

LAND FOR SALE

# 30 +/- ACRES WITH POND, HAY MEADOW, & BUILD POTENTIAL

COUNTY: **CHAUTAUQUA**

STATE: **KANSAS**

ACRES: **30**



## PROPERTY FEATURES

- 30 +/- acres of pasture ground
- Approximately 11 +/- acres of native bluestem hay meadow
- Pond for livestock and recreational use
- Good fencing on the north, east, and south boundaries
- Strong soil composition (Class II & III Dennis silt loam)
- Grazing and hay production potential
- Multiple attractive build site locations
- Power available nearby
- Only 2 miles to Highway 166 for easy access
- Mineral rights included with the sale



For more information, contact:

**PAUL SMITH**, Land Agent

**918.397.2737** | [PSmith@MidwestLandGroup.com](mailto:PSmith@MidwestLandGroup.com)

**MidwestLandGroup.com**

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, IA, IL, IN, KS, KY, LA, MN, MO, MS, MT, NE, OH, OK, SD, TN, TX, WI, and WY.

