

171+/- Neosho River Dream Farm
328 Cherry St
Chetopa, KS 67336

\$1,265,400
170.750± Acres
Labette County



171+/- Neosho River Dream Farm
Chetopa, KS / Labette County

SUMMARY

Address

328 Cherry St

City, State Zip

Chetopa, KS 67336

County

Labette County

Type

Farms, Residential Property

Latitude / Longitude

37.029377 / -95.070862

Dwelling Square Feet

2092

Bedrooms / Bathrooms

4 / 2

Acreage

170.750

Price

\$1,265,400

Property Website

<https://l2realtyinc.com/property/171-neosho-river-dream-farm-labette-kansas/88781/>



PROPERTY DESCRIPTION

171+/- Acres | Neosho Riverfront Farm & Recreational Paradise

This incredible 171+/- acre property offers a rare blend of productive tillable ground, mature timber, river frontage, and unmatched recreational potential — all tucked away at the end of a dead-end road for ultimate privacy and seclusion.

Owned by the same family for over 30 years and never hunted, this land has been carefully preserved as a private retreat. With diverse terrain, natural water sources, and incredible habitat, it's a true rare opportunity for hunters, investors, and outdoor enthusiasts alike.

The land features approximately 60+/- acres of tillable ground with productive soils suitable for row crops or large-scale food plots. Around 73+/- acres are covered in mature timber, providing excellent whitetail habitat with natural funnels, bedding cover, and significant elevation changes. An additional 20+/- acres of overgrown grassland that could easily be converted into hay production, bedding areas, or enhanced wildlife habitat. There's also a 10+/- acre pecan grove offering both wildlife attraction and potential income.

Water features are abundant and include nearly a mile of Neosho River frontage and over 1.2 miles of Town Creek winding through the timber. This creek has created dramatic elevation changes, scenic bluffs, and multiple natural pinch points that make for outstanding stand locations. A spring-fed pond tucked deep in the timber has the potential to become a unique secluded mallard hole. In the south crop field, low-lying areas already collect sheet water and have proven attractive to ducks and geese. With minimal dirt work, this could be developed into a premier duck impoundment, conveniently located near the river for easy water management. There's also a former crop field just east of the cemetery that would be an ideal location for a large food plot or wetland restoration project.

The property includes a well-maintained 2,000 sq. ft. home that's perfect as a primary residence or a hunting lodge, along with multiple outbuildings and a concrete-floored dog pen. Access is easy yet private, with the property located at the end of a dead-end road. Southern access is also available via the nearby cemetery road, offering flexibility for entry and hunting setups without disturbing key areas.

What truly sets this property apart is not just what it offers — but how untouched it is. The current owner has never allowed hunting, meaning the wildlife is plentiful and unpressured. From towering timber ridges to creek-bottom travel corridors, the natural layout of the land is ideal for whitetail and turkey movement. Add in the exceptional white bass fishing during seasonal flows, and you have a four-season recreational gem.

Whether you're a hunter, fisherman, investor, or simply looking for a peaceful rural getaway, this farm offers a rare mix of seclusion, beauty, and potential. With its diversity of habitat, water features, and strategic layout, it stands out as one of the most sought after recreational tracts in the area. Properties with this kind of character, seclusion, and potential are few and far between! Don't miss your chance to own this one-of-a-kind farm!

Contact me today to schedule your private tour!

Ethan Houk

L2 Realty, Inc.

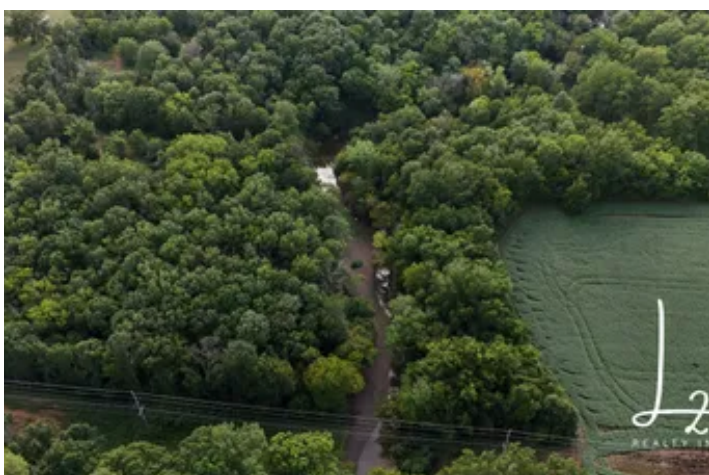
Rural Land Specialist

[*\(620\) 778-9135*](tel:(620)778-9135)

