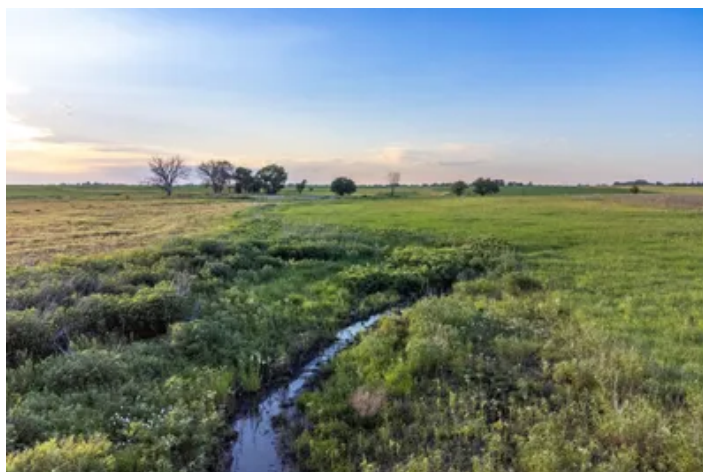


Multi-Use Build Site
Lot #1 3000 St
Moran, KS 66755

\$131,196
30.16± Acres
Allen County



Multi-Use Build Site
Moran, KS / Allen County

SUMMARY

Address

Lot #1 3000 St

City, State Zip

Moran, KS 66755

County

Allen County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

37.83915 / -95.258

Acreage

30.16

Price

\$131,196

Property Website

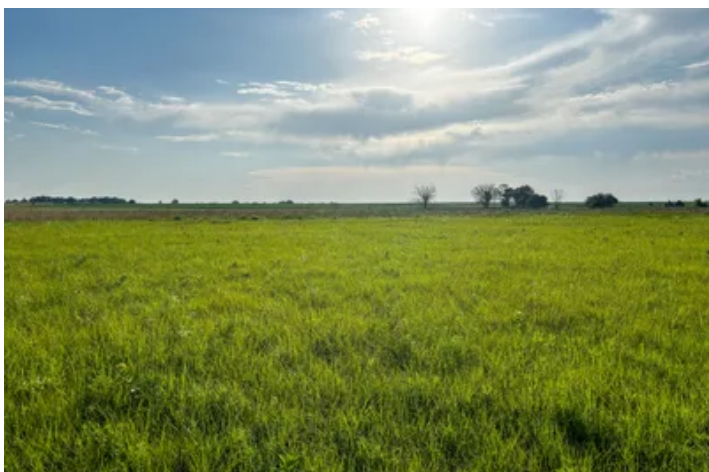
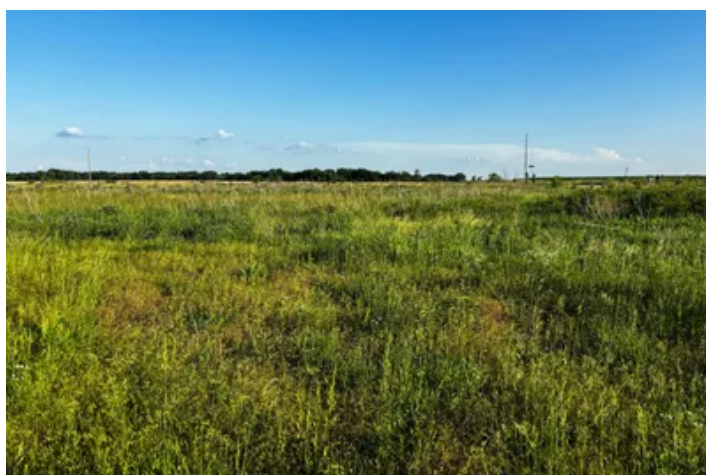
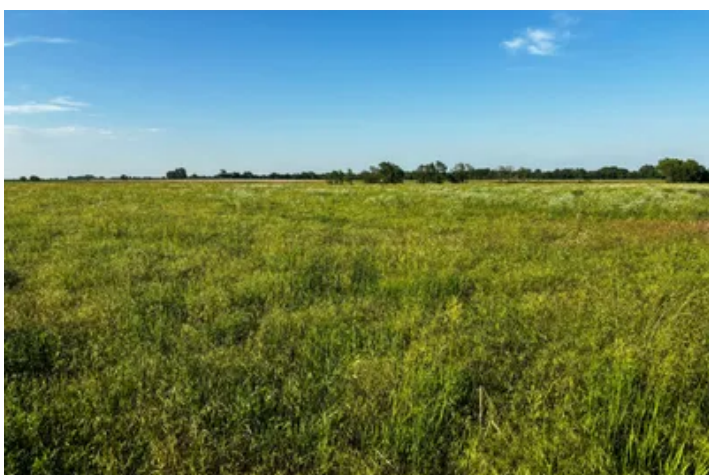
<https://arrowheadlandcompany.com/property/multi-use-build-site-allen-kansas/106987/>



