

Tillable Neosho 80
Walnut, KS 66780

\$275,450
78.760± Acres
Neosho County



Tillable Neosho 80
Walnut, KS / Neosho County

SUMMARY

City, State Zip

Walnut, KS 66780

County

Neosho County

Type

Farms

Latitude / Longitude

37.601437 / -95.078029

Acreage

78.760

Price

\$275,450

Property Website

<https://redcedarland.com/detail/tillable-neosho-80-neosho-kansas/41607/>



PROPERTY DESCRIPTION

Property Legal Description: S22, T28, R021, ACRES 78.76, W2 SW4 LESS RD.

Directions To Property: From Walnut, KS go west out of town on Hwy 146 one mile to Xavier rd and turn south, after 1/2 mile the property will be on the east side of the road.

Property Description: Located 1/2 mile from Hwy 146 sets this 80 +/- acre farm. Currently the northern half of the property is being used as a hay meadow, and the southern half is being farmed. Soil maps show the northern and some of the southern edge part of the property is Kenoma silt loam, the middle of the property Parsons silt loam, with 4.6 acres on the middle west side being Dennis silt loam. A small pond sits in the middle of the hay meadow. Mineral rights will transfer with this property to the buyer.

Farmers/Ranchers: This is a proven crop producing/hay producing farm. It has good dirt and more could be broken out to farm.

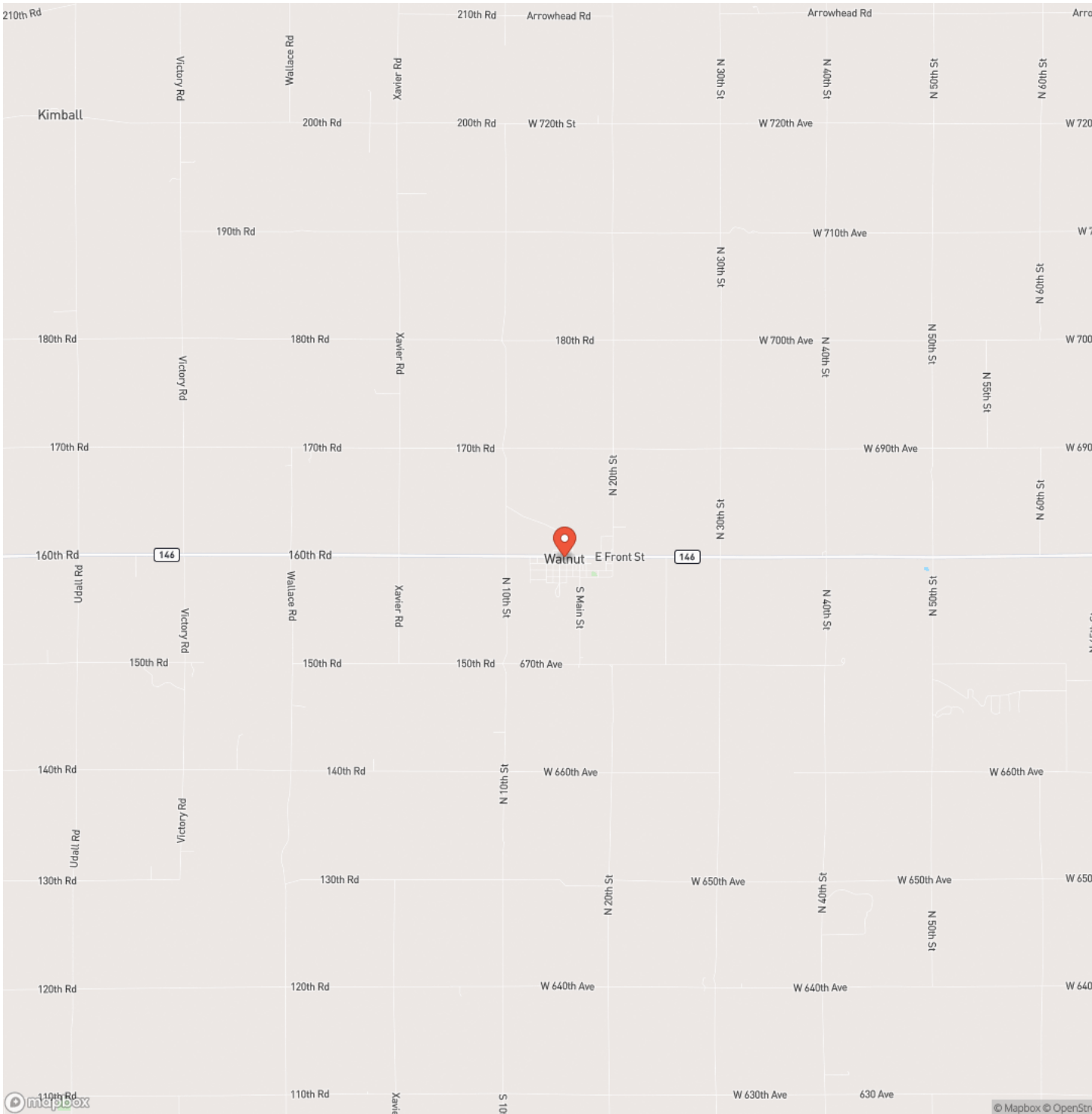
Home Builders: Located 1/2 mile off the highway on a minimally traveled gravel road, this farm offers you the seclusion you desire. Electricity and water are both located across the road on the west side, lowering the expenses you may face building on other sites. With a small pond and great views you cant go wrong building your dream home on this property.

