



# 80± Acre Kansas Recreational Tract with Cabin for Sale - Bourbon County

**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

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## PROPERTY ADDRESS:

452 170th Street  
Fort Scott, KS 66701

**PRICE:** \$360,000

**ACRES:** 80

**COUNTY:** Bourbon

## PROPERTY HIGHLIGHTS:

- Small cabin on generator power
- Rural water
- High density of wildlife
- Fully Fenced & cross fenced
- 1.5 hours from Kansas City
- 20 minutes from Pittsburg, Kansas
- 45 minutes from Joplin

## PROPERTY DESCRIPTION:

Introducing an exceptional opportunity in Bourbon County, Kansas! This stunning 80-acre property, located just 12 miles southwest of Fort Scott, boasts a multitude of desirable features. With two picturesque ponds and a serene creek meandering through, there's an abundance of natural beauty to enjoy. The thick cover along the creek provides excellent wildlife habitat, making it an ideal spot for deer and other game.

The back 40 acres of the property features lush, chest-high grasses, creating perfect bedding areas for wildlife. For hunting enthusiasts, this land offers two established food plots and ample room for expanding with an additional larger plot. Prepare to be amazed by the thriving deer population that calls this property home.

With great fencing surrounding the entire property, including well-maintained cross fences, you can rest assured that your livestock will be secure. The added convenience of automatic water and access to rural water on the property makes it an excellent choice for those looking to run cattle.

Whether you're seeking a place to build your dream home, embark on memorable hunting adventures, or run a successful cattle operation, this property checks all the boxes. Don't miss out on this incredible opportunity!



**PRESENTED BY:**

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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals