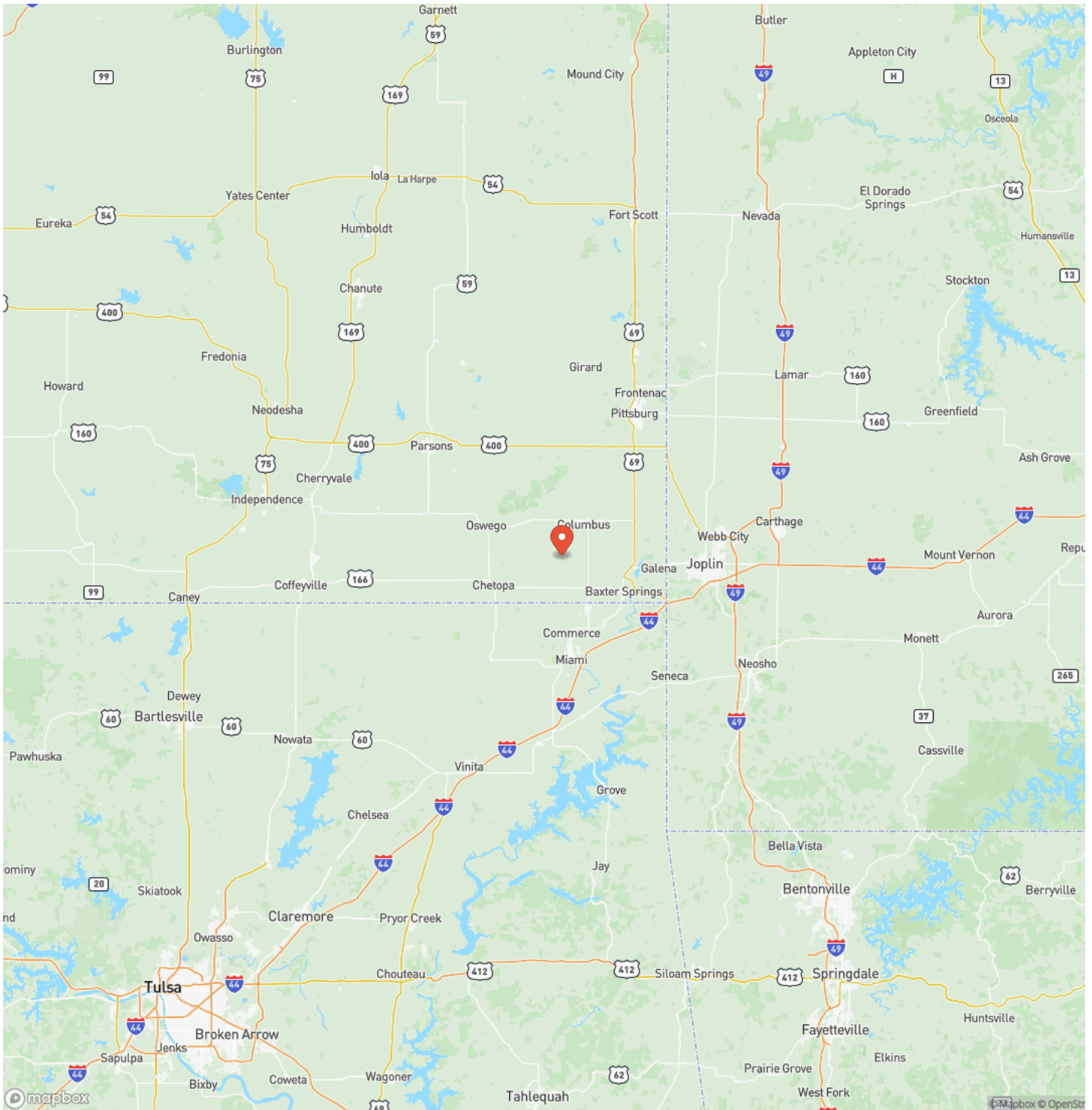


Columbus, KS / Cherokee County

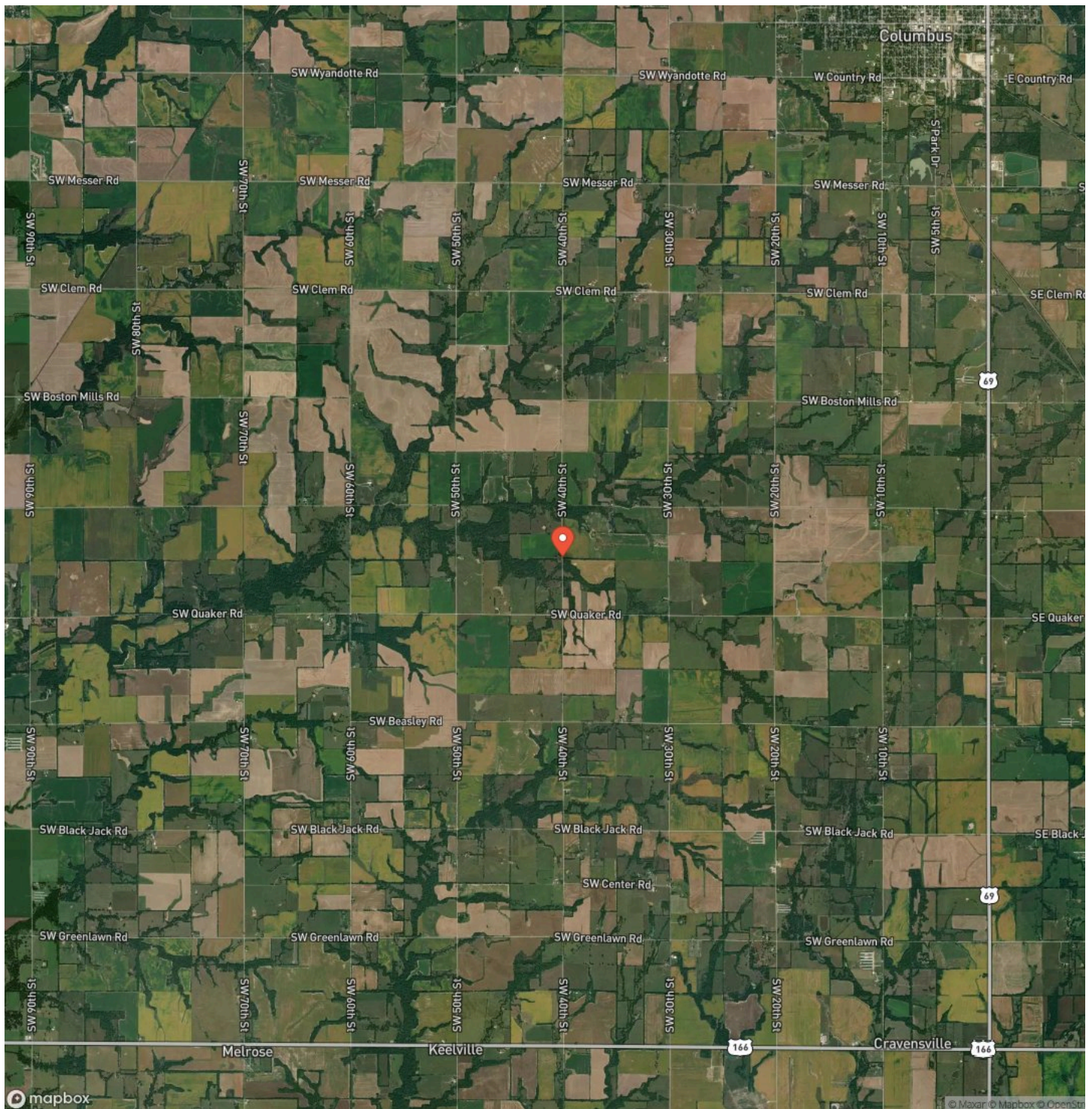
Locator Map



Locator Map



Satellite Map



**23 +/- Acre Build Site and Hunting Farm In Cherokee County, KS Tract 1
Columbus, KS / Cherokee County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Kale Kitterman

Mobile

(620) 249-3882

Email

kale@redcedarland.com

Address

1700 W 4th

City / State / Zip

NOTES

[illegible]

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.



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.



Red Cedar Land Co.
2 NE 10th ave
Saint John, KS 67576
(620) 546-3746
redcedarland.com

