Girard Country Home on Acreage
173 E 47 HWY
Girard, KS 66743

$279,000
23.6± Acres
Crawford County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
173 E 47 HWY

City, State Zip
Girard, KS 66743

County
Crawford County

Type
Hunting Land, Ranches, Recreational Land, Residential Property, Single Family

Latitude / Longitude
37.51165 / -94.82105

Dwelling Square Feet
1,250

Bedrooms / Bathrooms
2 / 1

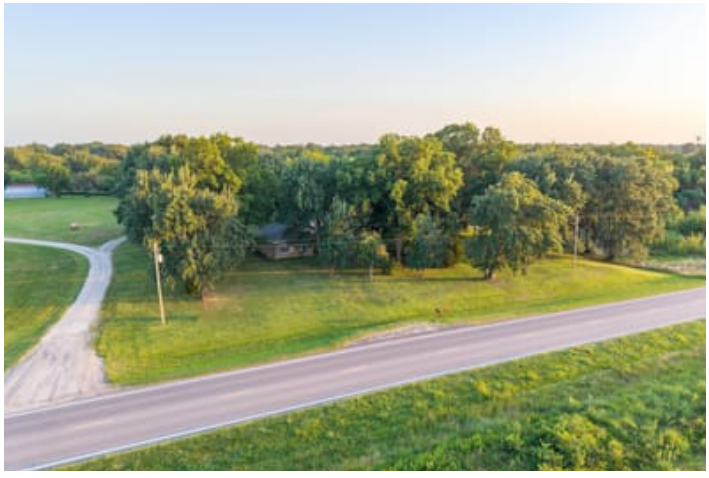
Acreage
23.6

Price
$279,000

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

Price Reduced! Looking for a place to start a hobby farm, enjoy country living, or simply spend more time outdoors? This 23.6 acre property offers a great opportunity just minutes outside of Girard, Kansas, and approximately 20 minutes from Pittsburg. The property features a 1,250+/- square-foot home with two bedrooms and one bathroom, providing a comfortable place to live while enjoying the space and privacy that comes with acreage. The land offers a great mix of pasture, timber, and water, with two ponds and a creek winding through the property. The combination of open ground and natural cover creates an attractive setting for wildlife, outdoor recreation, and peaceful country living. The pasture provides opportunities for livestock or horses, while the timber and water features add beauty, privacy, and year-round enjoyment. Whether you're looking for a small hobby farm, a rural homesite, or a property with room to explore and enjoy the outdoors, this tract offers the flexibility to fit a variety of lifestyles. With multiple water sources, open pasture, wooded areas, and the convenience of being close to both Girard and Pittsburg, this property offers the best of country living with the amenities of town just a short drive away! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Marcus Wilson at (913) 645-4836 .

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.





