

MIDWEST LAND GROUP PRESENTS

37.1 ACRES IN

LABETTE COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PEACEFUL, PRIVATE COUNTRY LIVING AT IT'S BEST

A peaceful life of country living is what dreams are made of for countless Americans – and this house on 37 acres is sure to make someone's dreams come true! Located just west of the town of Edna, one of the key features of this property is the seclusion and privacy it offers. Upon entering the grounds you'll be greeted with a serene, tree-lined, 200 yard long private driveway that takes you back to the home site. The 3 bed, 2 bath home is incredibly well built featuring insulated form construction walls, and a metal roof,

and boasts approximately 3,000 square feet (2,223 finished). Additional structures on the property include a very nice 40'x50' steel building, a 24'x36' machine shed, and a detached 24'x30' 2-car garage. The remaining acreage consists primarily of pasture that has been fenced/cross-fenced and showcases 2 ponds (1 stocked with fish). For the hunter, the property also features 5 acres of woods on the eastern border, as well as wooded fence rows on the perimeter of the property that are known to hold numerous whitetail deer.



PROPERTY FEATURES

PRICE: **\$398,000** | COUNTY: **LABETTE** | STATE: **KANSAS** | ACRES: **37.1**

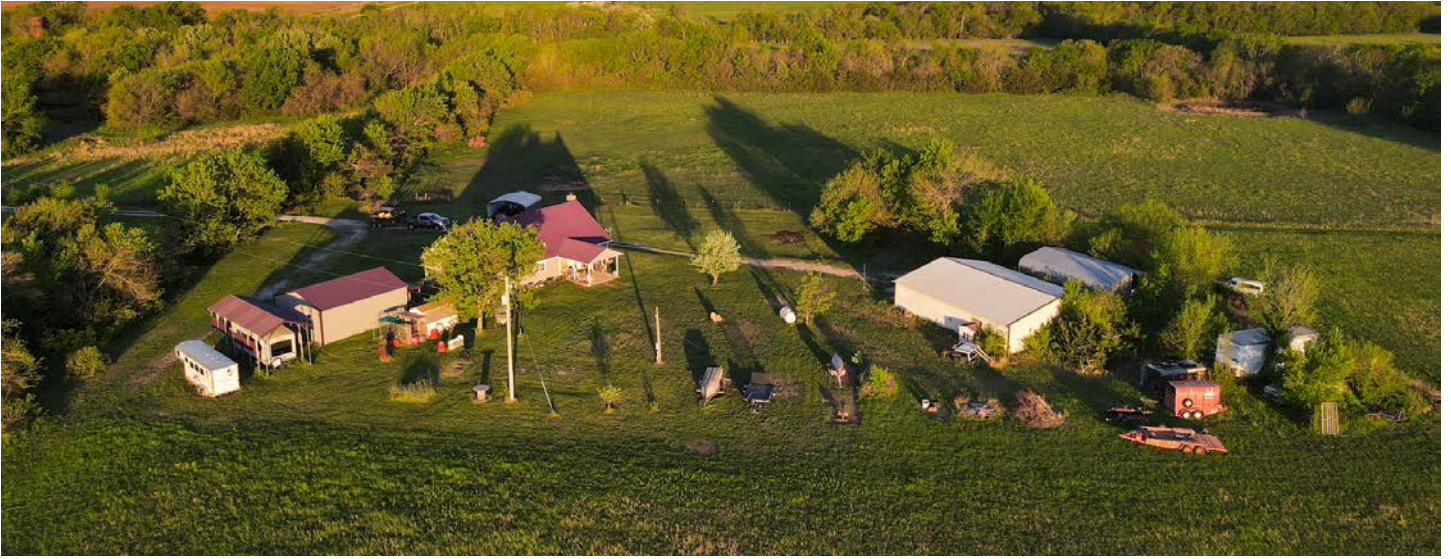
- 3,000 sq. ft. 3 bed, 2 bath house
- ICF Walls of the Ozarks construction
- Multiple outbuildings including 40'x50' metal shop, 24'x36' machine shed, & 24'x30' detached 2-car garage
- 2 ponds (1 stocked with fish)
- Fencing/cross-fencing
- Would make an ideal hobby farm, horse property
- Peaceful, private, secluded homesite
- Abundant wildlife (deer, small game)
- 2 minutes from Edna
- 20 minutes from Coffeyville
- 15 minutes from Altamont



