

MIDWEST LAND GROUP PRESENTS

62.3 ACRES IN

CRAWFORD COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

62.3 +/- ACRES OF PASTURE CLOSE TO TOWN

If you've been looking for a property with multiple streams of income, in a fantastic location, then look no further! Conveniently located on the southern edge of Pittsburg along Highway 69, this 62.3 +/- acres is predominately comprised of pasture that has been fenced/cross-fenced, and features a nice, stocked pond and an older 30'x50' equipment shed/shop. Additionally, there is a home site on the property where you'll find an older mobile home

that was once used as a rental. Lastly, the west border of the property has a history of producing some fantastic deer and turkey hunting. Deer are frequently seen on this property and several locations would make great tree stand or blind locations. With multiple streams of revenue, along with close-to-home hunting options, this property truly offers it all!



PROPERTY FEATURES

PRICE: **\$258,669** | COUNTY: **CRAWFORD** | STATE: **KANSAS** | ACRES: **62.3**

- 62.3 +/- acres- (fenced/cross-fenced)
- Potential rental income
- Stocked pond
- Great location right on the edge of Pittsburg along Highway 69
- Paved road access off East 530th Avenue (Chicopee Road)
- 1 minute from Pittsburg
- 30 minutes from Joplin
- 25 minutes from Columbus



FENCE AND CROSS FENCED

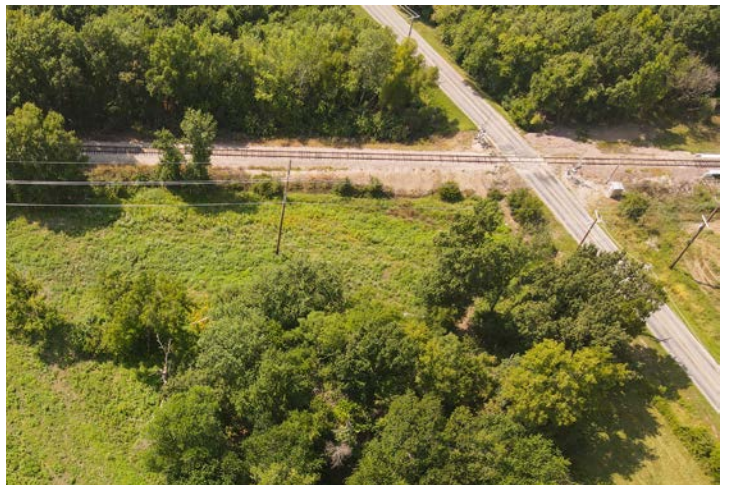
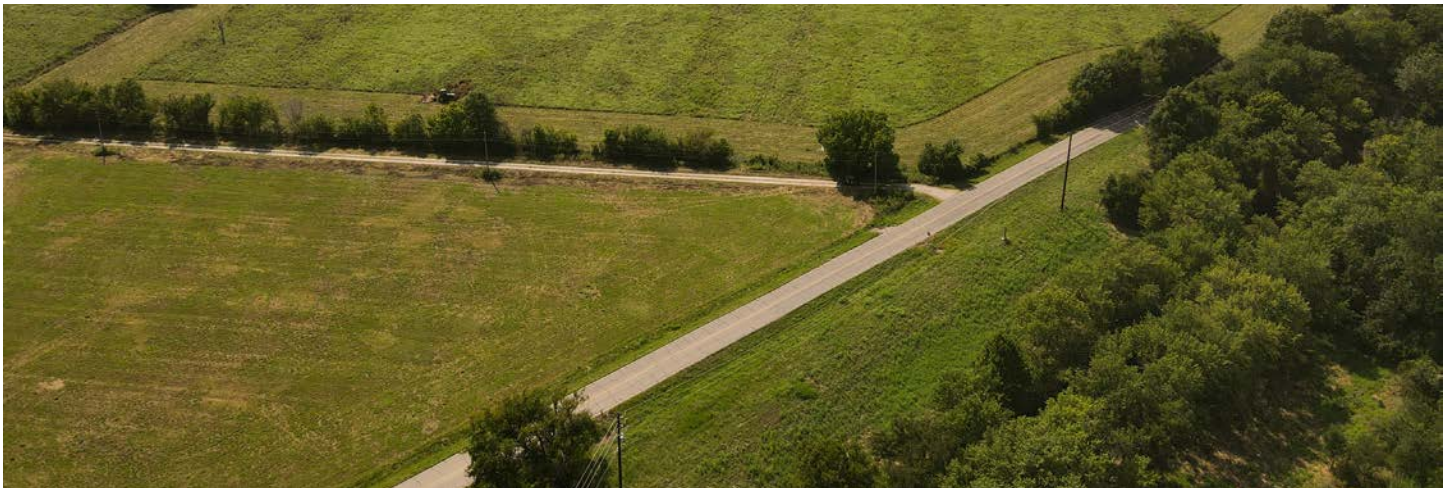
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STOCKED POND