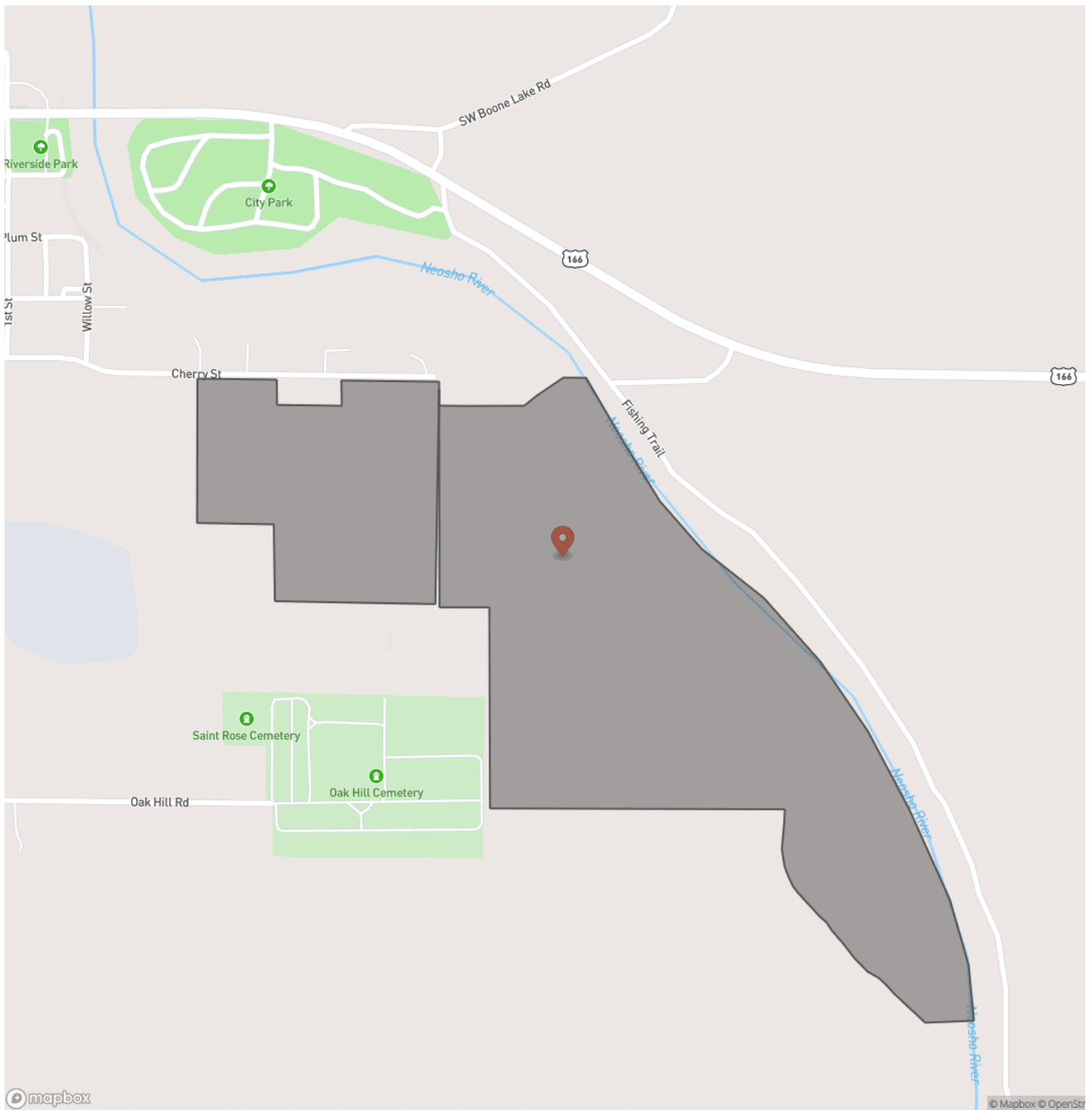
[*ehouk@l2realtyinc.com*](mailto:ehouk@l2realtyinc.com)



