

Recreational Property with Duck Marsh and Tillable
0 140th Rd
Erie, KS 66733

\$259,000
42.820± Acres
Neosho County



Recreational Property with Duck Marsh and Tillable Erie, KS / Neosho County

SUMMARY

Address

0 140th Rd

City, State Zip

Erie, KS 66733

County

Neosho County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

37.57279 / -95.257701

Acreage

42.820

Price

\$259,000

Property Website

<https://redcedarland.com/detail/recreational-property-with-duck-marsh-and-tillable-neosho-kansas/57773/>



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PROPERTY DESCRIPTION

Directions to Property: West of Erie, Ks on 140th road a quarter mile.

Legal Description: S30, T28, R020, ACRES 42.82, TR BEG 2283.6' W OF SE/C SE4 TRAVERSE NWLY 834.9' NWLY390' NLY 500' ELY ALG N LN SE4 SW4 1730' SLY ALG E LN SW4

Just west of Erie, Ks sets this well rounded recreational property. At close to 43 acres, it offers multiple hunting opportunities and some potential tillable income. When you think of hunting in southeast Kansas, three species come to mind, deer, turkey, and waterfowl, and this property will give you the opportunity at all three. There is a creek on the west side of the property that is a major travel route for deer in the area, and being surrounded by crop ground, the deer have all the nutrition they need to thrive and bucks to reach their full potential. With the tillable acres, this is where you can get creative in deciding whether to get some ROI, or maybe improve wildlife habitat to hold more deer. While turkey numbers in the state are down, you will find some on this property. Walking it a couple of days before typing this listing, I bumped two hens off their nest. This whole property revolves around a duck marsh that currently is designed to be over an acre large but could be expanded. Southeast Kansas is home to some of the best waterfowl hunting you will find, and this marsh is centrally located between other large marshes in the area, a safe spot for ducks about a mile away, and just off the Neosho River. It was built in 2019 by previous owners and has held ducks every year. A bonus waterfowl feature is a pond located in the tress on the northeast side that always seems to hold wood ducks.

Some bonus features of this property is a small pecan grove set in the entrance way, on good years the trees will produce a good pecan crop. There is also a usable shed with electricity to it. The property is fenced and gated offering some peace of mind.

Key Features:

Duck Marsh

Whitetail Hunting

Turkey

Electricity

Pecan Grove

2 Hours South of Kansas City

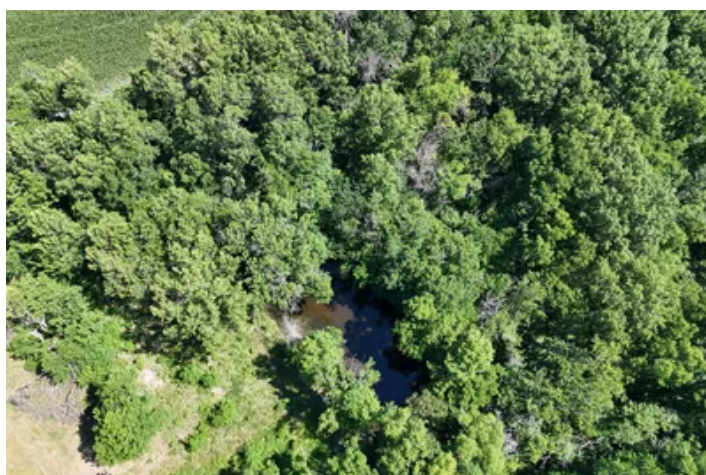
2 Hours East of Wichita

2 Hours North of Tulsa

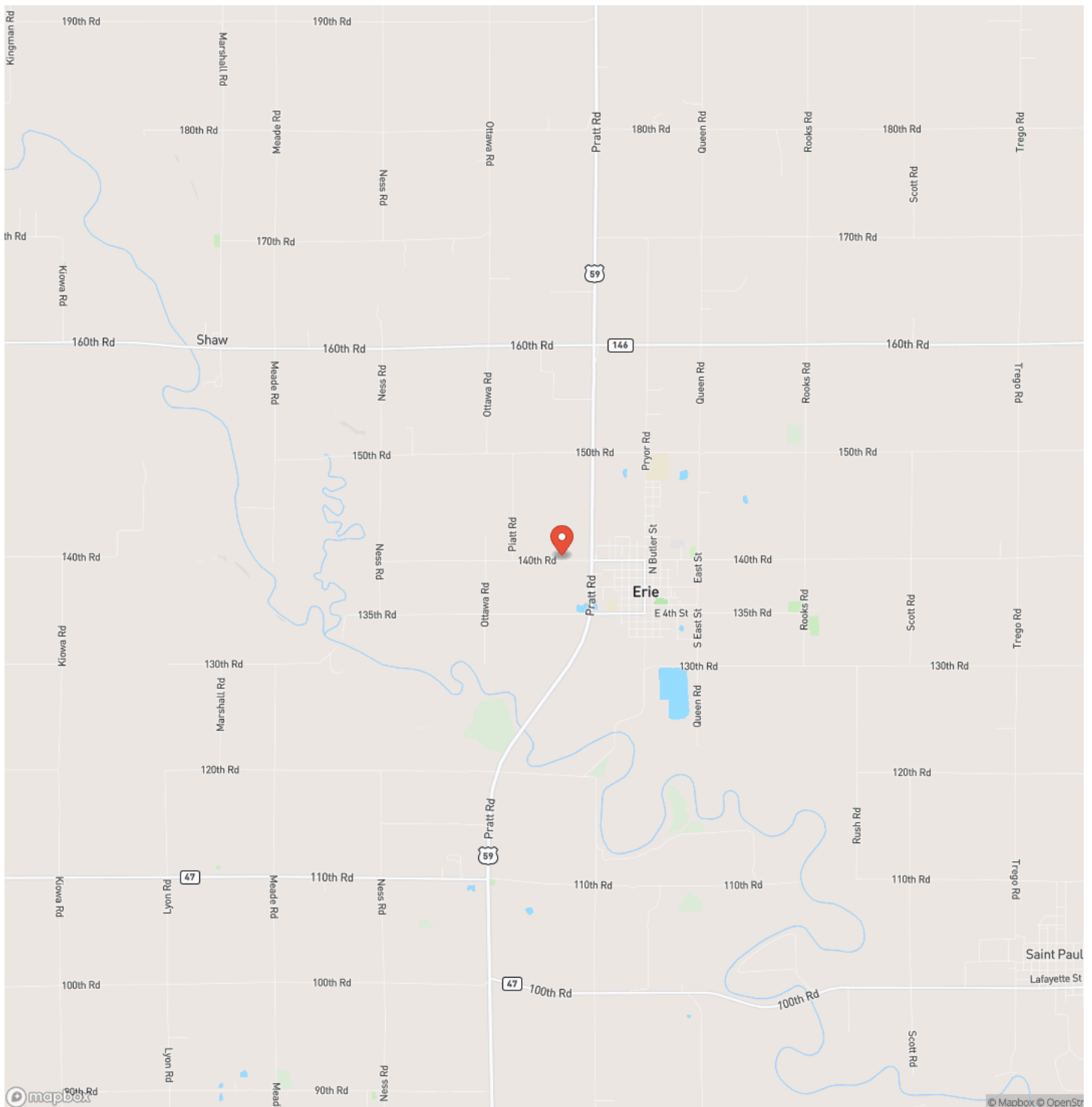
For a private showing or more information call Broc Mattox at [620-778-2967](tel:620-778-2967)



