

Pumpkin Creek Farm and Home
451 11000 Rd
Mound Valley, KS 67354

\$1
273.350± Acres
Labette County



Pumpkin Creek Farm and Home
Mound Valley, KS / Labette County

SUMMARY

Address

451 11000 Rd

City, State Zip

Mound Valley, KS 67354

County

Labette County

Type

Farms, Hunting Land, Residential Property, Ranches

Latitude / Longitude

37.205346 / -95.404975

Dwelling Square Feet

1456

Bedrooms / Bathrooms

2 / 2

Acreage

273.350

Price

\$1

Property Website

<https://redcedarland.com/detail/pumpkin-creek-farm-and-home-labette-kansas/83449/>



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PROPERTY DESCRIPTION

Click on Link to see Property's Video: <https://drive.google.com/file/d/1xTlkj8T7LiWCWnJyJSa5wuXhTwefjK8/view?usp=sharing>

What an outstanding opportunity to own a very unique property. Starting with a beautiful 1,456 brick home placed perfectly right in the center of the 273 acres. This property has endless possibilities! Are you looking for a wildlife paradise? If hunting is your passion, there are huge deer, turkeys, and nice duck hunting. This property offers it all. With years of deer history this property has produced a 190 inch buck, and many 150-170's. It offers plenty of options for building duck holes down along the creek. The home would make the perfect secluded lodge. With the open floor plan and tall vaulted ceilings there lots of room to hang all your trophies. There's also plenty of room for storing and utilizing your valuable automobiles with the three car detached garage for all your toys. This property also offers a great return rate with farm ground and cattle pasture. It also provides highway frontage. Fences and cross-fenced, extra large pond, mineral rights included, gas production, lots of variety of small game. This property is a one-of-a-kind.

Auction to be held at the farm 451 11,000 Rd July 12th at 6:00 PM

Central location for a quick flight to or from: Approximately 1 hr 10 minutes to the Joplin Regional Airport, 1.5 hours to the Tulsa Airport, and slightly over 2 hours to the Wichita Dwight D. Eisenhower National Airport.

Land Agent: Cody Ross [417-529-4416](tel:417-529-4416)

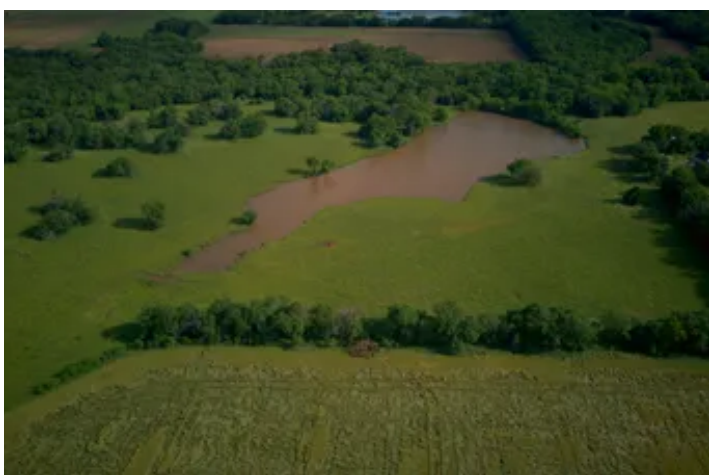
Terms and Conditions:

- Taxes shall be prorated to the date of closing.
- Title and closing costs shall be split 50/50. Any back taxes are paid by the Seller.
- Property is being sold in as is where is with no warranties or guarantees. All inspections must be conducted prior to the sale.
- Closing shall be with Chautauqua Hill Title on or before Aug 15, 2025. 10% non-refundable earnest money down day of sale.
- All bids will be considered cash deals, no financing, appraisal or inspection contingencies will be accepted.
- Red Cedar Land Co. is acting as a Seller's Agent only.
- All real estate is selling subject to any easements. Real estate is not selling subject to any inspections or bank approval. All boundary line maps are approximate. Real estate shall be sold with no disclosure statements. All property information is believed to be accurate, however Red Cedar Land Co. is not liable for its accuracy.
- If bid accepted, at the end of the auction, buyer will sign contract and pay nonrefundable earnest.

