

133+/- Acres of Untouched Crawford County Potential
Walnut, KS 66780

\$485,000
133.560± Acres
Crawford County



133+/- Acres of Untouched Crawford County Potential Walnut, KS / Crawford County

SUMMARY

City, State Zip

Walnut, KS 66780

County

Crawford County

Type

Ranches, Hunting Land

Latitude / Longitude

37.557428 / -95.080893

Acreage

133.560

Price

\$485,000

Property Website

<https://redcedarland.com/detail/133-acres-of-untouched-crawford-county-potential-crawford-kansas/56876/>



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PROPERTY DESCRIPTION

Legal Description: S02, T29, R21, ACRES 133.6, GOV'T LTS 5, 6, 8, & SE1/4 NW1/4, LESS BEG 55.73' E NW COR GOVT LOT 5, TH E 96.22', SELY 448.72', E 88', S 217', W 313', S 261.52', SWLY 131.5', N 465.98', W 49.39', N 368.86' TO POB, LESS ROW.

Directions to Property: South of Walnut, KS 3 miles on West 650th Ave.

Property Description: Located in Crawford County, Kansas sets this 133-acre farm ready for you to become its new owner! The property is currently being maintained as a cattle farm with, with good cross fence, and has some tillable acres on it. This is a great opportunity for anyone looking to expand their agricultural opportunities or get started in the agriculture business. The wet weather creek winds through a wide swath of mature timber in the center of the property, which creates a picturesque and peaceful setting. The property's layout, with multiple tree rows coming off the timber, offer many great acres to create food plots or a bedding area to hold wildlife. The way the property lies would keep these are from being able to be viewed from the roadway. The unique aspect of having five acres set across the road provides additional opportunities for hunting or simply a place to park your camper for a getaway. Water and electricity are both close to the property. It's not often you find a property of this caliber for sale in Crawford County.

Key features:

Abundant whitetail

Wild turkey

Wet weather creek

Mature Timber

2 hours south of Kansas City

1 hour 45 minutes east of Wichita

2 hours north of Tulsa

1 hour 30 minutes West of Joplin, Mo.

Call Broc Mattox [620-778-2967](tel:620-778-2967) today for more information or a showing

