

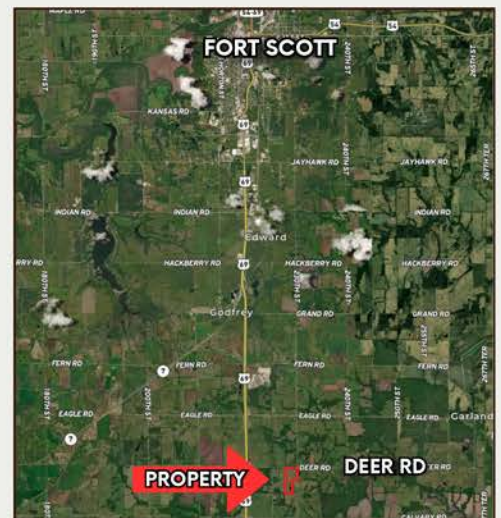
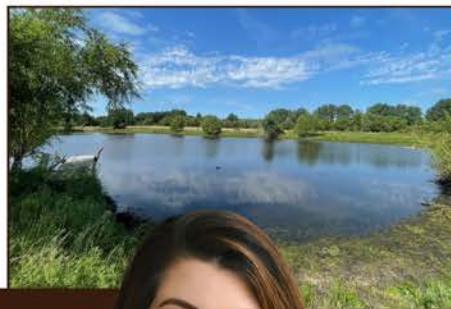


## Combination Property

63.3 +/- Acres

Bourbon County, Kansas

Properties like this don't come along very often. This exceptional property in the heart of big buck country has everything an avid outdoorsman or potential developer could want. The property boasts 15.97+/- acres of fenced pasture with a large, stocked pond that contains bass. During duck season, there is a blind located on the edge of the pond that has been proven a great location for duck hunting. The 28.73+/- acres of fescue pasture is used for hay production, and has a well-established timber line on the west side of the pasture. Numerous deer can be found grazing in this pasture and the timber line is an excellent location for quail. The 18.6+/- acres of productive tillable ground contains a smaller pond, which is a major draw for wildlife. The average yearly rainfall in Bourbon County is 44 inches.



PRICE IMPROVEMENT  
\$ 443,114.00



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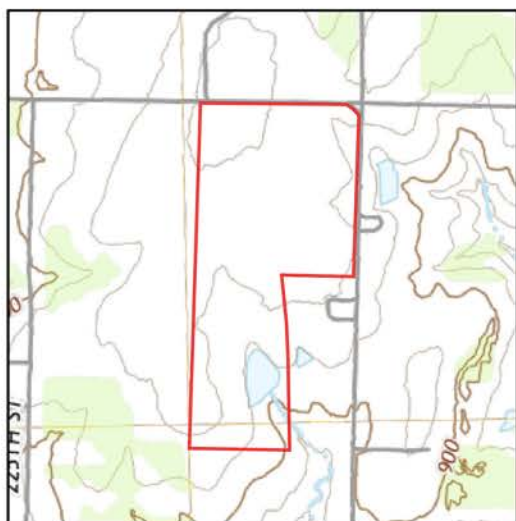
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The property is the perfect piece for anyone looking to begin their farm operation or to expand their existing portfolio. Not only is the property productive, which offers a reliable source of income for landowners, it is a superior draw for wildlife. This is a prime build site located at 230th Street & Deer Road, with utilities along both sides of the property.

Property Taxes - To be determined by assessor

Legal Description - Ask agent for complete legal description

### Property Directions

From Fort Scott: Head south on Hwy 69 for 7 miles. Turn east on Deer Road for 1 mile.

From Pittsburg: Head north on Hwy 69 for 19.3 miles. Turn east on Deer Road for 1 mile.

The location close to Highway 69 provides access to shopping, dining, entertainment, healthcare, and plentiful job opportunities.

### Other Information

The current owner will continue to farm the ground until the transfer of the property.

Seller to retain all mineral rights.

Seller will consider splitting parcels.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8621	Bates loam, 1 to 3 percent slopes	52.96	87.99	0	66	2e
8683	Dennis silt loam, 3 to 7 percent slopes	7.23	12.01	0	77	3e
TOTALS		60.19(*)	100%	-	67.32	2.12

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