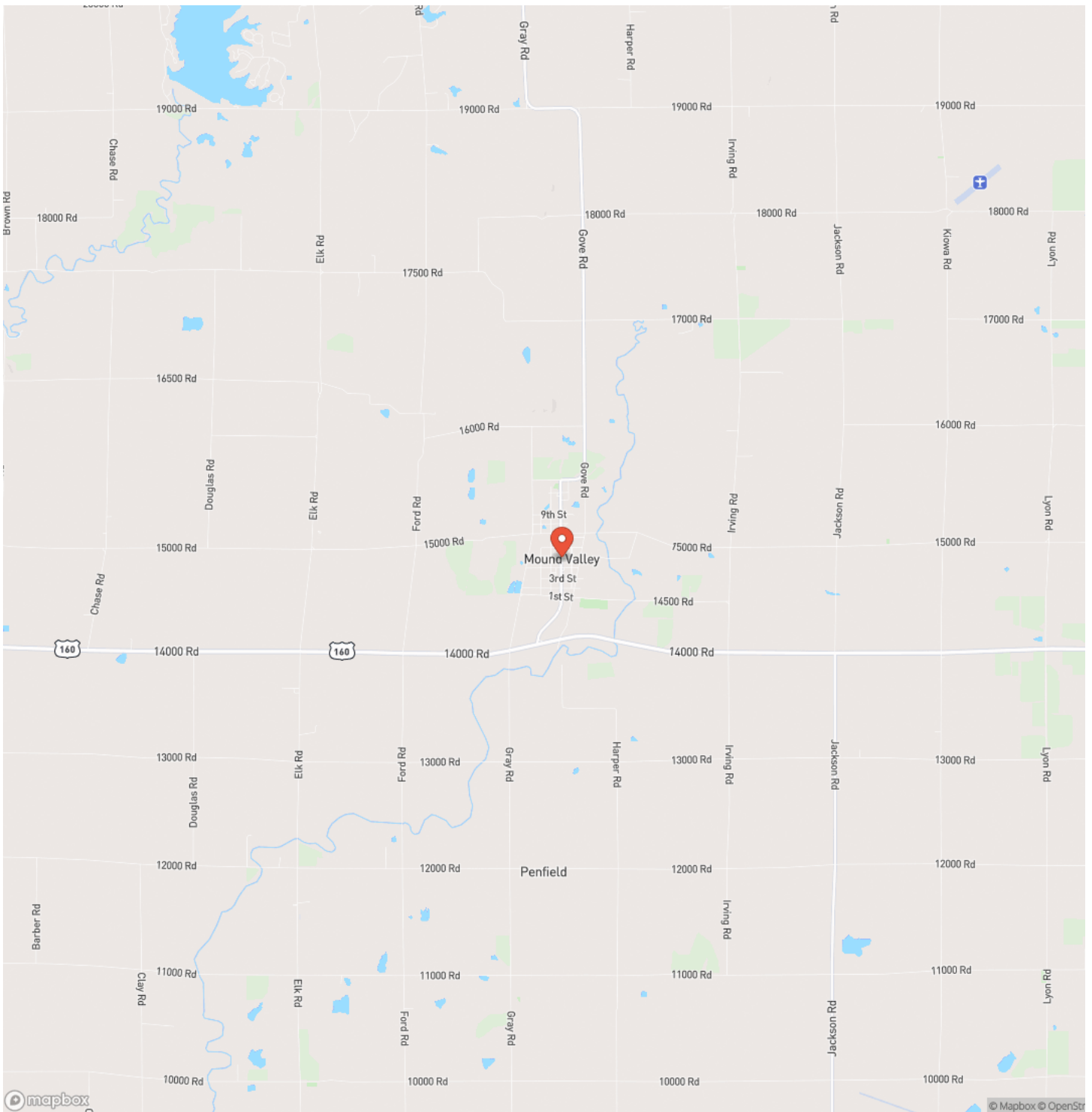
Any announcements made on, before, or during the time of the sale supersede any written descriptions.



