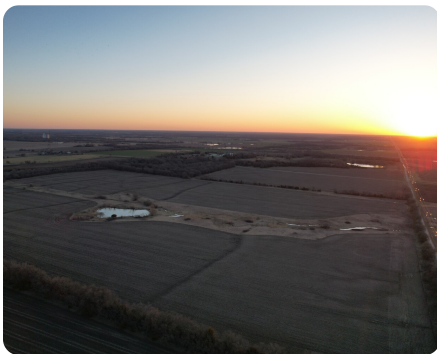


NEW



Tillable Farm with Deer Hunting and Wetland Development Potential

160 +/- Acres | Cherokee County, KS | \$864,000



ADDRESS

0 NW COAL VALLEY
McCune, KS 66753

LOCATION

1/2 mile south of HWY 400 on 110th,
near McCune.

PROPERTY SUMMARY

Diversity comes to mind on this farm with tillable farmland, deer hunting, build sites and what appears to be fantastic topography to build a wetland for future duck hunting. The deer sign is already significant in the NE corner loaded with cover, and along field edges and waterways. That same NE corner would also make a great site to build a home, elevated from the remainder of the farm and really nice views. The 109 +/- acres of tillable is currently available for a new operator to immediately start farming upon closing, or could easily be rented again for the recreational buyer looking for a return on investment. There are several local farmers interested in the farming rights, which could be either cash rent or share crop. Lastly, the farm lies in a great area for duck hunting, not far from the Neosho River. Hundreds of thousands of mallards spend the winter in the area between Neosho Wildlife Area and the Oklahoma border, with privately-managed wetlands having great hunting.

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