

SOLD



## Diverse Hunting Tract with Income and Utilities

157.48 +/- Acres | Neosho County, KS



### ADDRESS

0 Ottawa Road  
Erie, KS 66733

### LOCATION

North out of Erie on HWY 59 to 200th Road. Take 200th Road west 1 mile to NE corner of Property.

### PROPERTY SUMMARY

This is a property that could appeal to a variety of buyers looking for hunting land, recreational acreage, pasture land, tillable soil, or rural acreage to build on. First you have 88 +/- acres of tillable soil that is currently in grass. A new owner could graze cattle or horses, cut hay, or put this part of the property back into row crop production. The other side of the property is really nice bedding cover and habitat for deer and turkeys and connects to solid neighboring properties. This area is well known for big deer and great turkey hunting. For someone dedicated to developing the hunting aspect of the property, there is some really solid potential. The bedding cover is only going to continue to grow, and the tillable side could be improved with crops or allowed to grow with native grass. There are two ponds providing ample water for livestock or wildlife as well. Building your secluded dream home or hunting cabin is also in play here with utilities close.

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National Land Realty  
407 Webster Street  
Pittsburg, KS 66762  
[NationalLand.com](https://NationalLand.com)



Jeremy Oehlert  
Office: 620-647-7041  
Cell: 620-212-0360  
Fax: 855-657-2255  
[Jeremy@NationalLand.com](mailto:Jeremy@NationalLand.com)

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