Outdoorsmen: While fairly wide open, this farm does have the occasional deer traveling through. It is also in a good waterfowl fly zone, a marsh built on this farm would attract plenty of passing ducks.

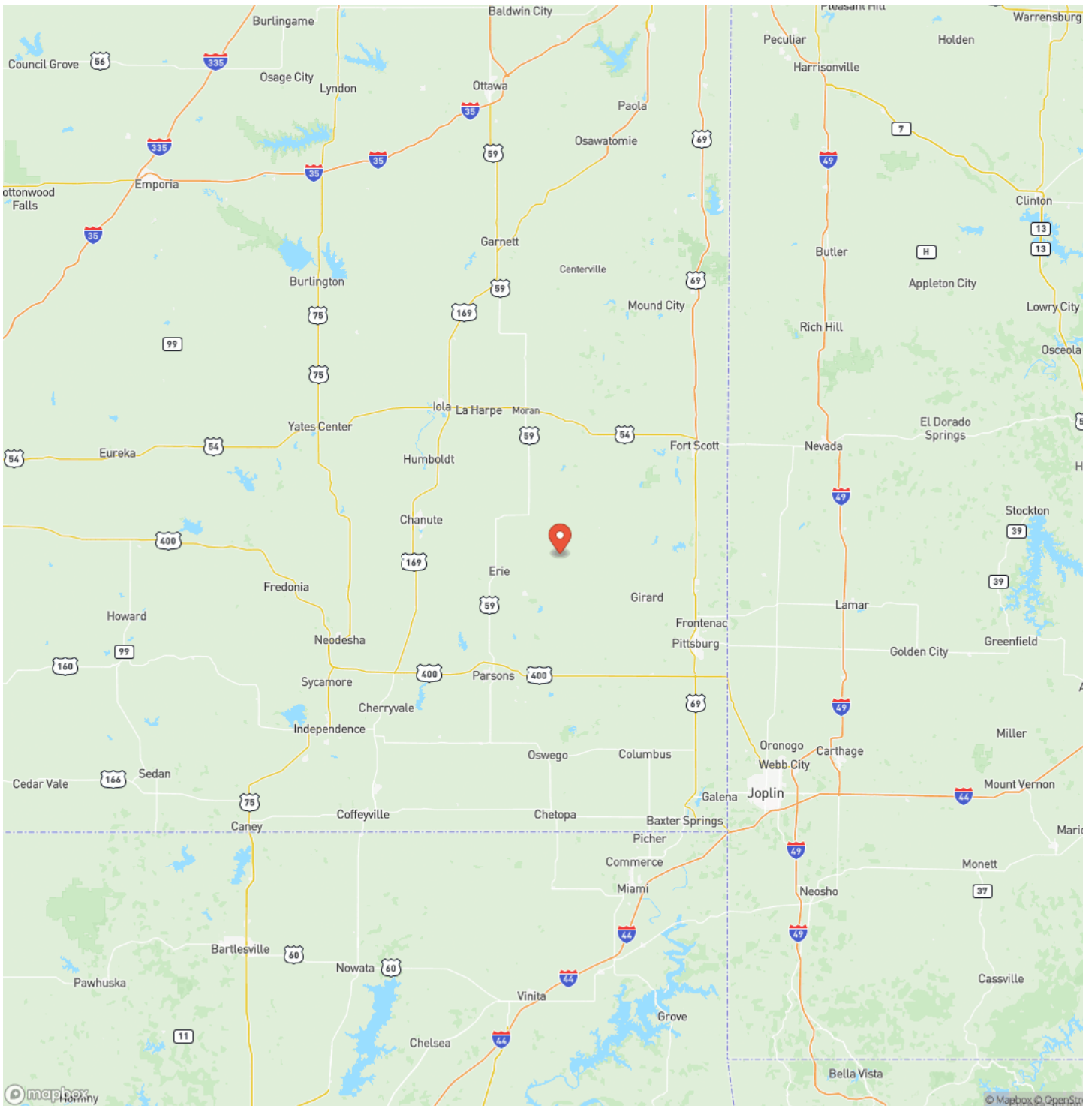
Good farms like this are not available very often please reach out to me Broc Mattox [620-778-2967](tel:620-778-2967) for more information.