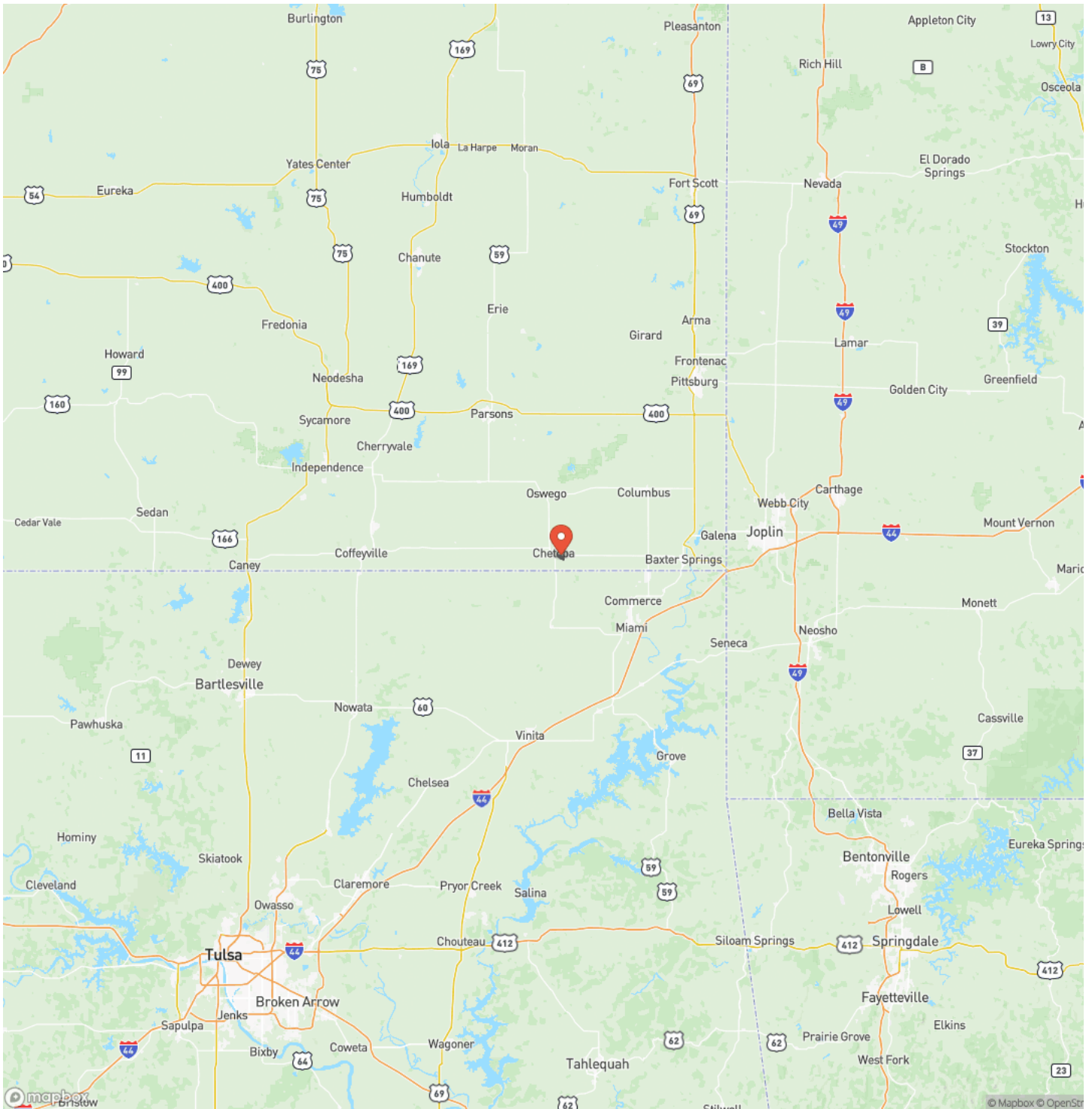
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Locator Map



Locator Map



Satellite Map



171+/- Neosho River Dream Farm
Chetopa, KS / Labette County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

NOTES

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MORE INFO ONLINE:

L2realtyinc.com

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



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