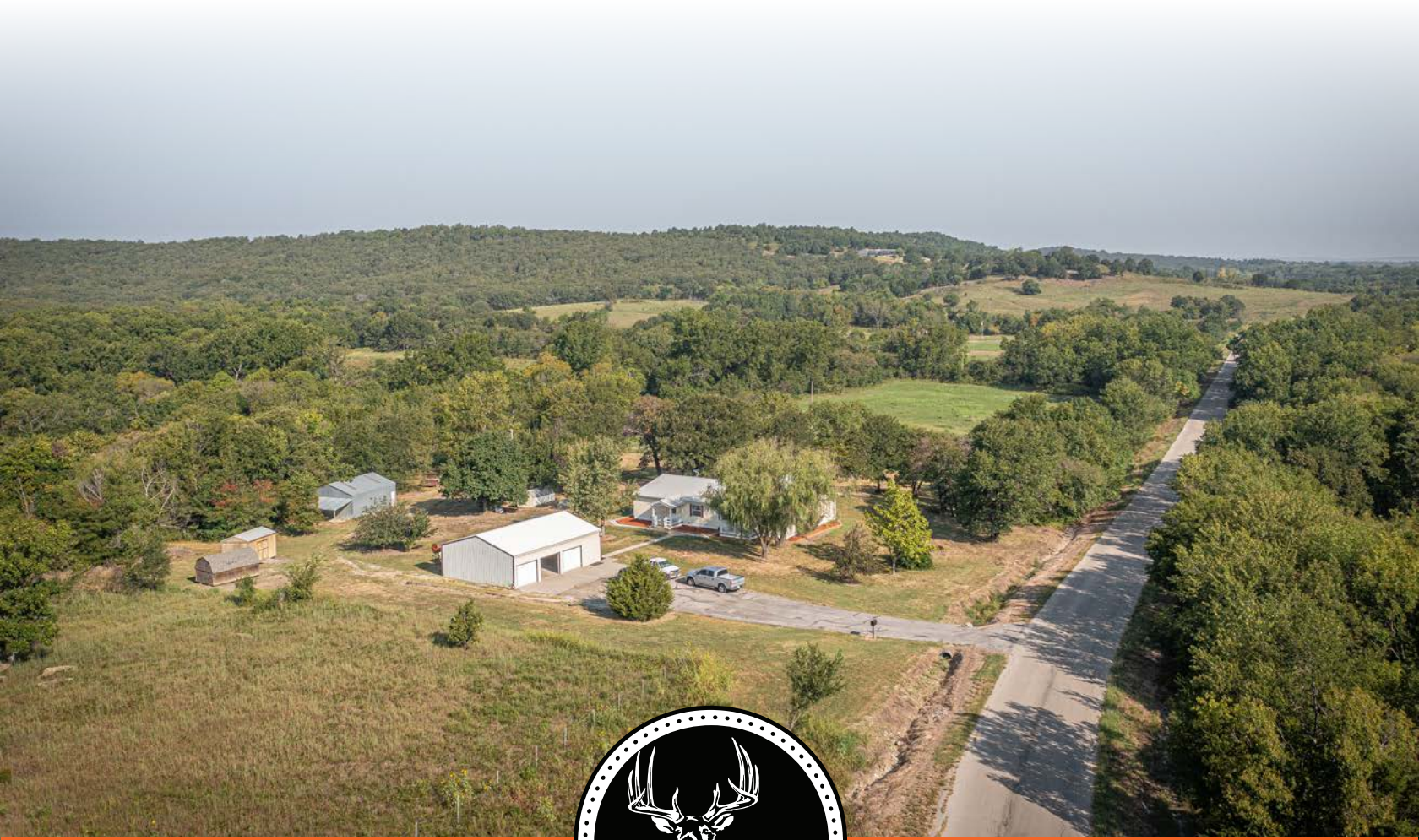


MIDWEST LAND GROUP PRESENTS

20.79 ACRES IN

CHAUTAUQUA COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COUNTRY LIVING ON 20 +/- ACRES

