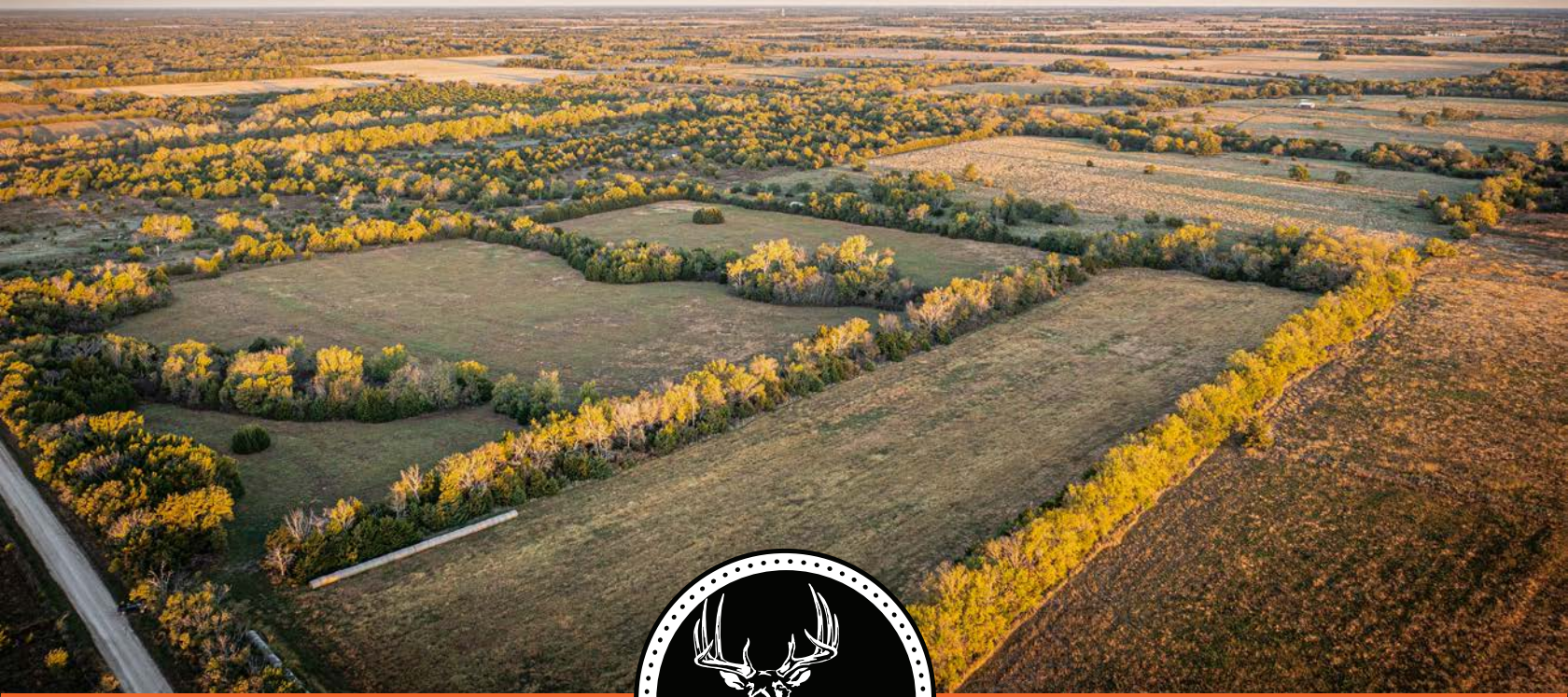


MIDWEST LAND GROUP PRESENTS

245 ACRES IN

ALLEN COUNTY KANSAS



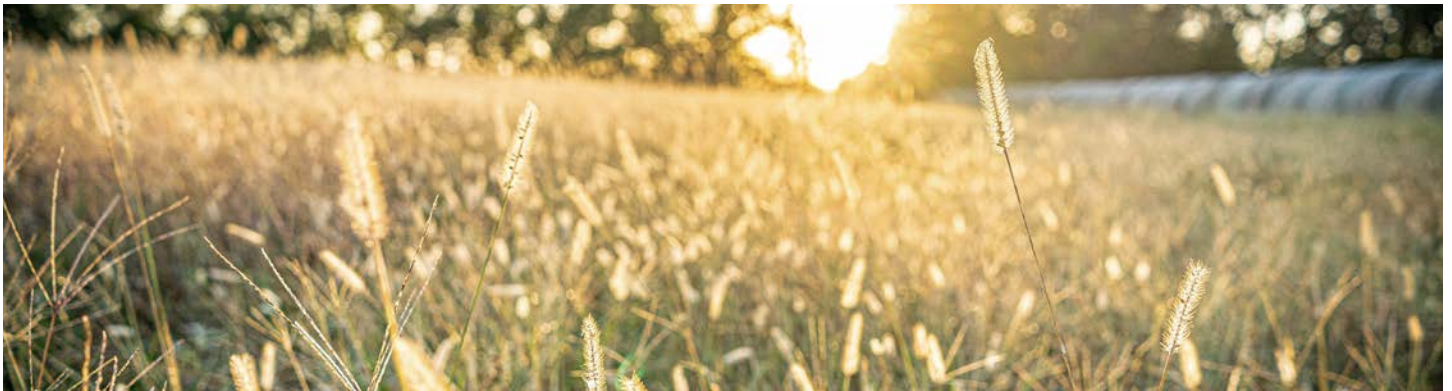
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER RECREATION AND RANCHING IN ALLEN COUNTY, KANSAS

Midwest Land Group is proud to present this exceptional 245 +/- acre farm located just outside of Savonburg in Allen County, Kansas. This property features a unique blend of grass and timber, making it a true multi-use farm ideal for both recreational and agricultural purposes. The farm offers multiple ponds, a good stand of mixed timber, a wet-weather creek, and utilities already in place. Another added benefit is the 30'x40' barn with water and electric set on the north end of the farm. For the outdoorsman, the farm lends well to bow and rifle hunting. The northwest side of the farm has plenty of timber for a great set in the stand, with a natural pinch to it. There is a wet-weather creek that runs through the heart of the farm, separating the north

and south ends. The south side of the farm has a great stand of native grasses that are surrounded by timber that offers security to the wildlife. There are plenty of natural pockets for food plots to be planted that would draw deer from the surrounding area. For the rancher looking to add to the operation, there is a good stand of grass, perimeter fencing, working pens, and plenty of water, making it suitable for year-round livestock management. This property is a rare find in the area and is a must-see for anyone interested in expanding their ranching operation or seeking a prime recreational tract. Contact Listing Agent Ben Jacks at (580) 304-9109 for more information or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$975,000** | COUNTY: **ALLEN** | STATE: **KANSAS** | ACRES: **245**

- 245 +/- acres
- Allen County, KS
- Deer
- Turkey
- Multiple ponds
- Wet-weather creek
- Utilities in place
- 30'x40' Barn
- Kansas City, KS - 79 miles
- Tulsa, OK - 112 miles

30'X40' BARN AND WORKING PENS

An added benefit is the 30'x40' barn with water and electric set on the north end of the farm. For the rancher looking to add to the operation, there is a good stand of grass, perimeter fencing, working pens, and plenty of water, making it suitable for year-round livestock management.