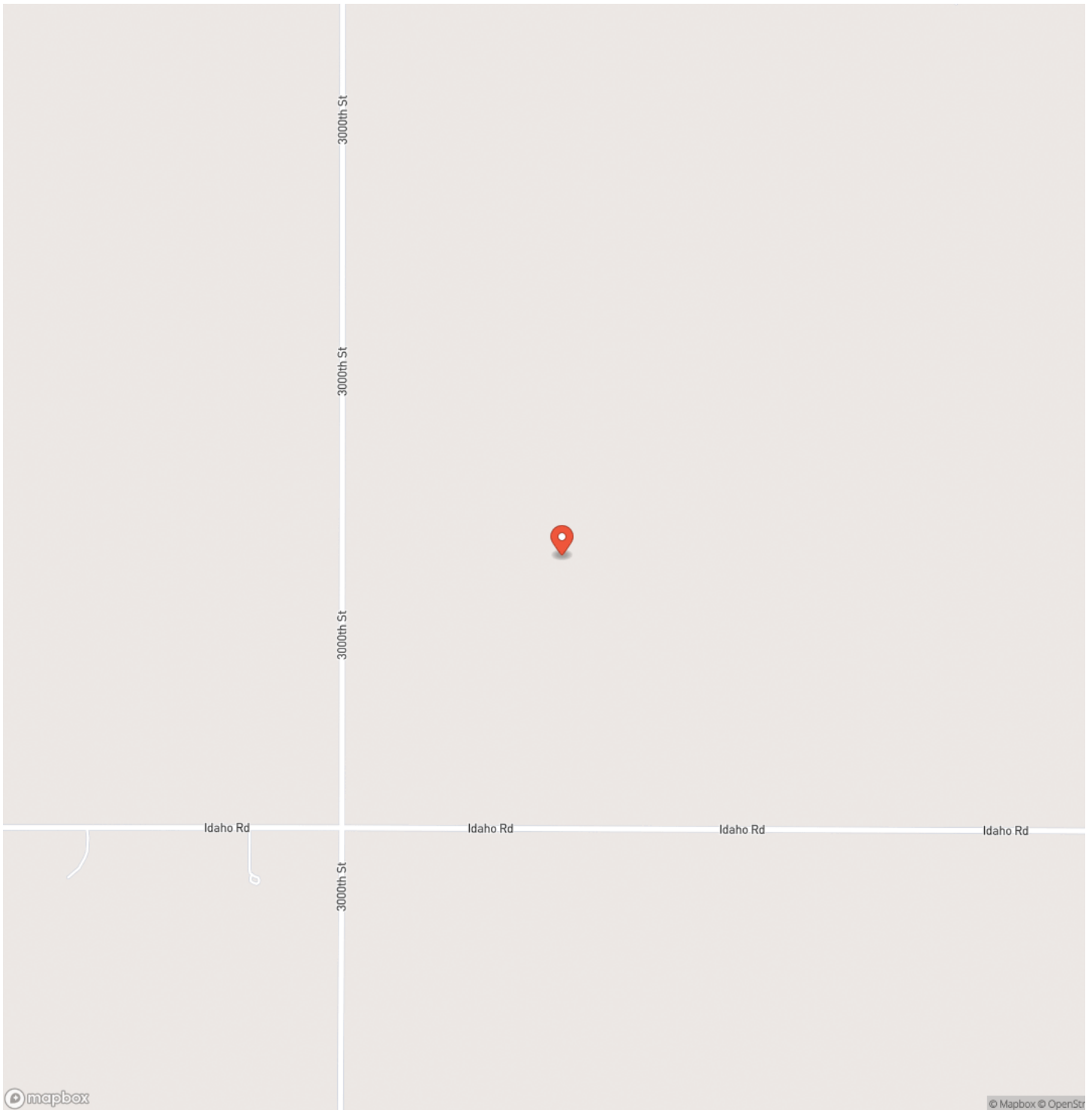
PROPERTY DESCRIPTION

Located in Allen County, this 30.16+/- acre tract offers a combination of open grassland, wildlife habitat, and future potential. The property is primarily made up of grass with fencing along two sides and a wet weather creek. The creek corridor creates natural travel routes for wildlife and provides excellent bedding cover for deer. Allen County is well known for producing quality whitetails, and this property offers a great starting point for someone looking to establish a rural homesite, potentially develop a great hunting property or simply invest in land with multiple possible uses. Currently a blank slate, the acreage provides the flexibility to fit a variety of goals. Outside of recreation, if you are looking to graze livestock, this property also suits those avenues as well. Located approximately 15+/- minutes from Moran and 25+/- minutes from Chanute, this tract combines a peaceful rural setting with easy access to nearby amenities. Small acreages with this much flexibility are becoming increasingly difficult to find so take advantage of this opportunity to own 30.16 +/- acres in Allen County! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Austin Lovewell ([620\) 687-5050](tel:6206875050) . 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.