3,000 SQ. FT. 3 BED, 2 BATH HOUSE



MULTIPLE OUTBUILDINGS



FENCING/CROSS-FENCING



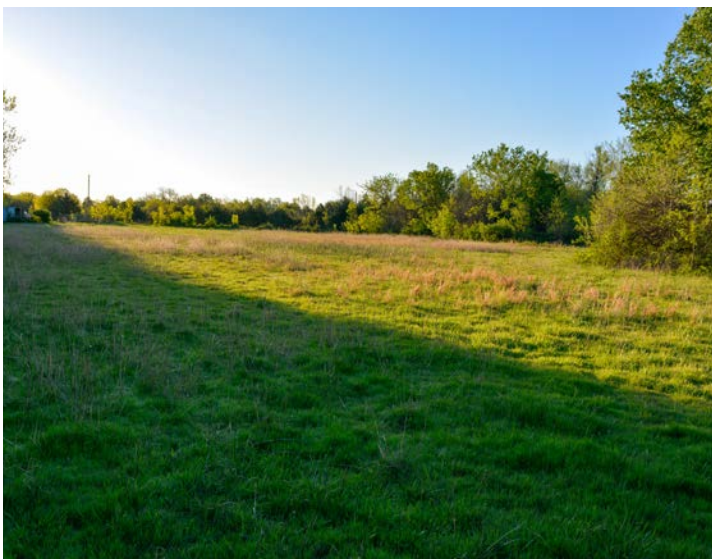
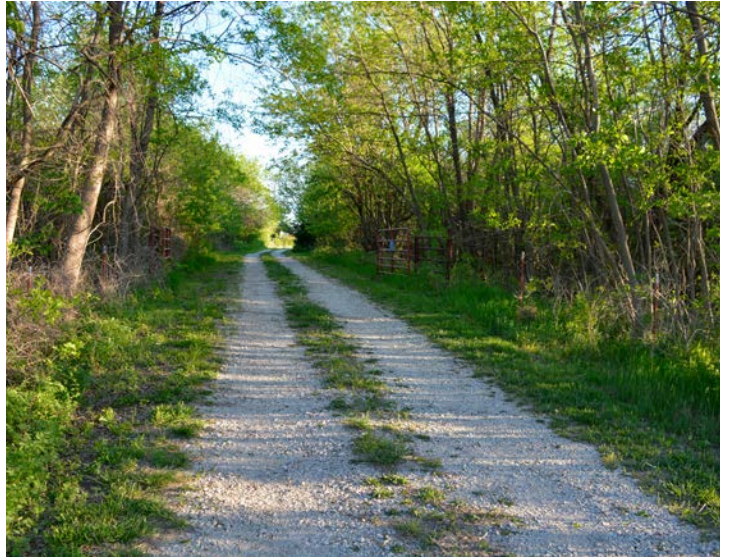
BEAUTIFUL PASTURE