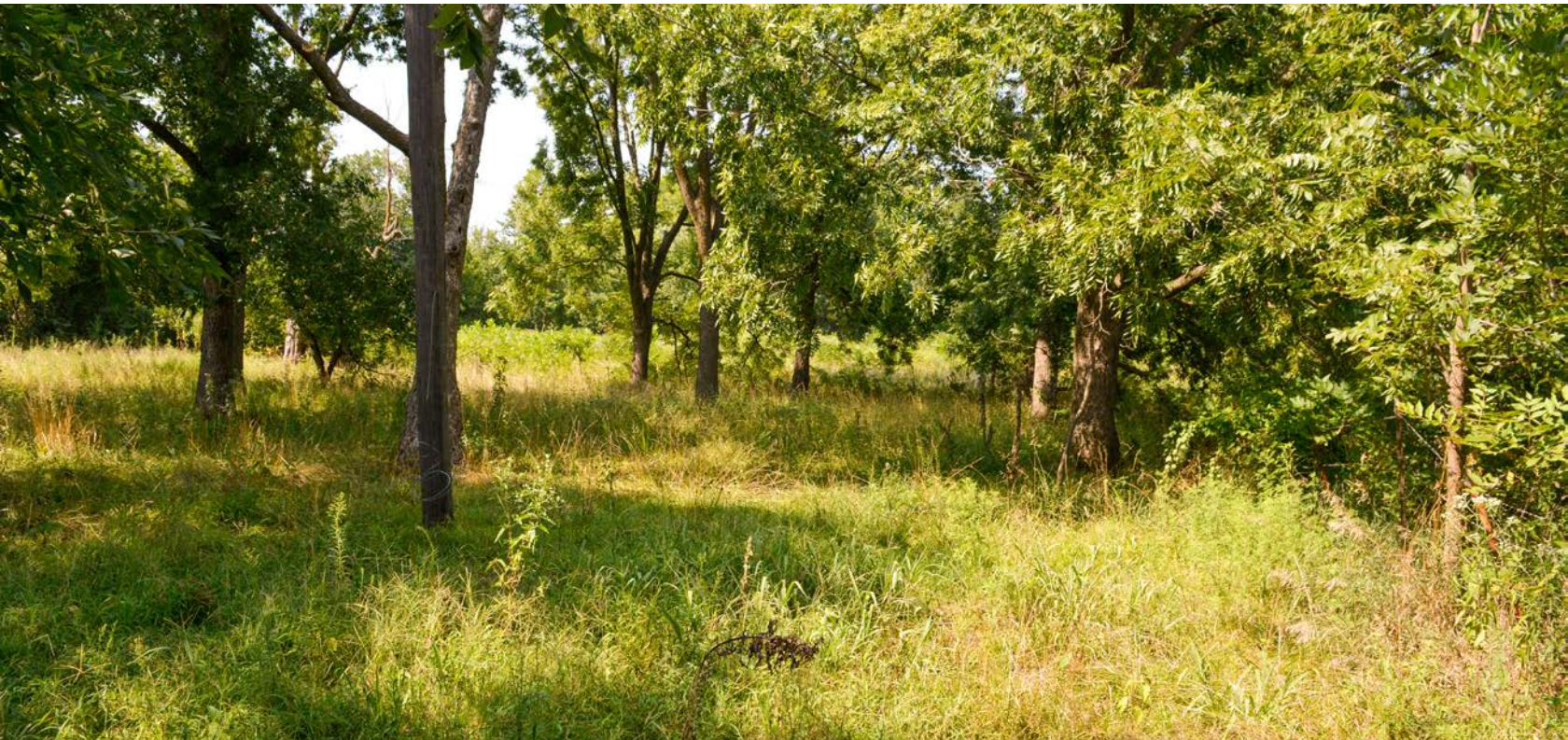


PAVED ROAD ACCESS



HUNTING OPPORTUNITIES

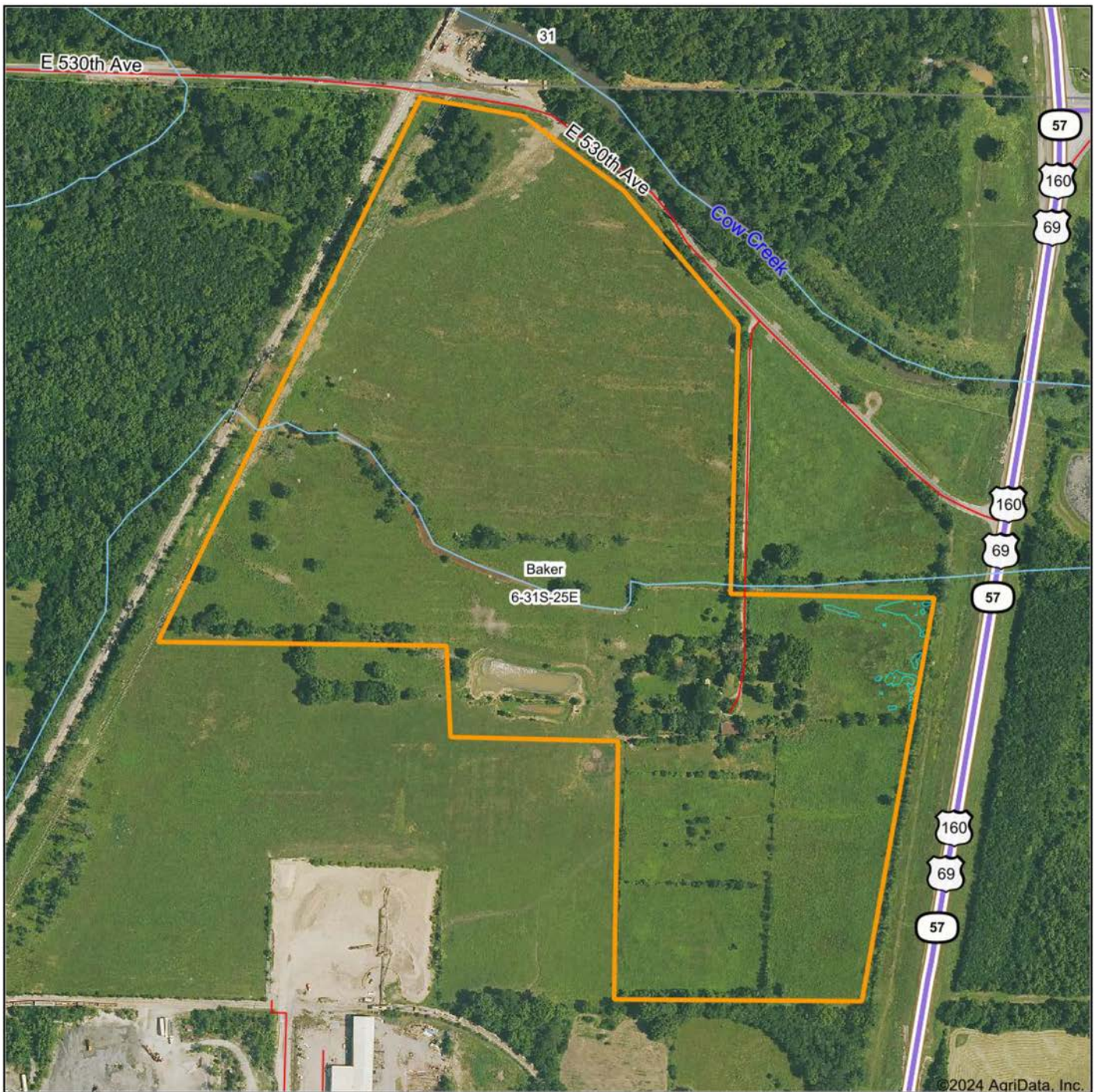
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ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 879.3
Max: 889.8
Range: 10.5
Average: 882.7
Standard Deviation: 1.57 ft

