



Grass or Tillable Farm with Hunting and Bonus Income

240 +/- Acres | Neosho County, KS | \$912,000



ADDRESS

15350 190TH RD
Erie, KS 66733

LOCATION

North out of Erie on US 59 HWY, then west on 190th 1/4 mile to SE corner of Property.

PROPERTY SUMMARY

This is one of those diverse farms that could appeal to a variety of different buyers with potential for pasture, hay, tillable farmland, hunting or even a country home site. The property was most recently grazed for cattle, but maybe half or more could be farmed for row crop again. The timbered draw in the NW corner of the property has plenty of deer sign, and this part of Neosho County has big deer killed every year. If the hunting isn't a fit for you or your family, maybe you'd still like the extra income that could come from a hunting lease. As an additional bonus, there's a cell tower on the south end of the property, producing an impressive \$8,000/year in additional income on top of any farm or hunting lease income. Utilities are here as well with a really nice build site with only 3/4 mile of gravel back to the highway and quick access to wherever you need to go. Sellers would possibly consider splitting up the acreage, call broker for details.

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