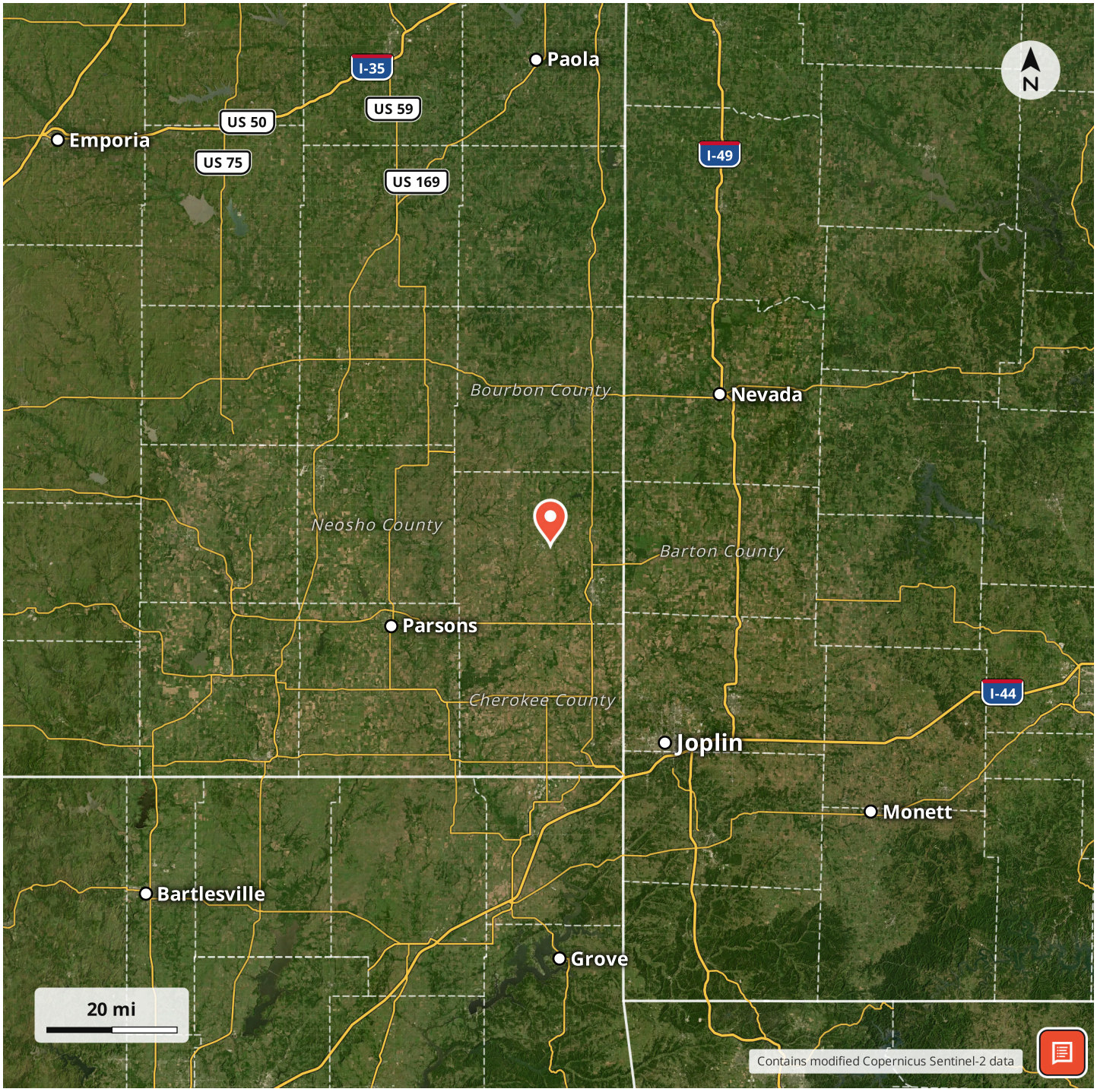




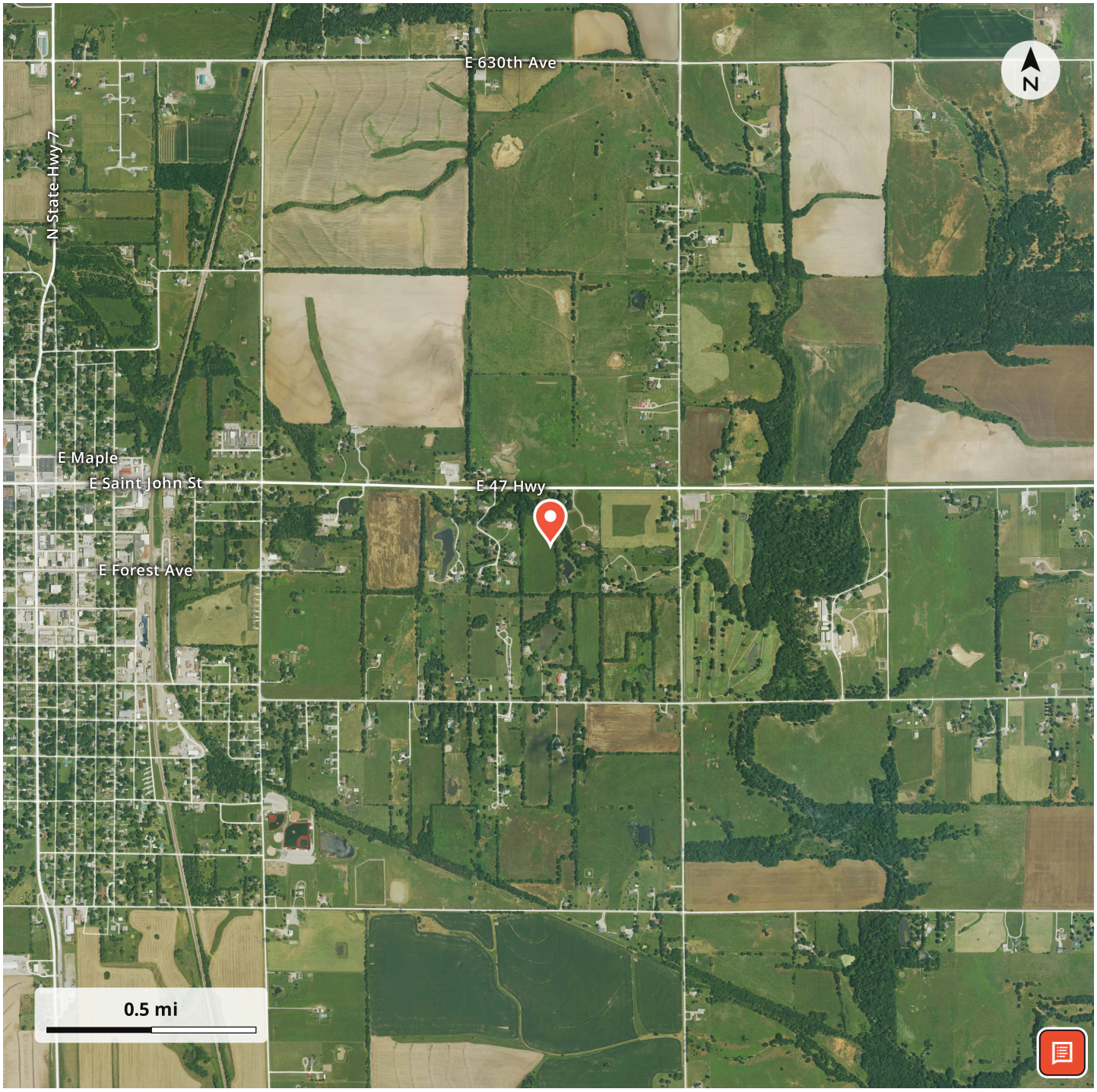




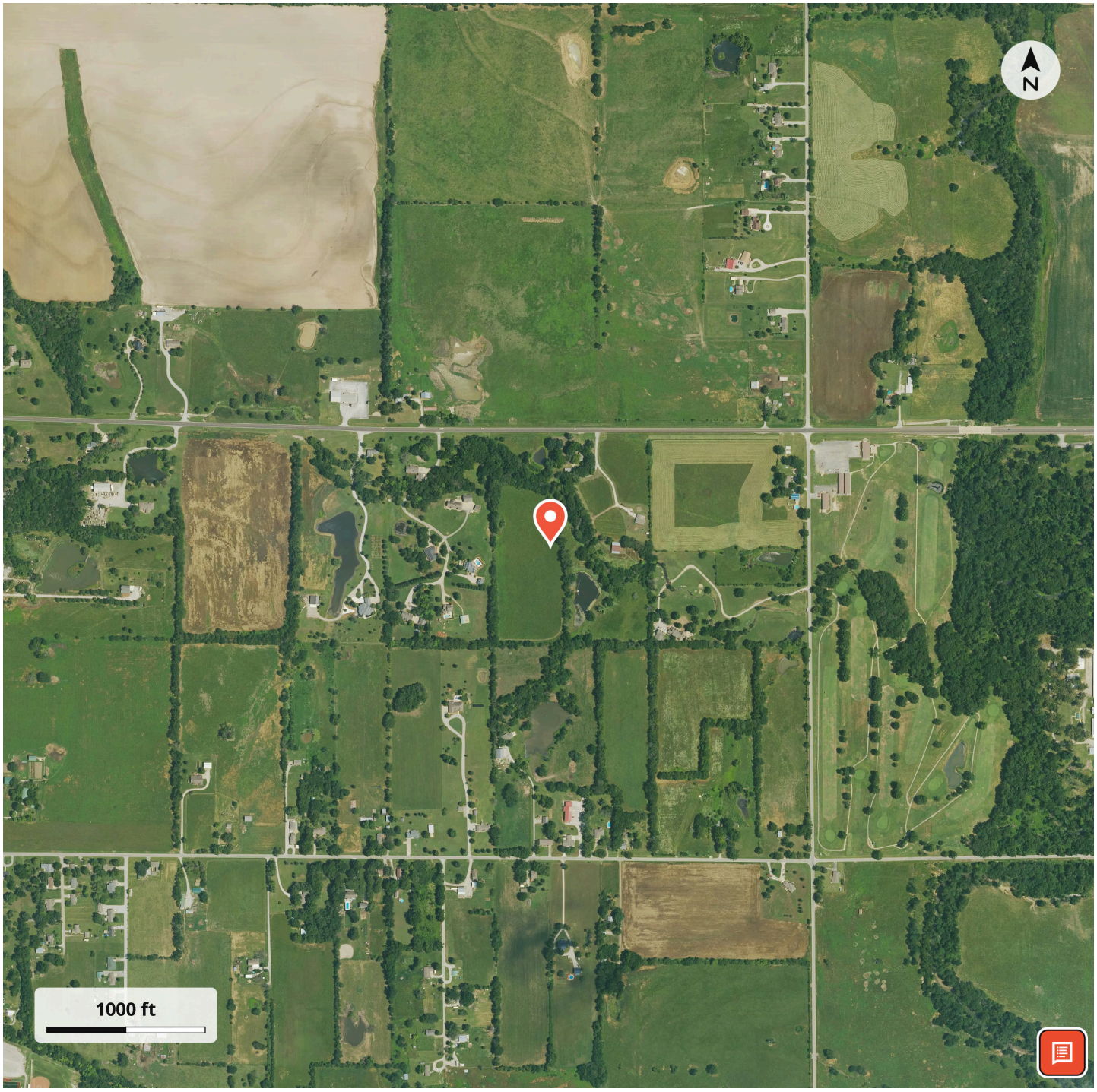
Regional Map



Locator Map


E 630th Ave
N State Hwy 7
E Maple
E Saint John St
E 47 Hwy
E Forest Ave
N
0.5 mi

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
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City / State / Zip
Olathe, KS 66051

NOTES

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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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