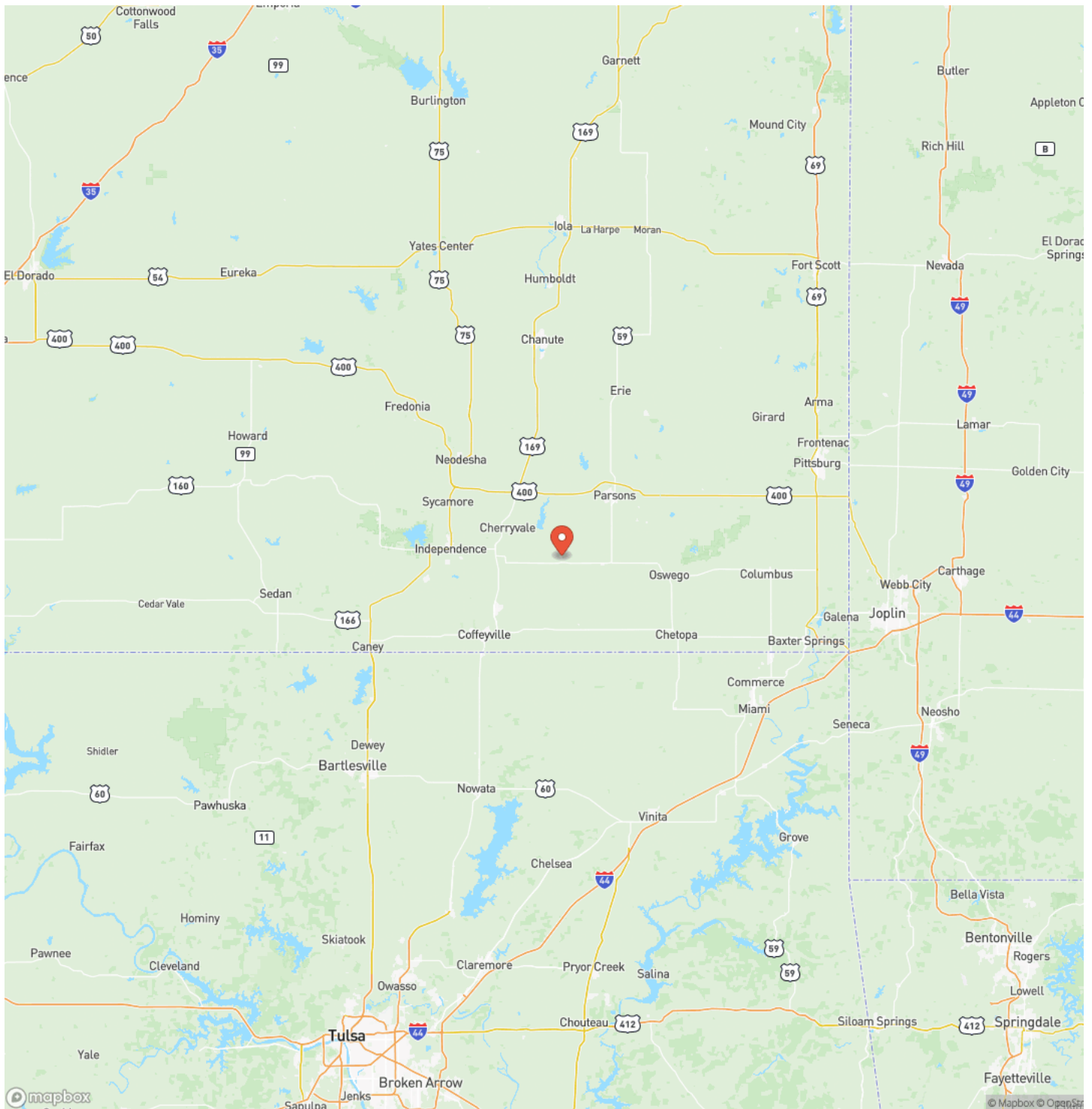
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Mound Valley, KS / Labette County