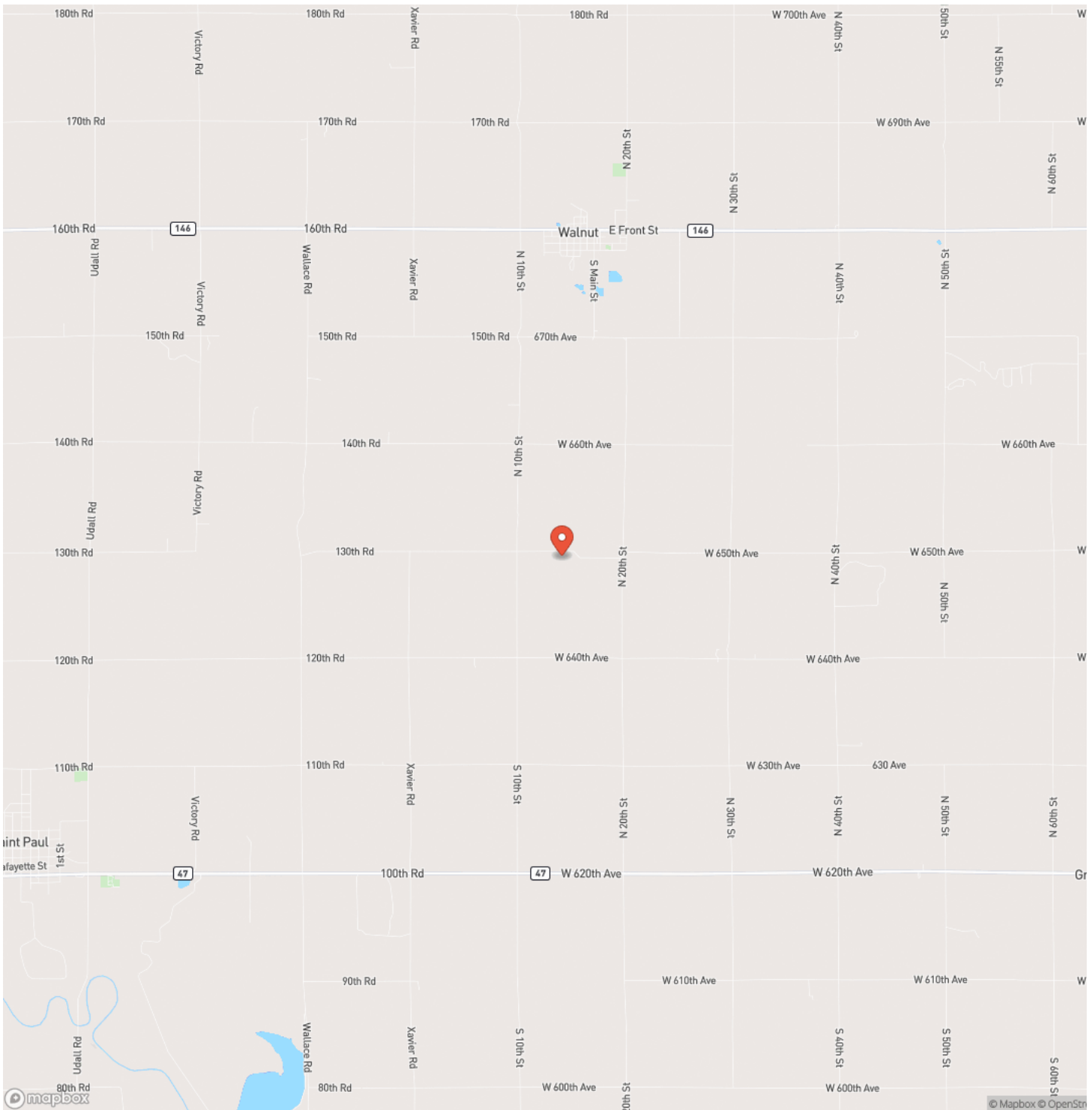


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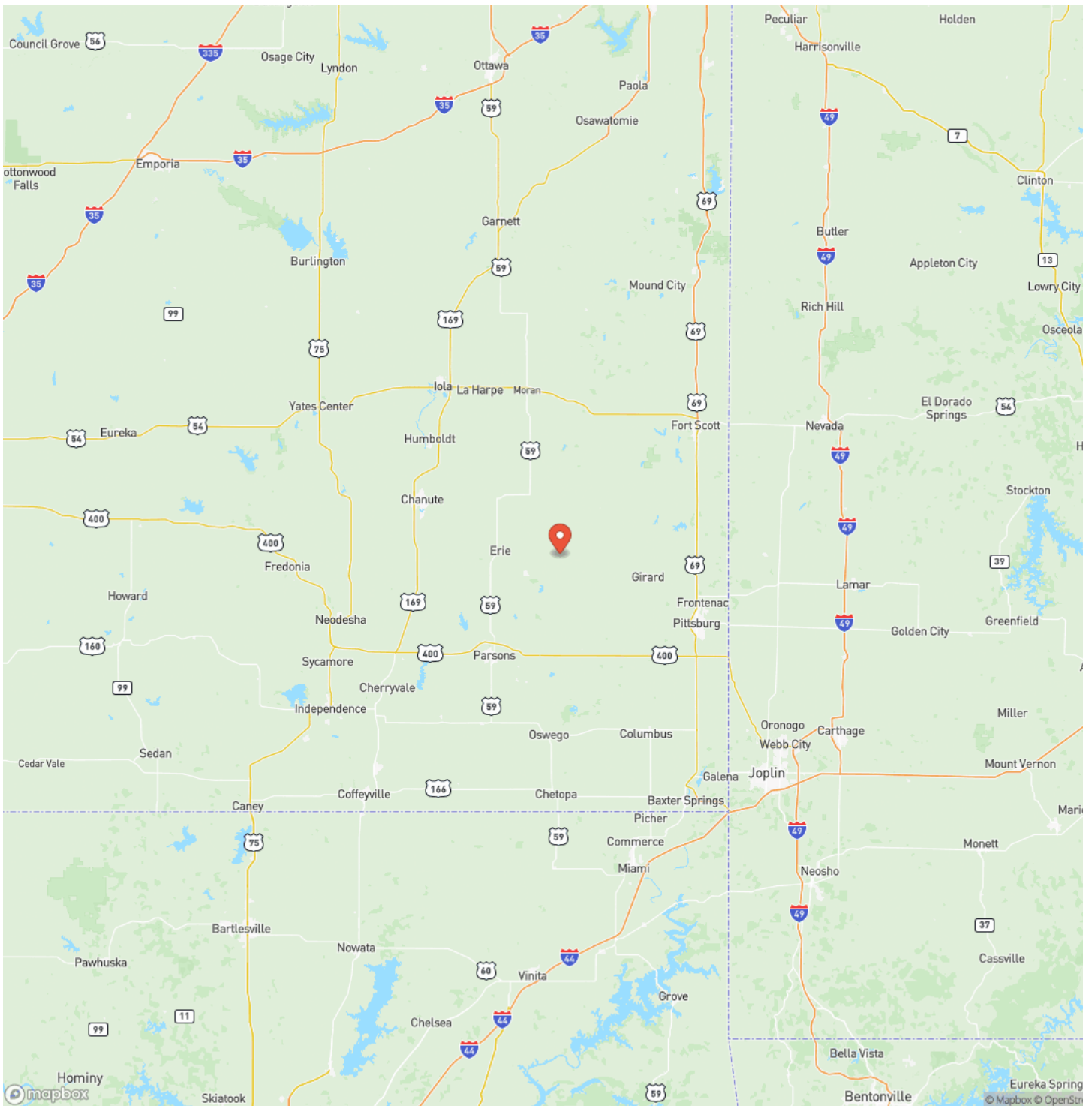