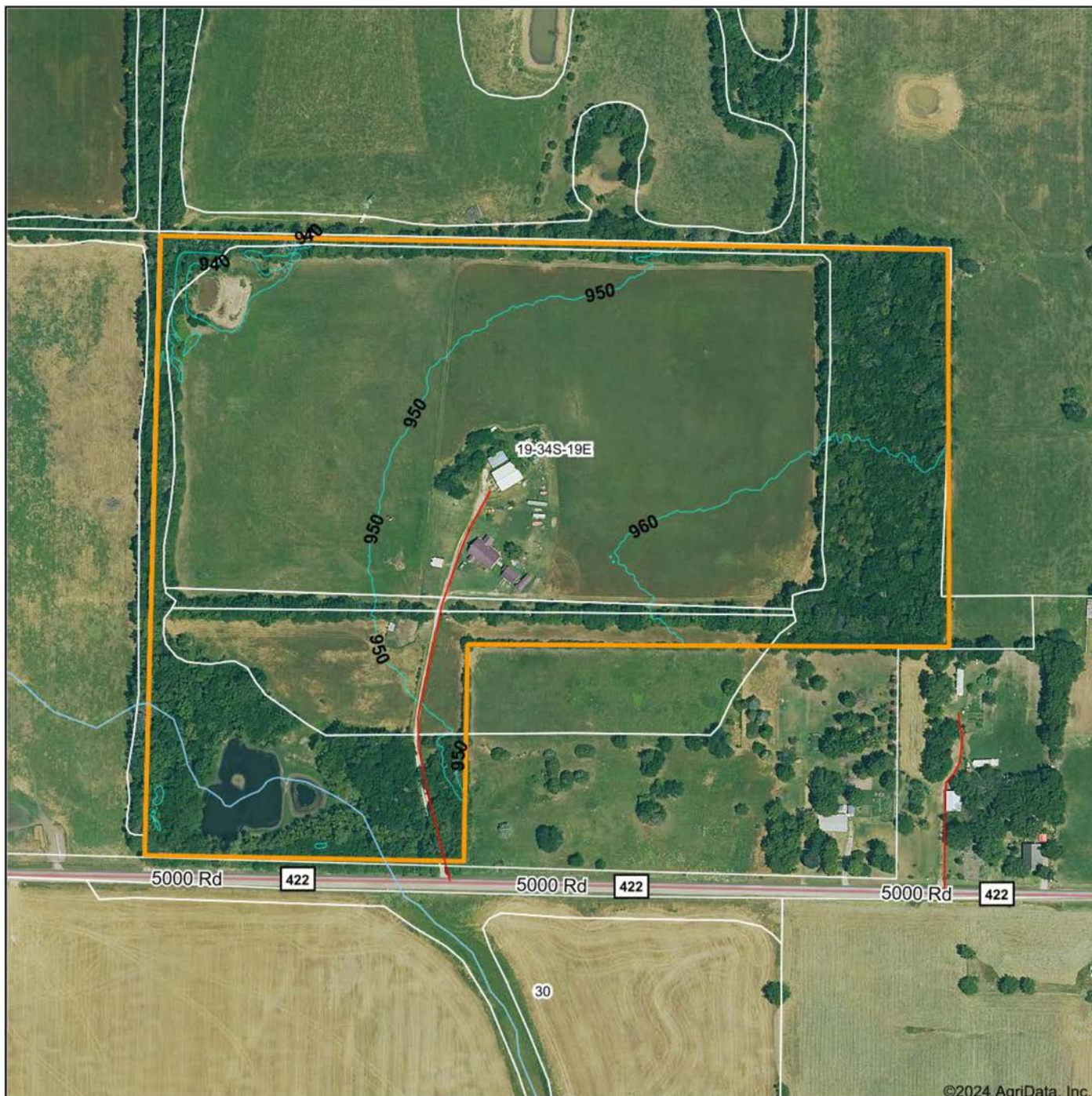
2 PONDS (1 STOCKED WITH FISH)



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



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Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 935.7