WET-WEATHER CREEK

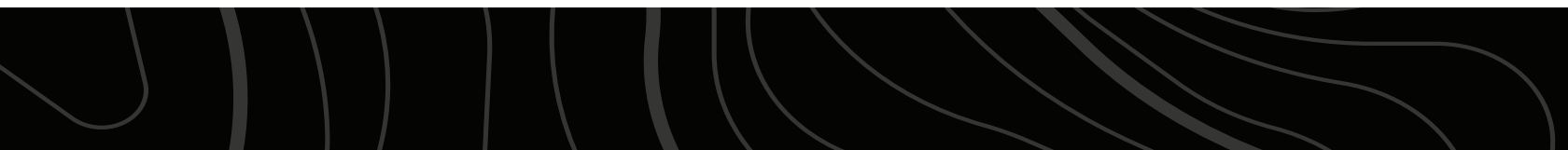


HUNTING OPPORTUNITIES

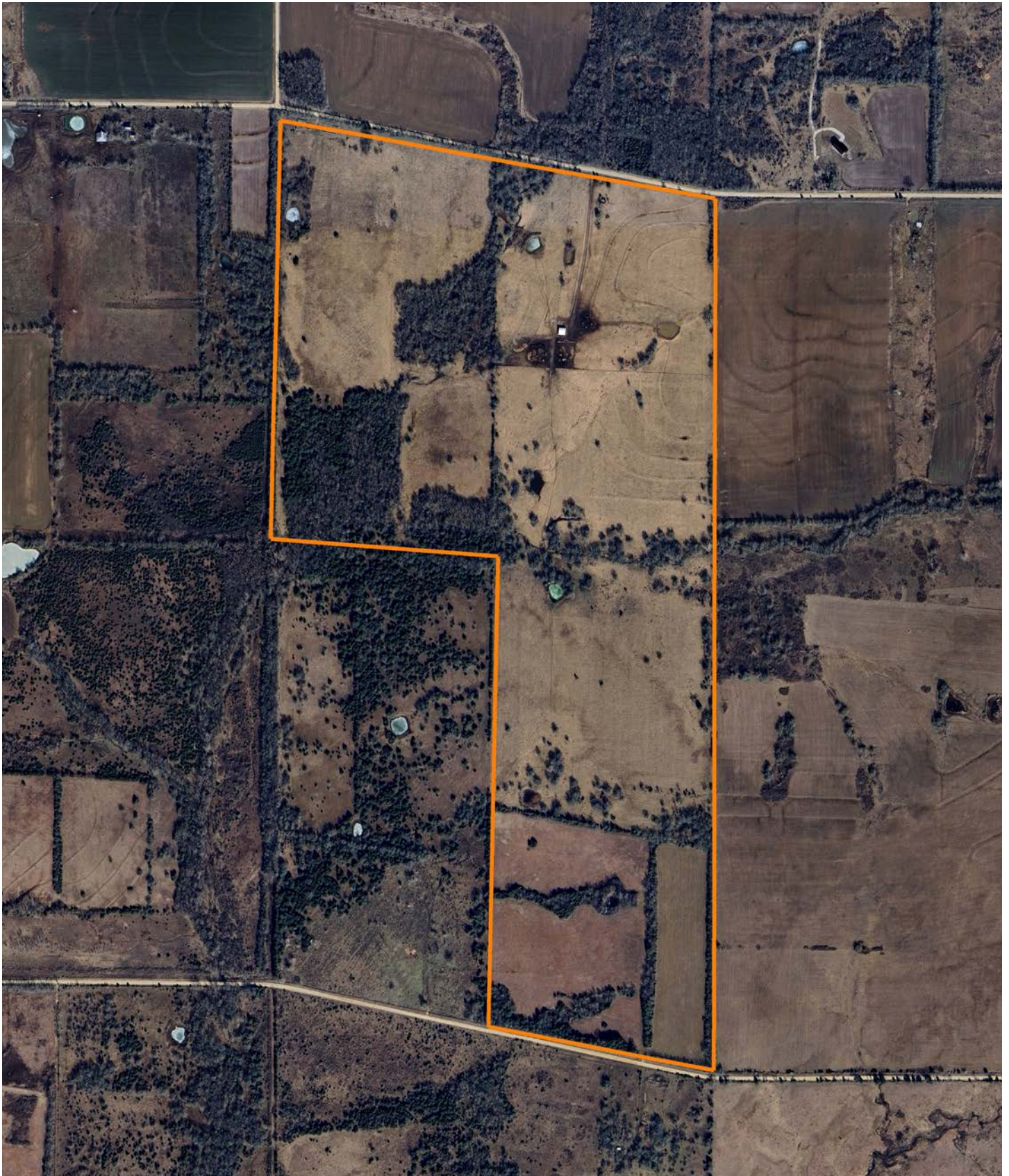


MULTIPLE PONDS WITH GRASS AND TIMBER

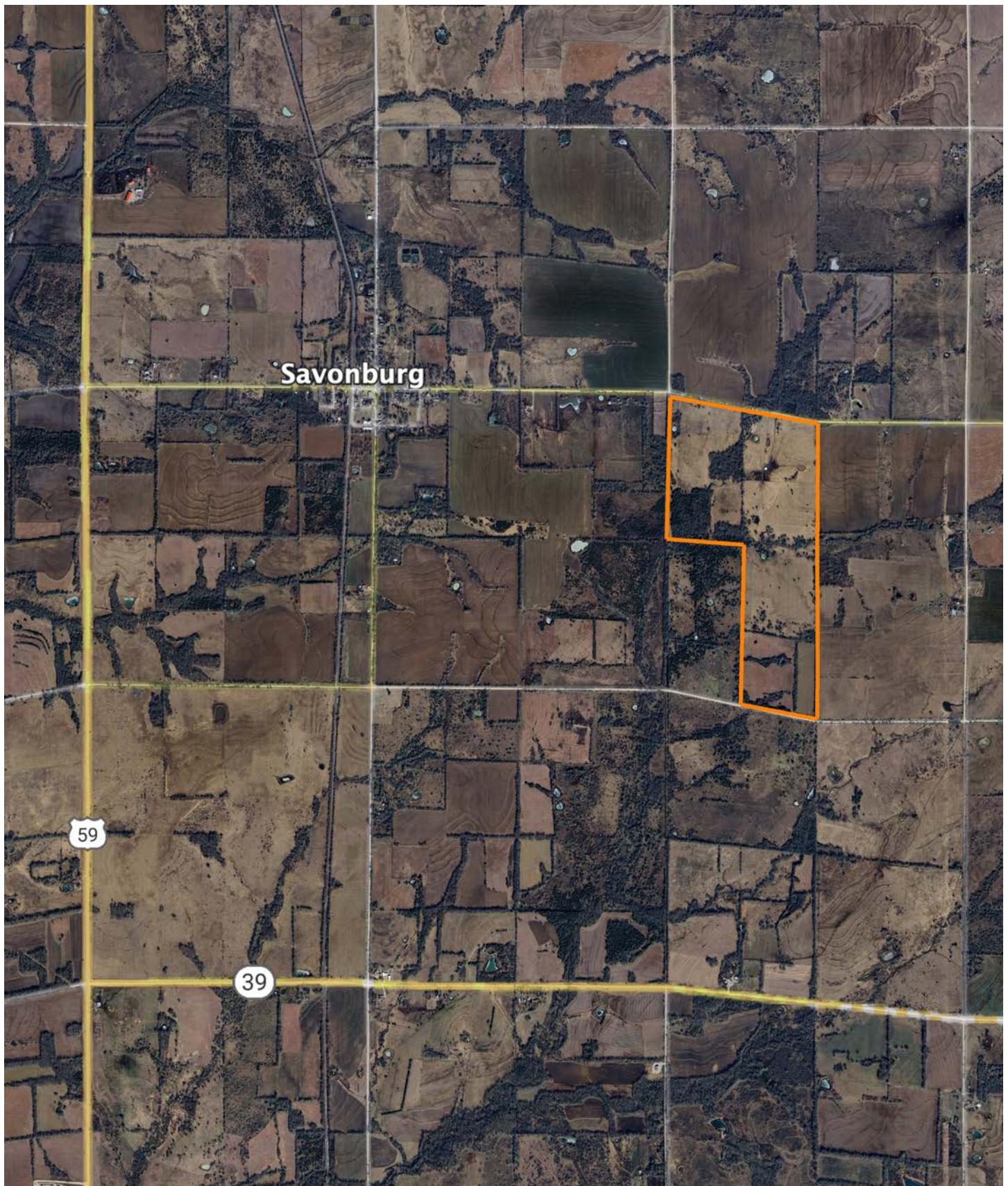
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AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Ben Jacks has been an avid outdoorsman since he was a boy. His dad would take him and his brother out to hunt and fish every chance he got. Between that and years of bow hunting, Ben learned the process of managing hunting properties. He loves to assess a property and find the potential in a piece of land that someone else might not have seen. Ben was born on a military base in North Carolina and raised in northeast Oklahoma. While in school, he worked on a ranch, where he grew a great respect for farmers and ranchers. He moved to Kansas for college and to continue his baseball career. He went to Neosho County Community College and graduated from Emporia State University, having played baseball at each.

After helping a friend acquire a piece of property, he caught the land real estate bug and hasn't looked back once since. Driven by his passion to help people, Ben offers clients a hard-working, trustworthy, and dedicated agent who will help them throughout the entire process. When he's not working or spending time with family, you can find him out in the woods hunting, fishing, managing hunting properties, or golfing. He's a member of Ducks Unlimited, QDMA, and the First Baptist Church in Chanute, Kansas, where he resides with his son Gunner and two large, active dogs. Contact Ben today to experience the Midwest Land Group difference!



BEN JACKS, LAND AGENT
620.605.3175
BJacks@MidwestLandGroup.com



MidwestLandGroup.com

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