

Louisiana Rd 139
2175 Louisiana Rd
Ottawa, KS 66067

\$735,000
139.2± Acres
Franklin County



Louisiana Rd 139
Ottawa, KS / Franklin County

SUMMARY

Address

2175 Louisiana Rd

City, State Zip

Ottawa, KS 66067

County

Franklin County

Type

Ranches, Farms, Hunting Land, Recreational Land

Latitude / Longitude

38.542798 / -95.288039

Taxes (Annually)

\$976

Acreage

139.2

Price

\$735,000

Property Website

<https://greatplainslandcompany.com/detail/louisiana-rd-139/franklin/kansas/91496/>

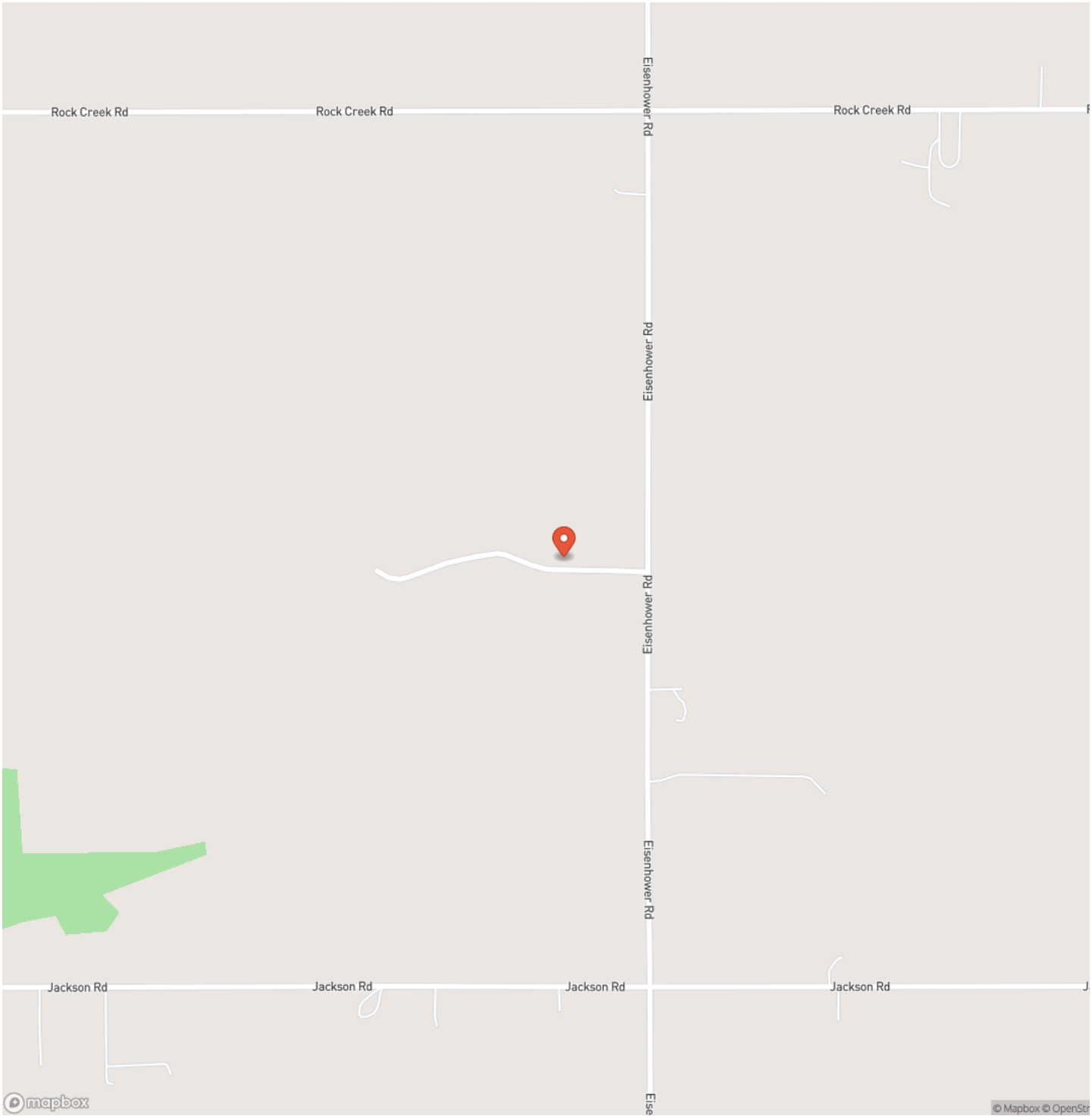


PROPERTY DESCRIPTION

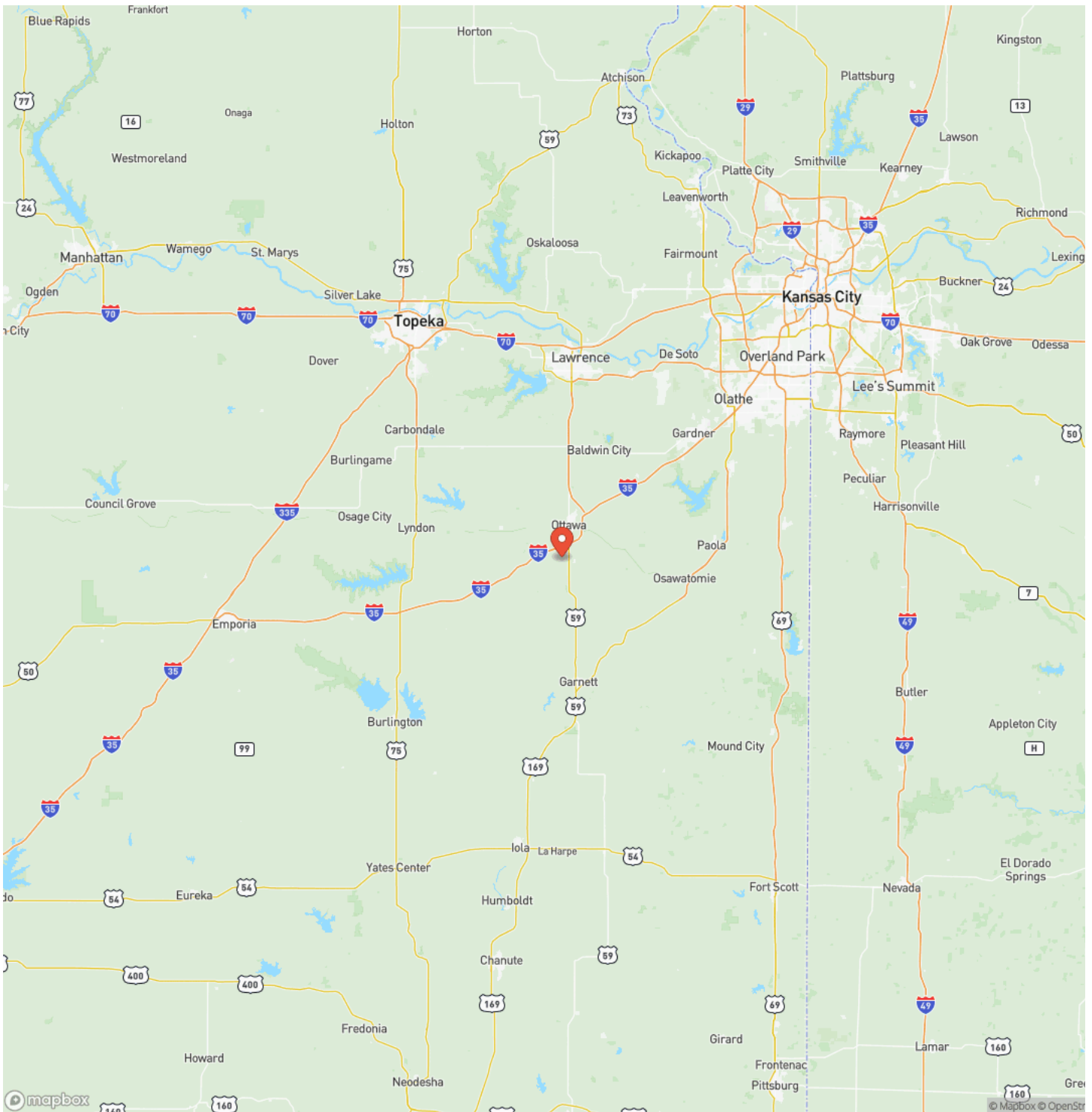
Diversified Farm 139 acres+/- has it all, income producing cropland, the pastures are a cattleman's dream with year around grazing, cool season pasture, warm season pasture, 4 ponds, treed areas, whitetails and other wildlife. The fencing is good to excellent. There is a livestock pond in each of the four cross fenced sections, including the West 40 that has 34 acres tillable Woodson Silt Loam soil, produced soybeans this year with the remaining acres of that West 40 in grass waterways and timber including trees around the pond and road frontage on the West. You could add electric fence to the South and West sides of the cropland section to graze crop residue. The middle 40 of Native Prairie is fenced and has a good pond. The East 60 of cool season grass is divided with cross fencing into a larger tract of 49 acres+/- with a recently cleaned out pond and a smaller pasture of 11 +/- acres on the East end of the property that has a pond and a 60 x 30 barn and a catch pen. The two middle tracts both have high hills that rise 70 feet in elevation above the lowland. The hilltops provide an amazing, scenic view of the property and the surrounding areas. You have to be there on the one of the hill tops to truly appreciate the view. Whitetail deer cross the property along the tree lines and fence lines and of course the 34 acres of cropland on the West with a pond surrounded by trees is a magnet for whitetails. There is a rural water service line along the East side of the property next to Eisenhower Rd. Check with the RWD to verify water meter availability. This property is a mile long with road frontage on both Louisiana Rd and Eisenhower Rd. The owners are selling this property as one tract. Because there is road frontage on both ends/roads, "maybe" the property can be split into two tracts with a simple lot split if both tracts have a minimum of 40 acres. Check with Franklin County. Bonus: the Kansas sunrises and sunsets can be gorgeous, looking out from on top of the hills. All that and it is just 35-45 minutes from the KC metro area.



Locator Map



Locator Map



Satellite Map



Louisiana Rd 139
Ottawa, KS / Franklin County

LISTING REPRESENTATIVE

For more information contact:



Representative

Dean Goodell

Mobile

(785) 229-5547

Email

dean@greatplains.land

Address

City / State / Zip

Ottawa, KS 66067

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.

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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