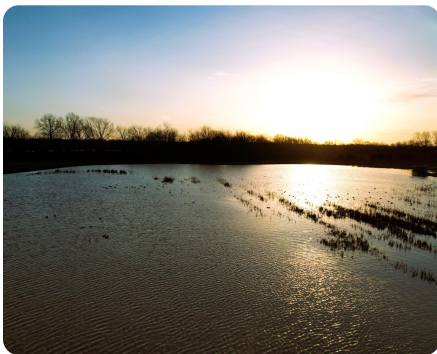


NEW



## Duck Hunting and All-Season Recreation near Neosho Wildlife Area

155 +/- Acres (\$7,950/acre) | Crawford County, KS | \$1,232,250



### ADDRESS

0 S. 20th St.  
McCune, KS 66753

### LOCATION

2.5 miles southeast of Neosho  
Wildlife Area

### PROPERTY SUMMARY

Lying just southeast of Neosho Wildlife Area is this fantastic combo farm with duck hunting, deer hunting, turkey hunting, tillable farmland and multiple cabin sites. It is becoming increasingly more difficult to buy anything that holds water in proximity to this refuge, and with good reason. Who wouldn't want to be close to a refuge holding 50,000 - 100,000+ mallards every winter? This farm has two new wetlands with water control structures and multiple other ponds, and lies in a perfect southeast flyway. These marshes can be drained and planted each year and fill up with minimal rainfall. The 84 +/- acres of tillable provide cash rent income, plus opportunities for dry field hunting geese and ducks. Canadas, specks and snows also tend to work east from the refuge. With utilities at each road, the opportunity is also there to build a cabin in a variety of locations, or even run electricity to a permanent blind for heated comfort or ice eaters to keep those holes open during prime time. La

[nationalland.com/listing/duck-hunting-development-near-neosho-wildlife-area](https://nationalland.com/listing/duck-hunting-development-near-neosho-wildlife-area)



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)

The above information is from sources deemed reliable, however the accuracy is not guaranteed.  
National Land Realty assumes no liability for error, omissions or investment results.