

LAND FOR SALE

TURN-KEY 110 ACRES

PRICE: **\$528,000**

COUNTY: **LYON**

STATE: **KANSAS**

ACRES: **110**



PROPERTY FEATURES

- 110 +/- acres of prime hunting & grazing land
- Brushy cover, native grasses, mature hardwoods, and live water
- 2 stocked ponds for fishing
- Dillon 6'x7' elevated blind included
- 2 gated entrances & road frontage on two sides
- 20'x20' barn with concrete floor for storage
- Well-fenced & cattle-ready
- Marketable walnut timber for future ROI
- Excellent access while maintaining seclusion
- 180" caliber neighborhood
- 131 miles to Kansas City International Airport (KCI)
- 103 miles to Wichita Dwight D. Eisenhower Airport
- 24 miles to Emporia
- 8.2 miles to Madison

For more information, contact:

CODY THURSTON, Land Agent

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This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010. Licensed in AL, AR, IL, IN, IA, KS, KY, LA, MN, MS, MO, MT, NE, OH, OK, SD, TN, TX, WI, and WY.