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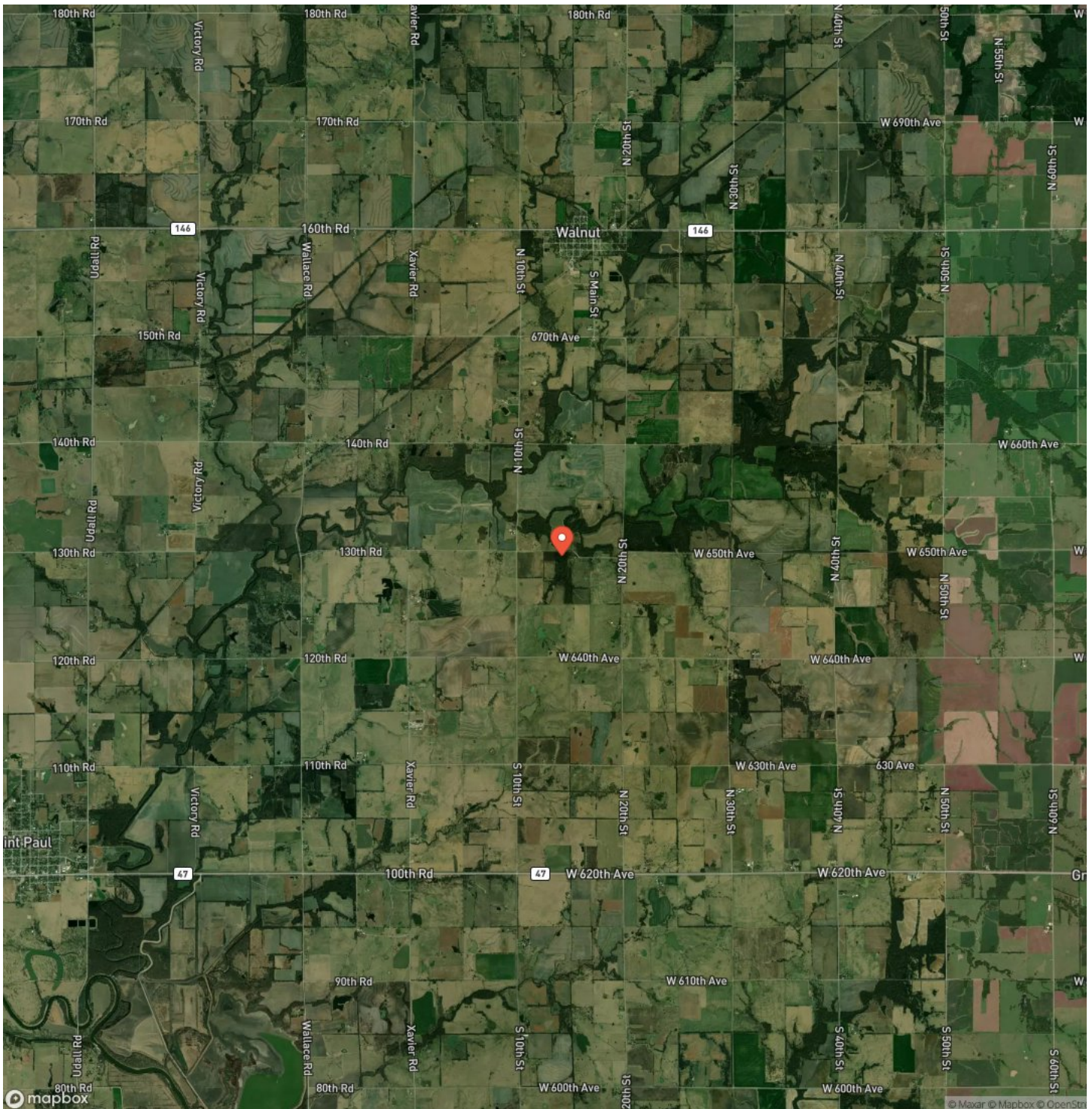
Locator Map



Locator Map



Satellite Map



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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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MORE INFO ONLINE:

redcedarland.com

[illegible]

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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