0ft 436ft 872ft

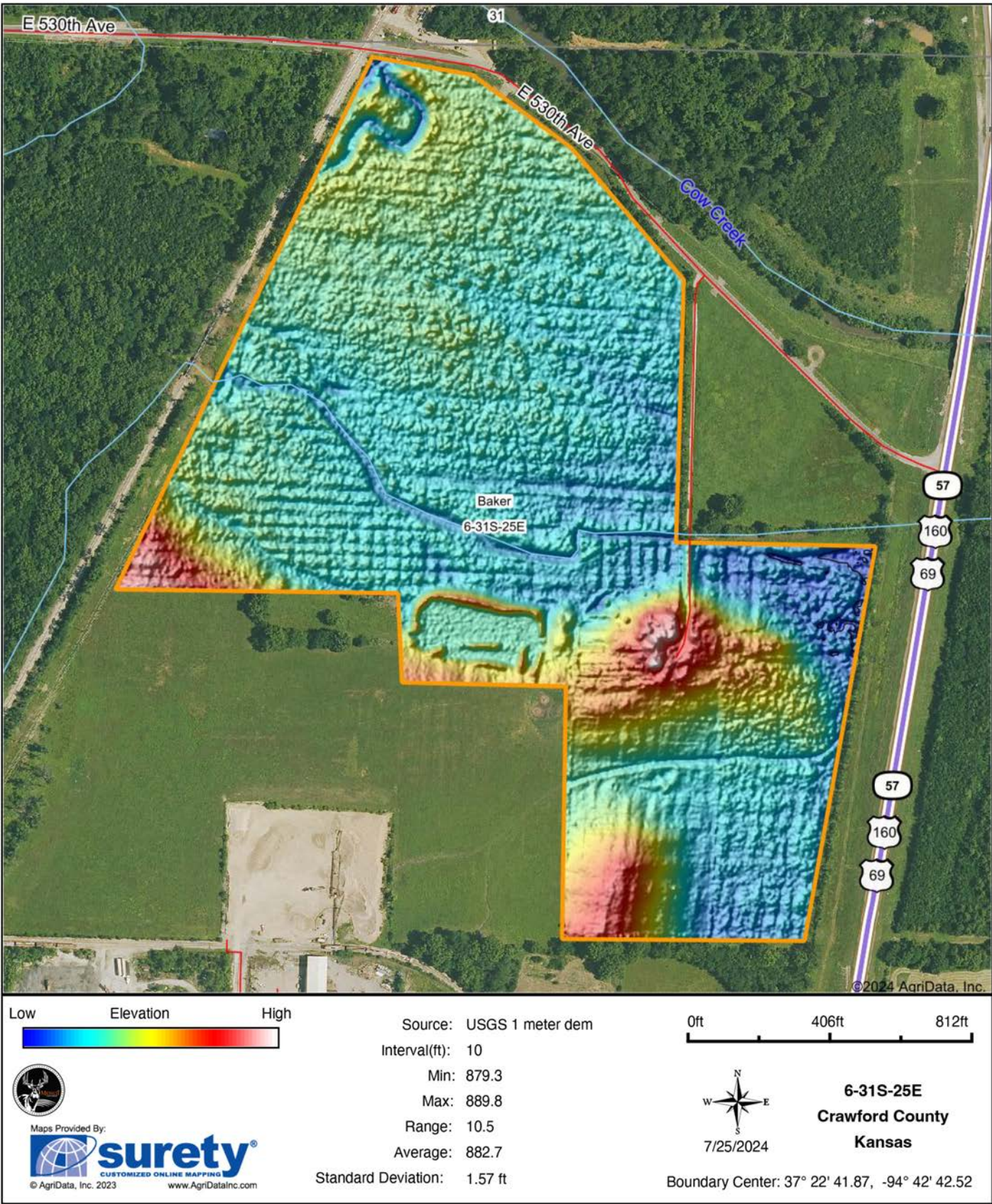


7/25/2024

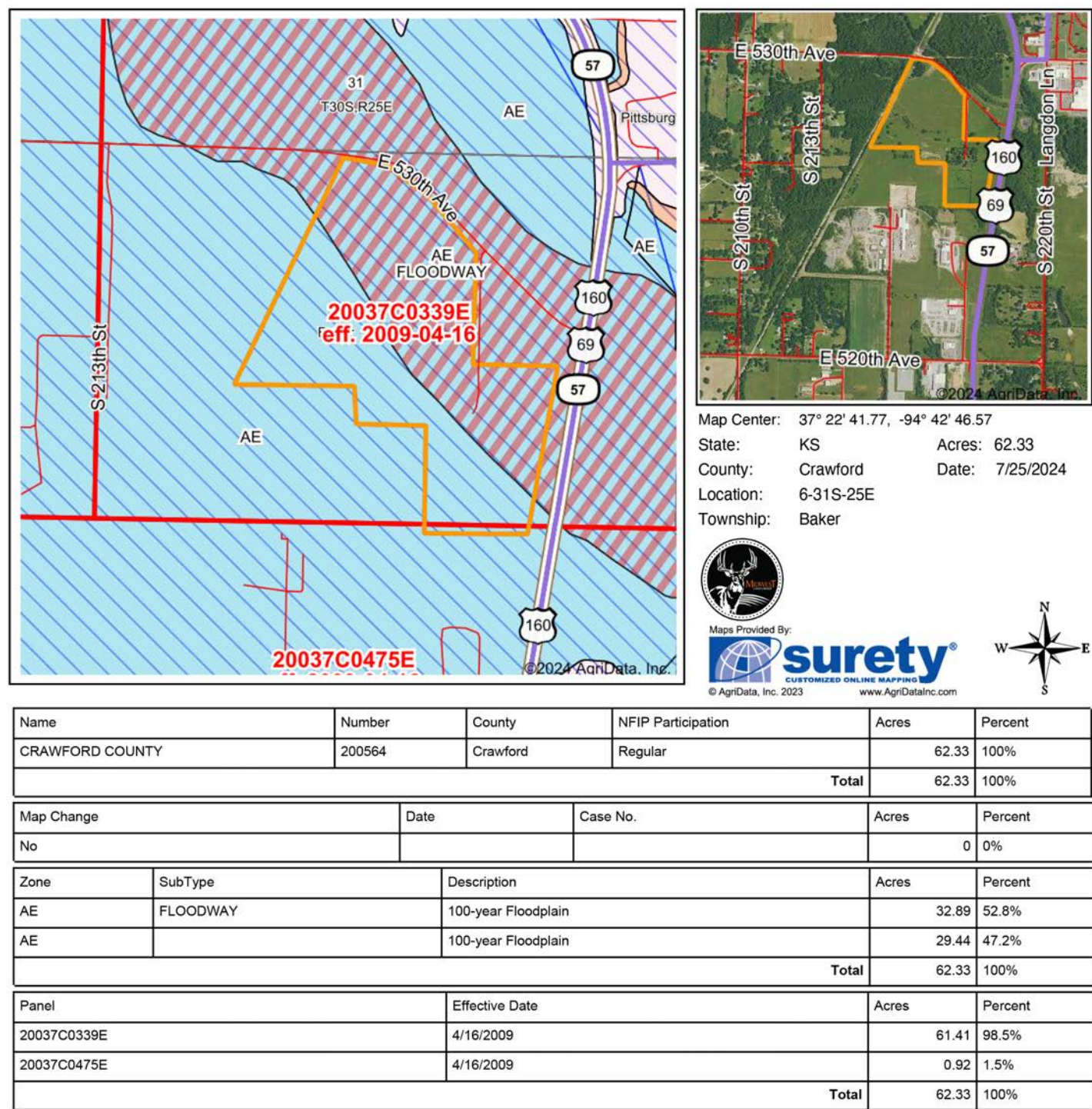
6-31S-25E