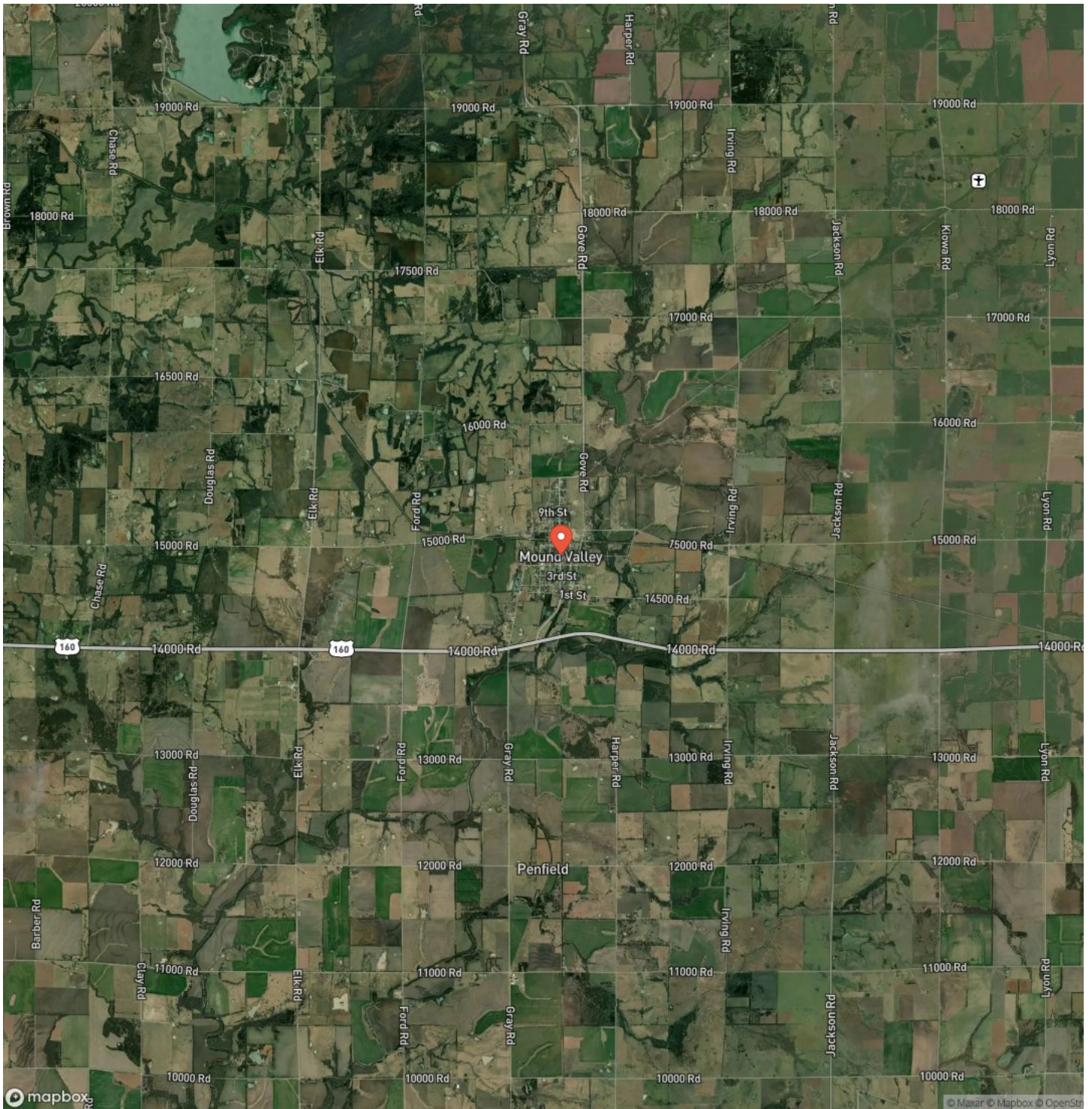
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Cody Ross

Mobile

(417) 529-4416

Email

codyr@redcedarland.com

Address

City / State / Zip

NOTES



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

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.



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