



The Overlook – 81 Acres and Home

81.6 +/- Acres | Crawford County, KS | \$693,000



ADDRESS

1142 N 40th St
Walnut, KS 66780

LOCATION

Contact agent for directions.

PROPERTY SUMMARY

Whether you're looking for a full-time residence or outfitter headquarters this 80 acre property delivers. The 4,800 sq ft home, features 3 bedrooms and 3 bathrooms up. The walkout basement includes 4 additional non-conforming bedrooms and 2 bathrooms. Outdoors, the land is perfectly set up for a small cattle operation with 5-strand barbed wire fencing and catch pens. The 30x50 shop is equipped with a simple kitchen, bathroom and shower. A pond and seasonal creek run through the property. With managed whitetail properties to the north and west, and ample room for food plots, deer and turkey would naturally funnel to this location once developed. Dreaming of waterfowl? The topography allows for a large pond build and/or marsh development. Within a few miles of this location there is a 5-acre marsh that yields over 1,000 ducks annually. The possibilities are real and this property offers something special. Contact agents Tim Vietti @ 620-305-8180 or Valorie Vietti @ 620-212-5150.

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