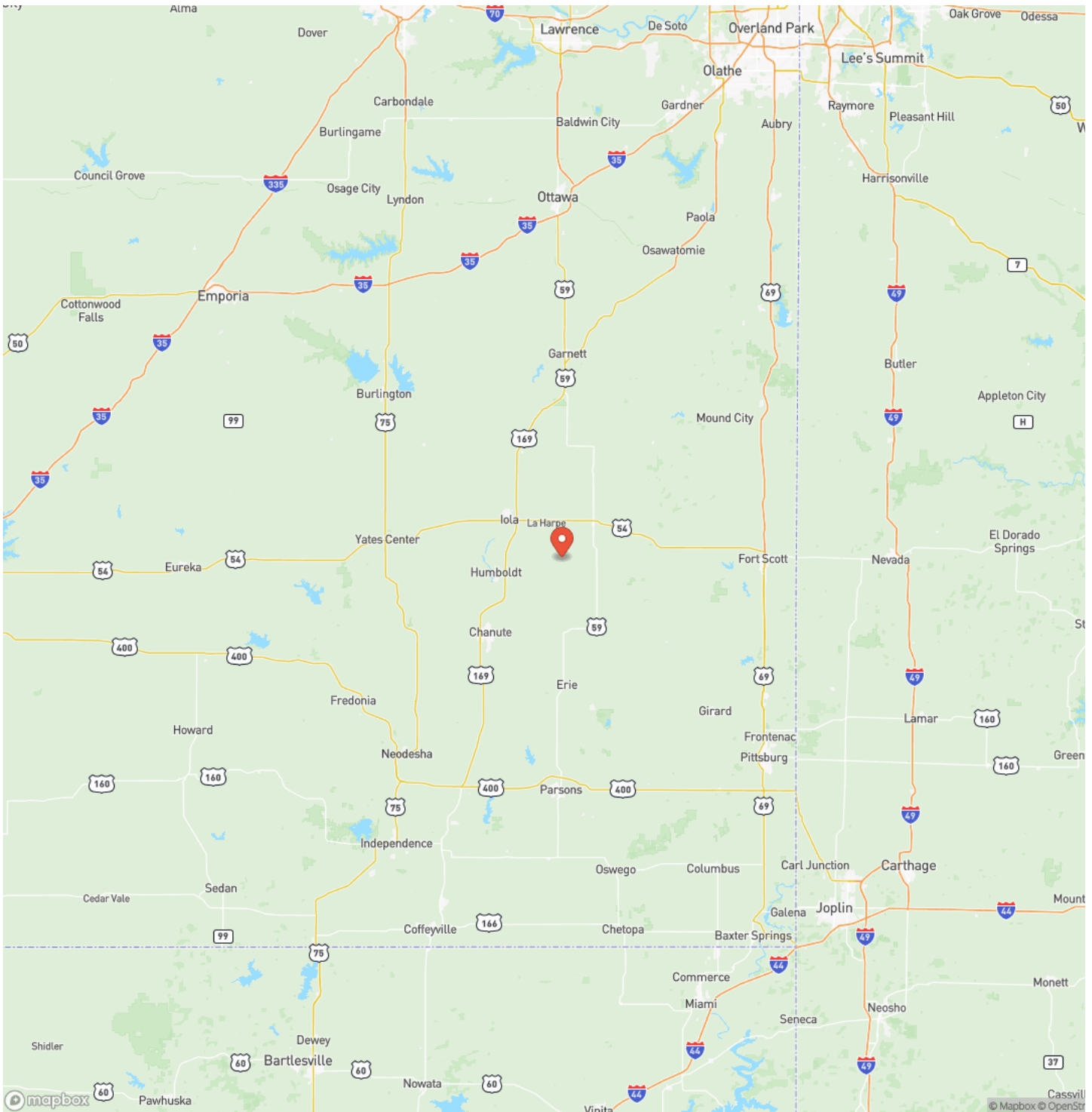
Multi-Use Build Site
Moran, KS / Allen County



Locator Map



Locator Map



Satellite Map



Multi-Use Build Site Moran, KS / Allen County

LISTING REPRESENTATIVE

For more information contact:



Representative

Austin Lovewell

Mobile

(620) 687-5050

Email

austin.lovewell@arrowheadlandcompany.com

Address

City / State / Zip

Pittsburg, KS 66762

NOTES

[illegible]

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.



<https://arrowheadlandcompany.com/>

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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