Crawford County
Kansas

Boundary Center: 37° 22' 41.87, -94° 42' 42.52

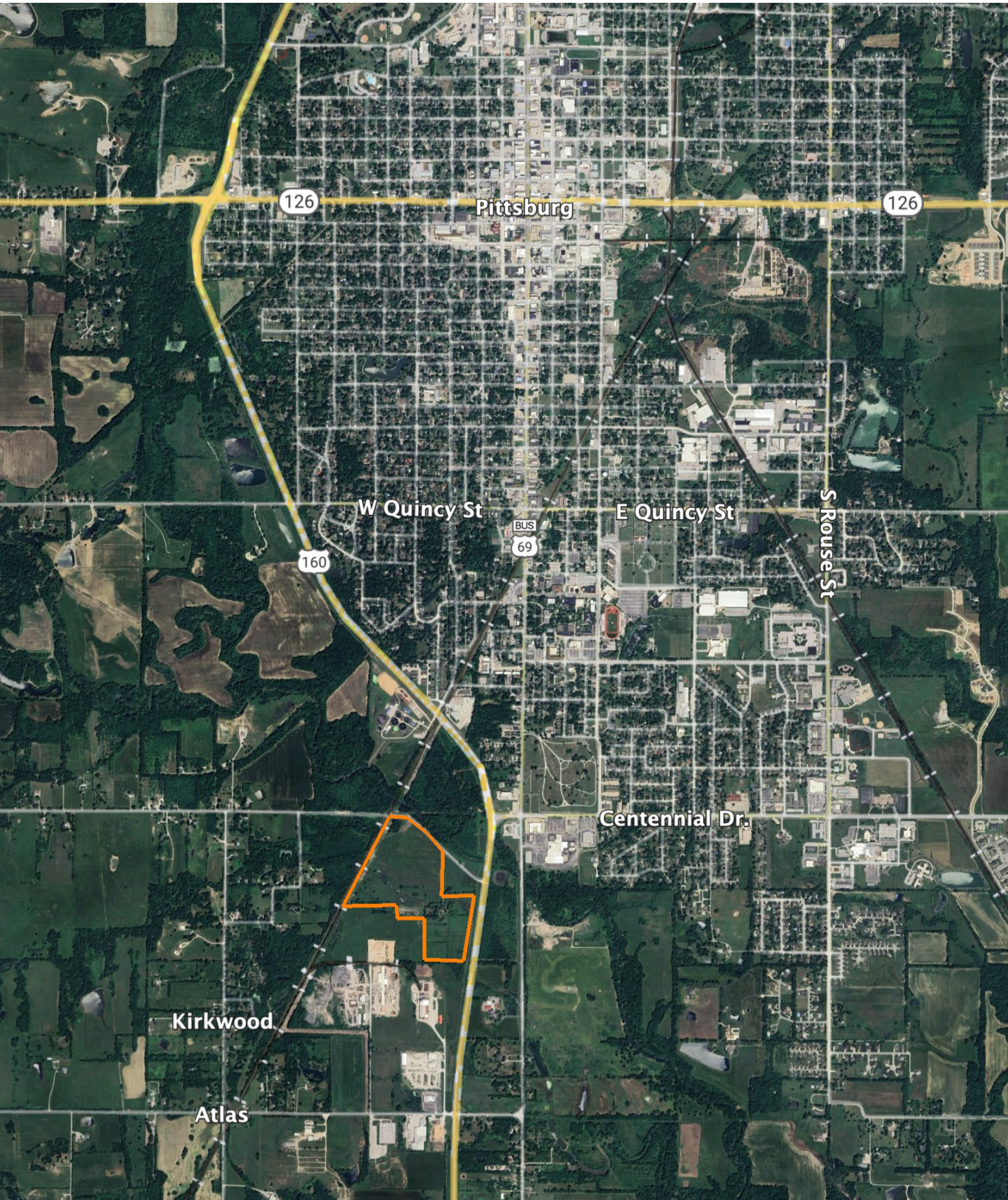
HILLSHADE MAP



FEMA 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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