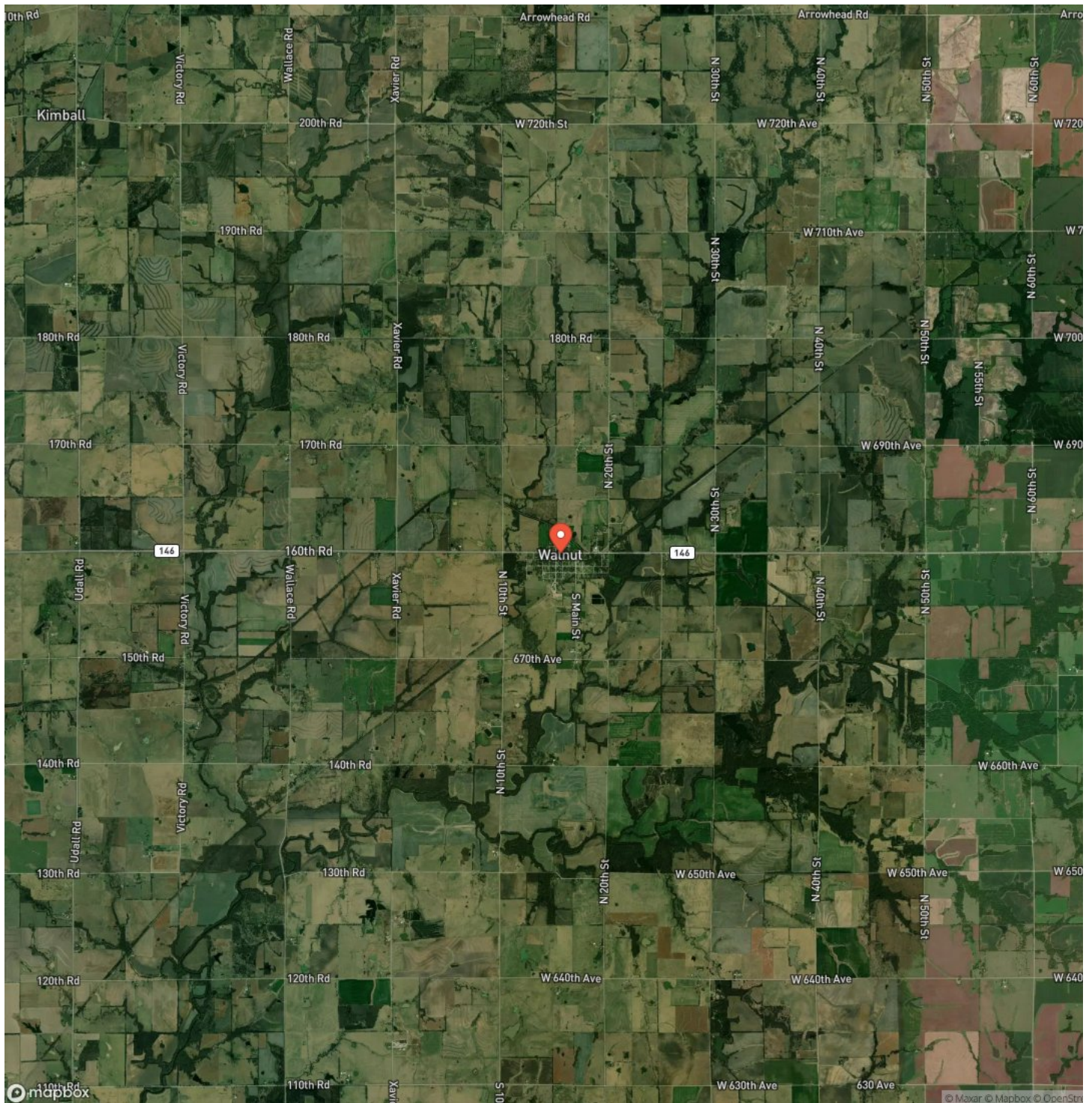
Locator Map



Locator Map



Satellite Map



Tillable Neosho 80
Walnut, 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



MORE INFO ONLINE:

redcedarland.com

[illegible]

redcedarland.com

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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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