If you are in the market for a house out in the country off blacktop road with a very nice and clean 20.79 acres, then this is one worth checking out. The property sits roughly 3 miles west of Caney, KS and within proximity to larger towns such as Bartlesville, OK and Coffeyville, KS. The place boasts a 3 bed, 2 bath house, large living room, kitchen, and dining area totaling a spacious 2,620 square feet. A large, detached garage, outbuildings/sheds, and a barn

out back. One very nice and rare feature is the wet weather creek that borders the north boundary along with a pond out back behind the house and a smaller hay meadow below. This is a nice and peaceful place that would be a perfect fit for the buyer wanting some diverse acreage that could run livestock, have gardens, and chickens, or chase those Kansas giants in the fall. Call listing agent Paul Smith for a private showing at (918) 397-2737. Shown by appointment only.



PROPERTY FEATURES

PRICE: **\$282,500** | COUNTY: **CHAUTAUQUA** | STATE: **KANSAS** | ACRES: **20.79**

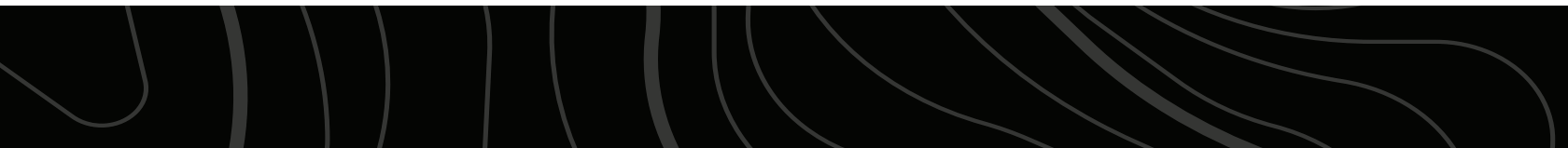
- 3 bed, 2 bath house
- Wet weather creek
- Pond
- Hay meadow
- Detached garage with workshop, hot water tank, hard-wired for satellite TV and phone
- Additional outbuildings and sheds
- House built in 2004
- Rural Water #4
- Caney Valley Electric
- All minerals will transfer with surface rights
- 3 miles from Caney, KS and Highway 75
- 25 minutes to Bartlesville, OK
- 30 minutes to Coffeyville, KS