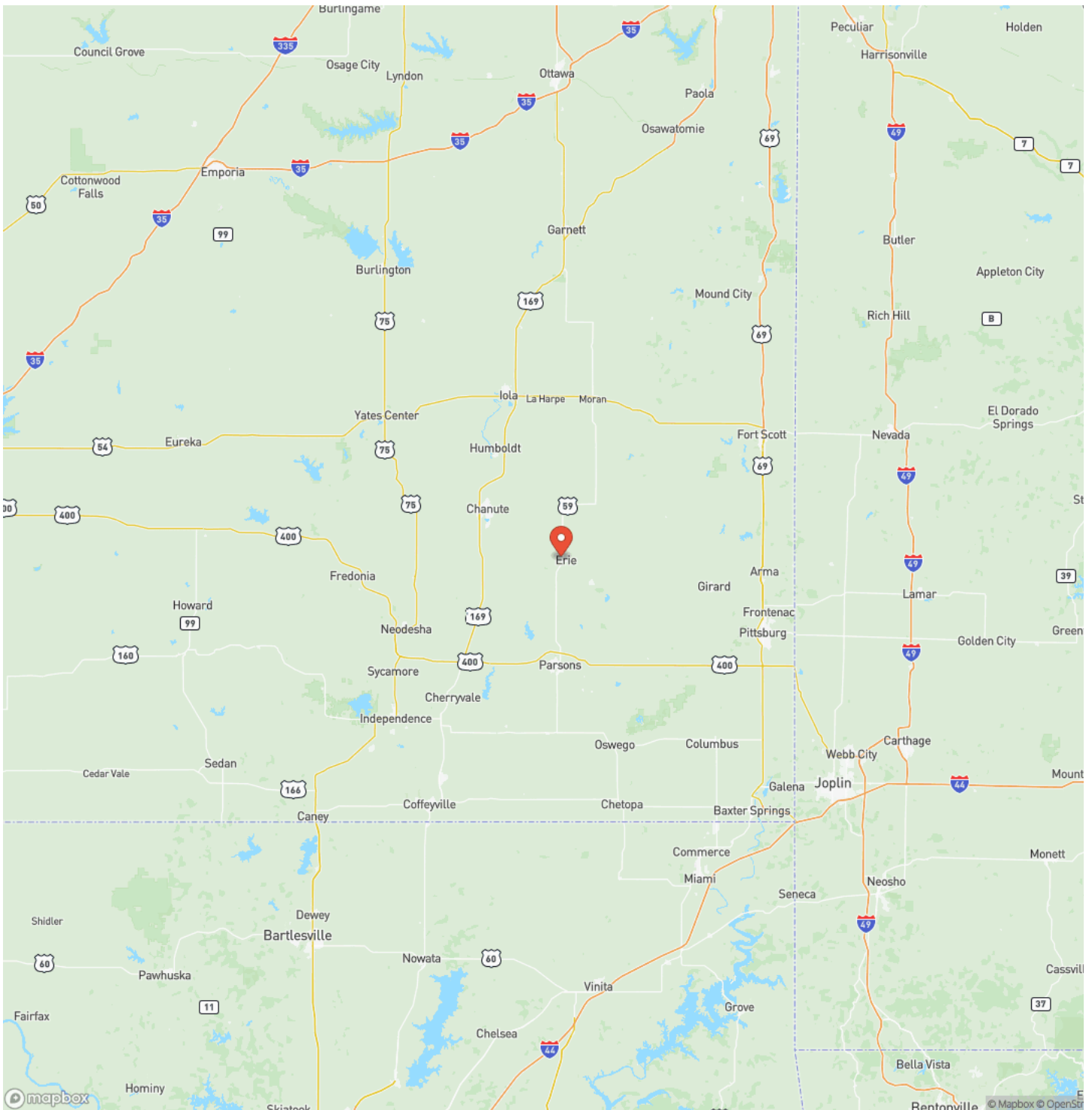
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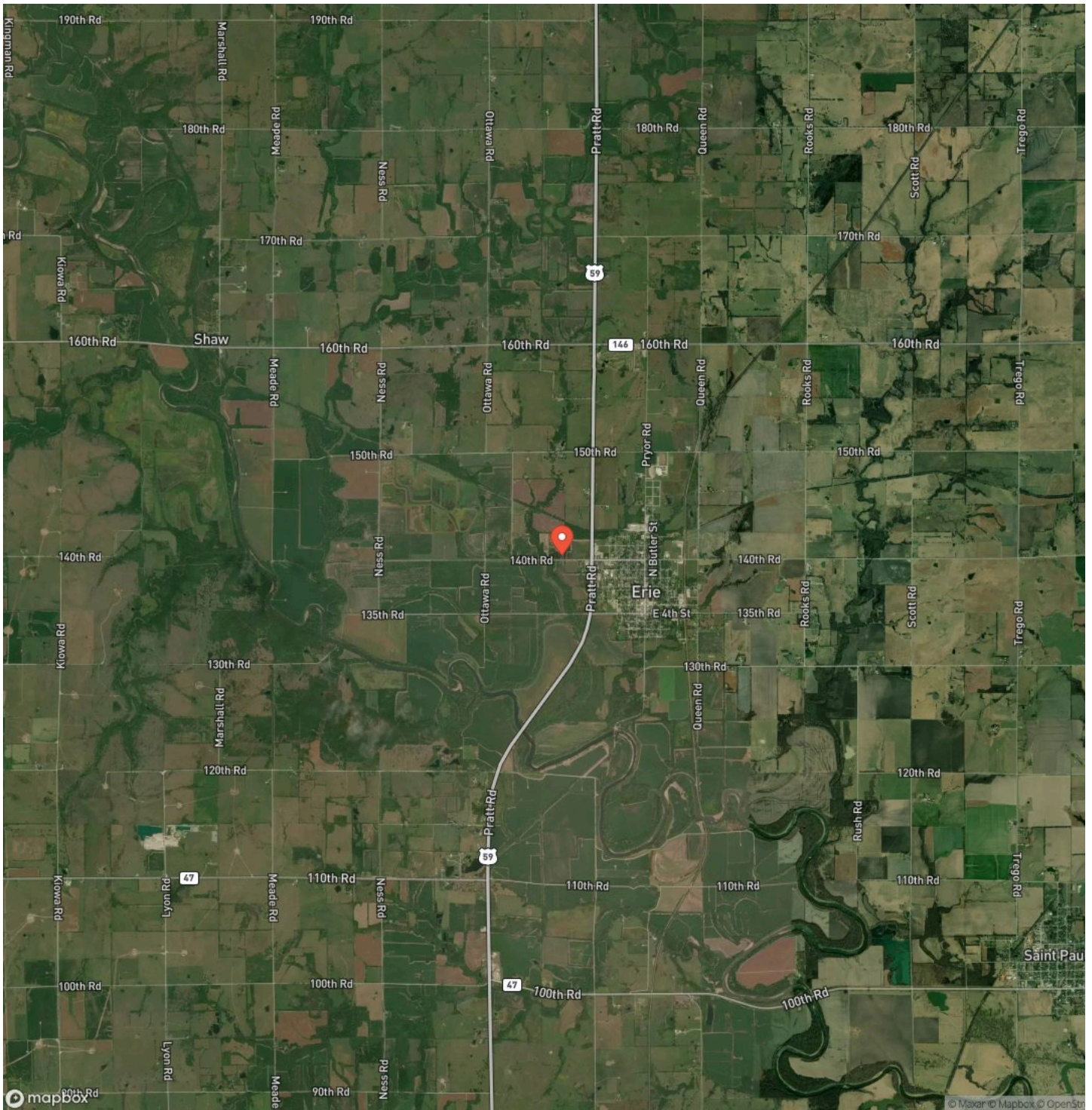
Locator Map



Locator Map



Satellite Map



Recreational Property with Duck Marsh and Tillable Erie, KS / Neosho County

LISTING REPRESENTATIVE

For more information contact:



Representative

Broc Mattox

Mobile

(620) 778-2967

Email

broc@redcedarland.com

Address

City / State / Zip

Oswego, KS 67356

NOTES

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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.



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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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