

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

171± Acres
Labette County



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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

171

Property Website

<https://l2realtyinc.com/property/auction-171-neosho-river-dream-farm-labette-kansas/92941/>



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

PROPERTY DESCRIPTION

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

Description: Hybrid Land Auction 171 +/- Acres Labette, County, KS

Online Auction: Friday, December 5, 2025 at 1:00 PM

Live Auction: Tuesday, December 9, 2025 at 6:00 PM

Auction Location: Oswego City Community Center 203 North St, Oswego, KS 67356

171 +/- Acres Along the Neosho River in Labette/Cherokee County, KS - Cropland, Recreational & House on Acreage

This incredible 171 +/- farm 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 70+/- 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 more tillable, 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! Dont miss your chance to own this one-of-a-kind farm! Contact me with any interest

Auction Terms (Hybrid)

ONLINE & LIVE. Online bidding will open at 1:00 pm on Friday, December 5th and the live auction will begin at 6:00 pm on Tuesday, December 9th. Bidding will be conducted via online, by phone, or in person. Download our app "L2 Realty Auctions" or go to <https://l2realtyinc.bidwrangler.com/ui> to keep up and place bids. The auction will conclude upon closing of the live bidding.

[There will be a 10% buyers premium added to the high bid to determine the contract price.] Closing fee and title insurance fee will be split 50/50 between seller and buyer.

[The property is selling subject to a reserve.]

Bids submitted shall be "firm bids" available for sellers acceptance and without contingencies. Interested buyers need to view the property prior to the date of the auction and have financing approval along with any inspections performed prior to bidding.

[Final sales price will be calculated by 171 +/- times the final bid plus buyer's premium.]

Upon acceptance of a bid by seller, the real estate contract will be provided by the seller's agent to the successful bidder promptly, and the termed contract shall be executed by the successful bidder and tendered to seller's agent within 24 hours of the close of the auction. The earnest deposit in the amount of 10% of the final sale price will be tendered to Security 1st Title within five (5) days of notification and acceptance. Remaining balance due at the time of closing.

Closing of the sale bid purchase will be conducted on or before January, 13th at where time seller shall deliver possession.

Selling subject to easements, restrictions, roadways and rights of way. Preliminary title work included.

[Boundary property lines pictured are approximated for reference only.] [Boundary lines will be determined by stake boundary survey. / There will be no guarantee on any fence or property lines as the selling is of the legal description only.]

Property is selling "as is" condition and is accepted by the buyer without any expressed or implied warranties.

All terms announced the day of the auction take precedence over any other advertising.

Contact me today to schedule your private tour! I look forward to seeing you on December 9th!

Ethan Houk

L2 Realty, Inc.

Rural Land Specialist

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

MORE INFO ONLINE:

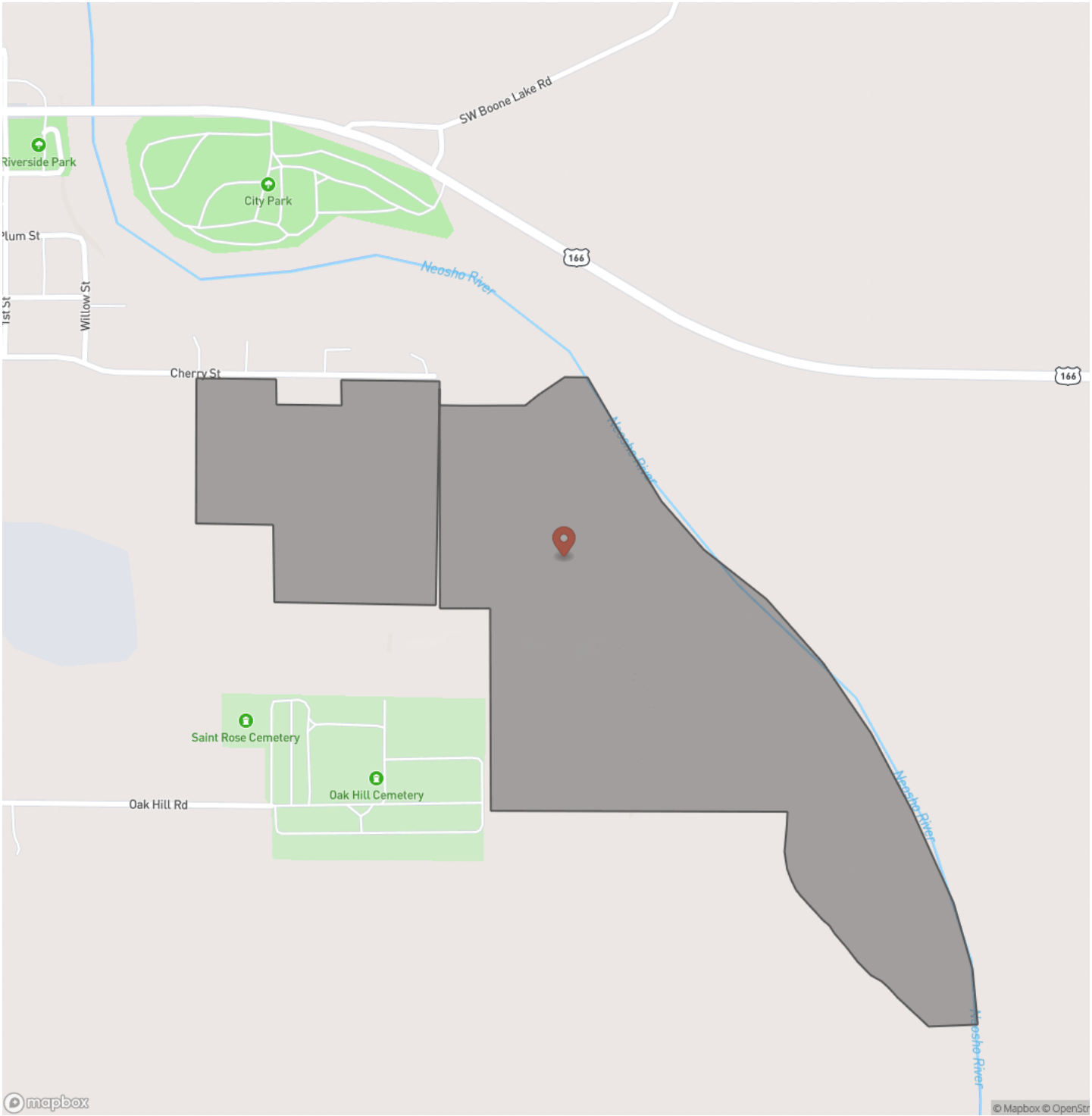
L2realtyinc.com



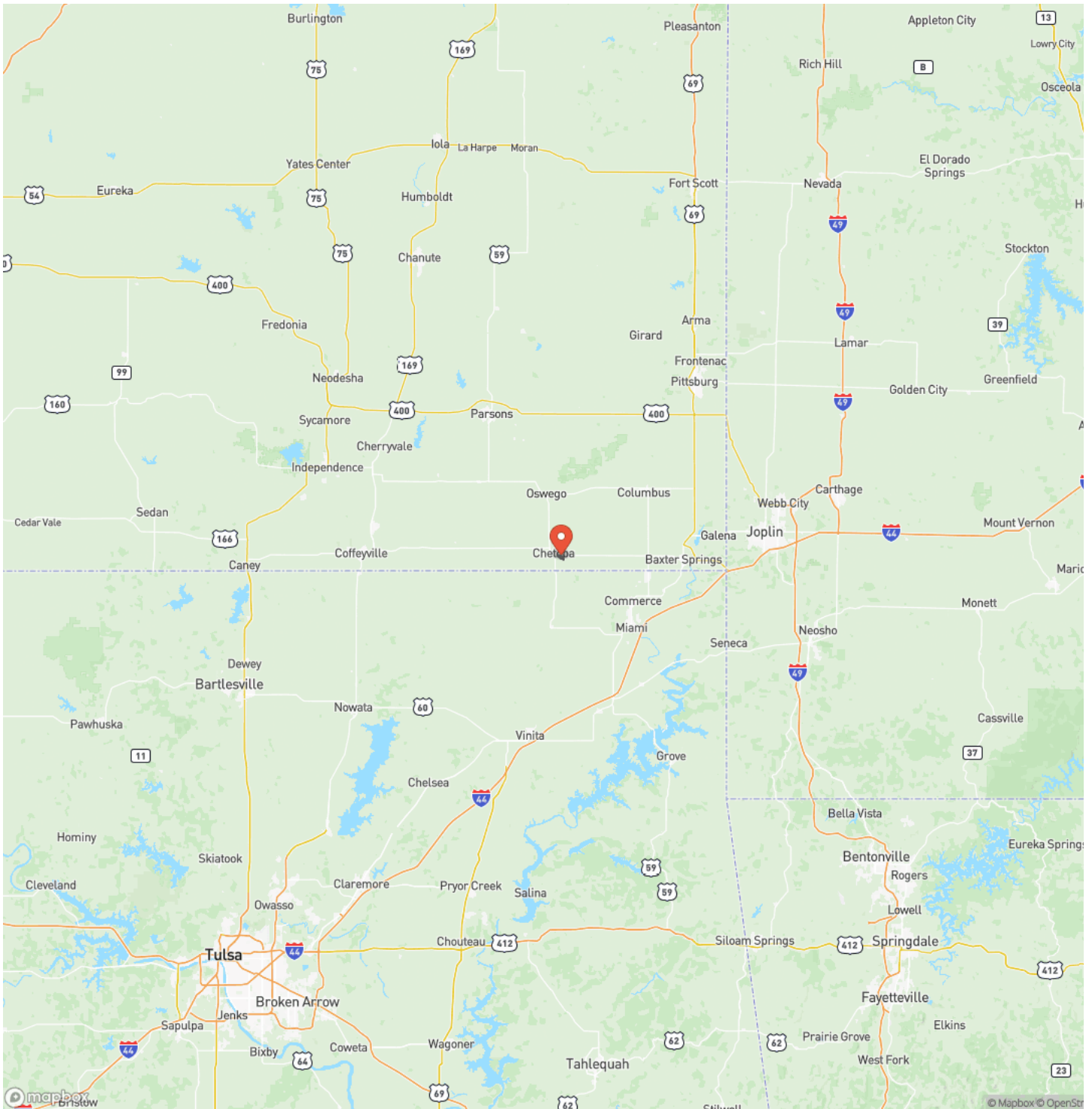
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Ethan Houk

Mobile

(620) 778-9135

Email

ehouk@L2realtyinc.com

Address

City / State / Zip

NOTES

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L2realtyinc.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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