3 BED, 2, BATH HOUSE



DETACHED GARAGE



20.79 ACRES



POND



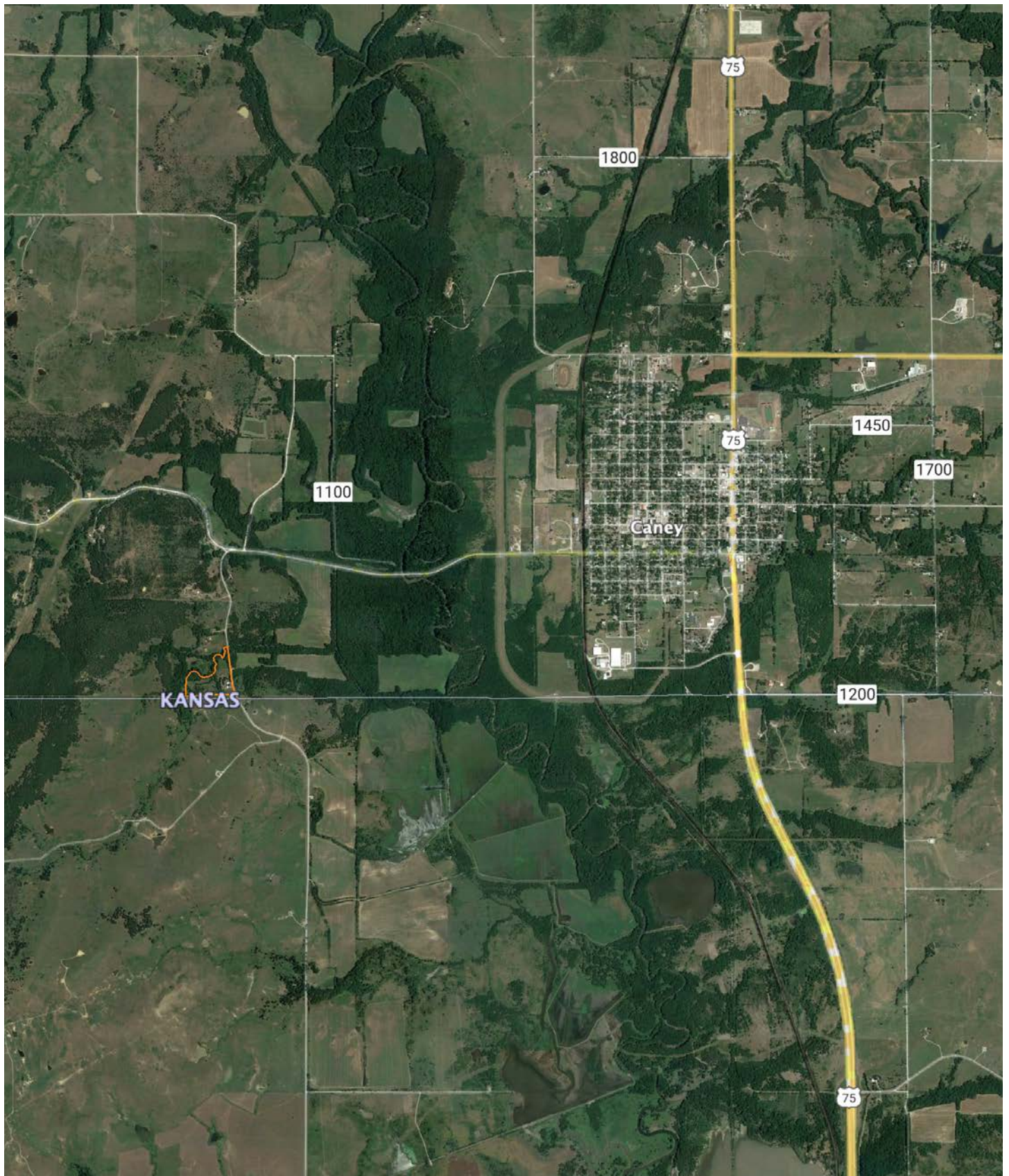
MULTIPLE OUTBUILDINGS AND SHEDS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Buying or selling real estate can be stressful and overwhelming and Paul is the kind of agent that loves to help people with their real estate needs. One of the reasons Paul came into this market is because he loves meeting new people and building lifelong relationships. Paul was born and raised in Oklahoma and a graduate of Oklahoma State University. He and his wife moved their family to live in Kansas for several yrs giving him an opportunity to know both markets and areas well.

With a lifelong obsession for the outdoors, hunting, and improving the land, Paul found his calling at Midwest Land Group, where he's able to fulfill his dream of working outdoors. He enjoys sharing a passion and talking with people about all facets of land – whether hunting, habitat improvement or investing – all while being able to create value for both his buyer and seller clients. When you work with Paul, rest assured he'll do everything he can to provide great customer service to reach the end goal of his clients.

Paul and his family reside in Oklahoma now and when he's not working, you can find Paul enjoying life and the outdoors year-round with his family. Paul is very active in his community helping coach youth sports and serving at his local Church. Paul lives with his wife Whitney and, together, they have three children, Ryker, Tymber, and PC. Give Paul a call today and let him help serve you in your real estate needs!



PAUL SMITH, LAND AGENT
918.397.2737
PSmith@MidwestLandGroup.com



MidwestLandGroup.com

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