Max: 968.4

Range: 32.7

Average: 951.4

Standard Deviation: 7.35 ft

0ft 319ft 638ft

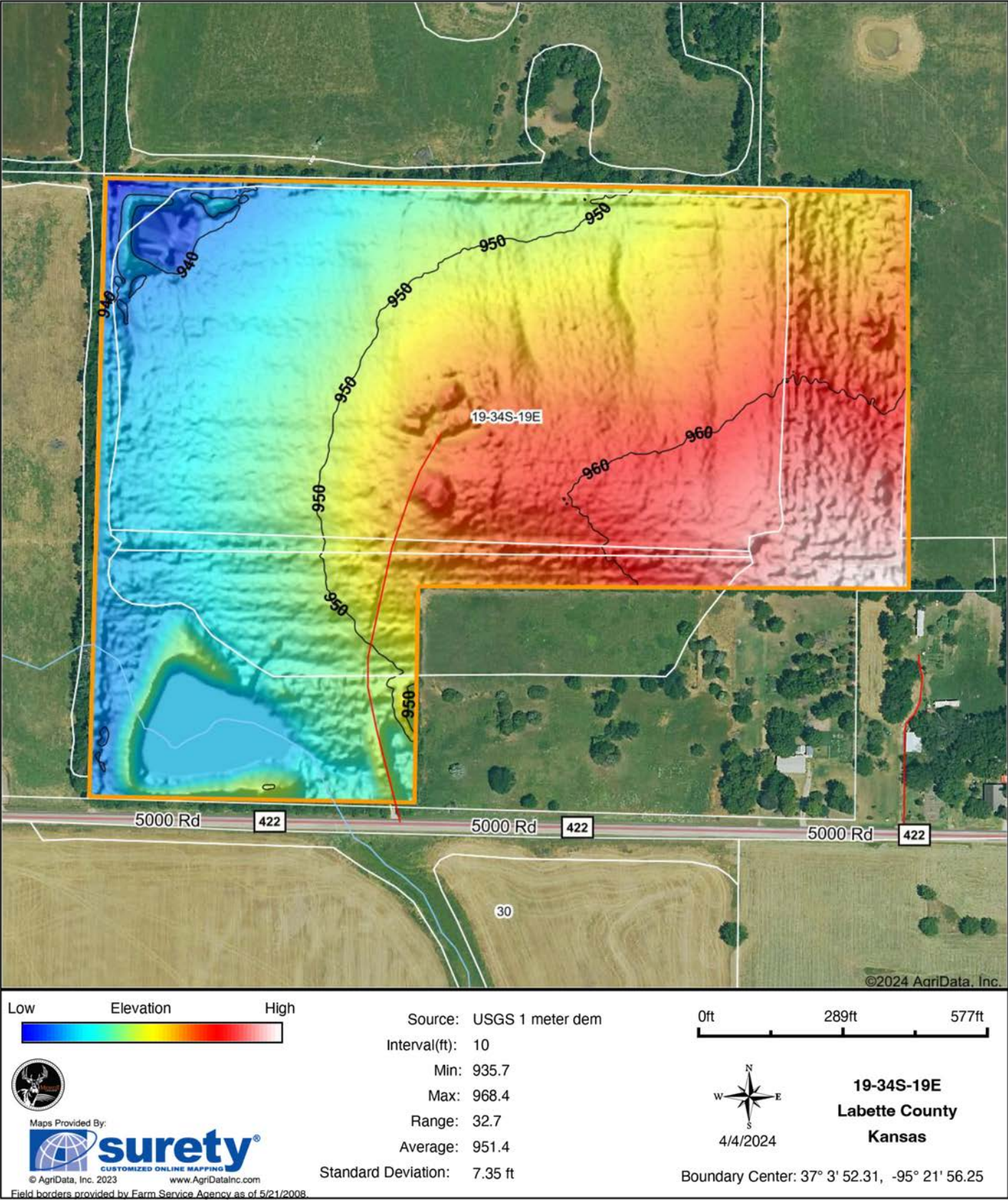


4/4/2024

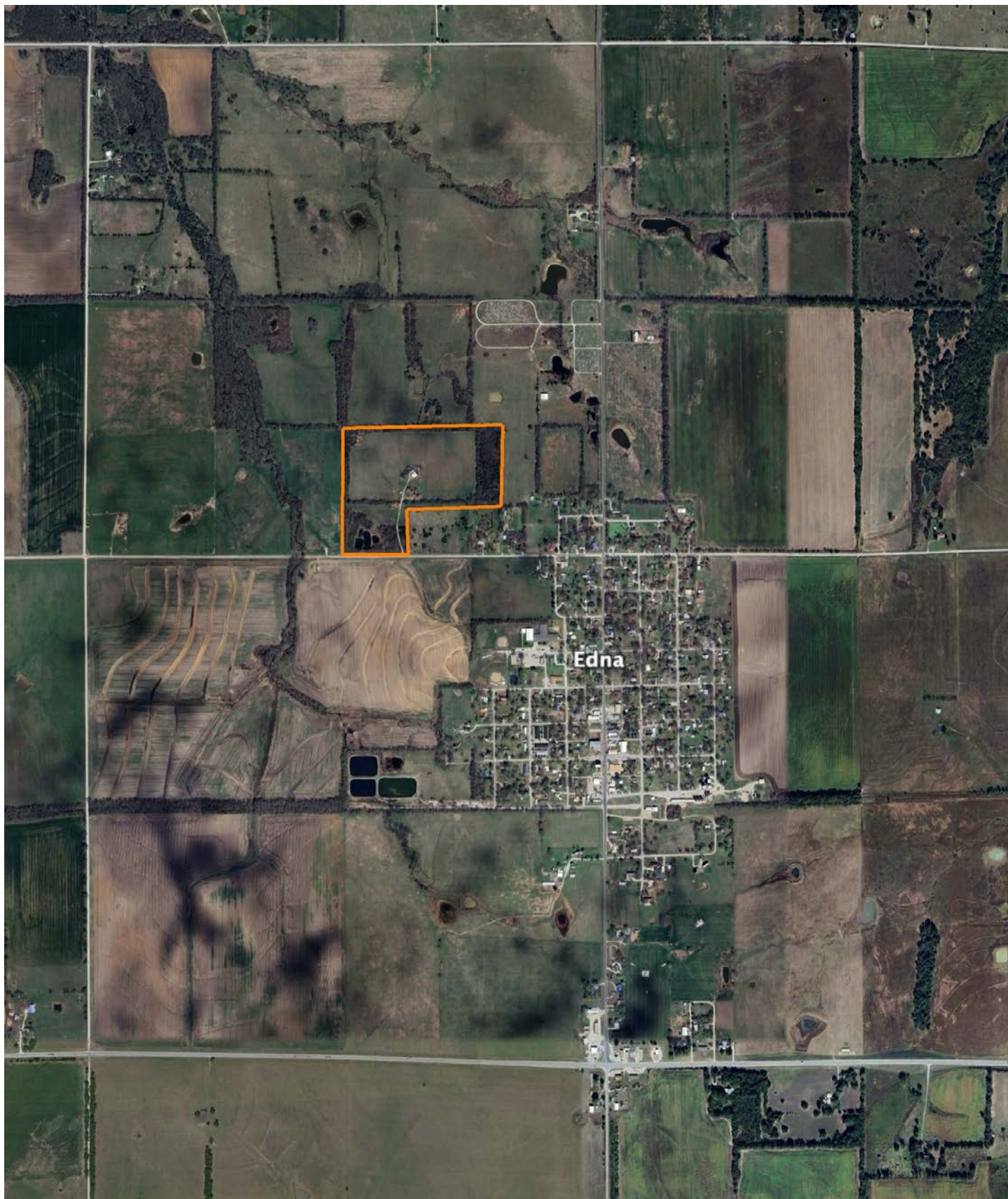
19-34S-19E
Labette County
Kansas

Boundary Center: 37° 3' 52.31, -95° 21' 56.25

HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

Kyle Wilkinson understands the value of land and how it can mean different things to different people. With this perspective, he's able to better understand his clients' needs and work hard to help them fulfill their goals. Buyer and sellers alike come to Kyle for his strong communication skills, excellent customer service, and passion and skill in handling each transaction.

Kyle grew up on a family farm in Southeast Kansas where they raised corn, wheat, and soybeans, as well as ran cattle. He graduated from Pittsburg High School and attended the University of Kansas, where he earned a Bachelor's Degree in Communications and a Business Minor. He spent several years in the finance/banking industry, running a fly-fishing guide business in Colorado, and serving as a licensed real estate broker. He's thrilled to bring his lifelong passion for land and the outdoors to Midwest Land Group, where he's able to share these passions with others.

An avid outdoorsman, Kyle is very passionate about bowhunting and waterfowl/upland hunting. He loves fly-fishing, particularly for bass and saltwater species, having fly-fished extensively throughout the West and Midwest, as well as nearly a dozen saltwater locations. Kyle is a published author, has written countless articles for various fly-fishing magazines and blogs, and serves as a pro-staff member for R.L. Winston Fly Rods and Bauer Fly Reels. He lives in Pittsburg, Kansas, with fiancé Briten, and children, James, Hope and Caden.



KYLE WILKINSON, LAND AGENT

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