

MIDWEST LAND GROUP PRESENTS



# LABETTE COUNTY, KS

64 ACRES



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# BEAUTIFUL HOME AND ACREAGE IN LABETTE COUNTY, KANSAS

Midwest Land Group is proud to present this exceptional 3 bedroom, 2 bath home situated on 64 +/- pristine acres in Labette County, Kansas. As you enter the property, a well-maintained gravel drive welcomes you, guiding you through a scenic approach to the home, which is perfectly positioned near a private, mature pecan grove. The setting offers both privacy and natural beauty, creating a truly inviting first impression. Inside, the home features a thoughtfully designed layout with a spacious, open-concept living and dining area—ideal for entertaining family and guests. The master suite is privately located just off the main living area and features an en-suite bathroom complete with a large soaking tub. Two additional generously sized bedrooms are situated on the opposite side of the home, providing comfort and privacy for family or guests. The home has been meticulously maintained and reflects pride of ownership throughout. Step out back to enjoy peaceful views of the pecan grove and a well-maintained pool, perfect for relaxing or entertaining during the warmer

months. Adding to the property's functionality is a 50'x30' insulated shop, offering ample space for storage, equipment, or hobbies.

The 64± acres are fully fenced and have been carefully managed, showcasing the current owners' dedication to land stewardship. Two ponds provide excellent fishing opportunities and add waterfowl hunting potential. The property also features abundant wildlife, with strong signs of deer and turkey activity along the creek corridor. The established pecan grove not only enhances the property's diversity but also offers potential supplemental income, helping offset ownership costs. This property truly offers the complete package—an attractive, well-kept home paired with versatile acreage for recreation, income potential, and country living in a highly desirable area of Southeast Kansas.

Contact Ben Jacks at (580) 304-9109 for more information or to schedule a private tour.

## PROPERTY FEATURES

COUNTY: **LABETTE** | STATE: **KANSAS** | ACRES: **64**

- Well-maintained 3 bedroom, 2 bath home
- Private master suite with en suite bath and soaking tub
- Mature pecan grove offering beauty and potential income
- 50'x30' insulated shop for storage, equipment, or hobbies
- Fully fenced acreage with meticulous land management
- Two ponds provide fishing and waterfowl hunting opportunities
- Abundant wildlife, including strong deer and turkey presence
- Located in a desirable area of Southeast Kansas

# 3 BEDROOM, 2 BATH HOME

Inside, the home features a thoughtfully designed layout with a spacious, open-concept living and dining area—ideal for entertaining family and guests. The home has been meticulously maintained and reflects pride of ownership throughout.



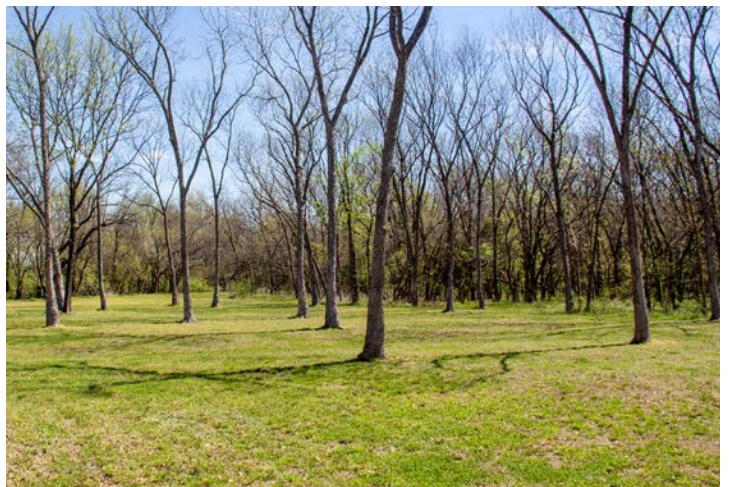
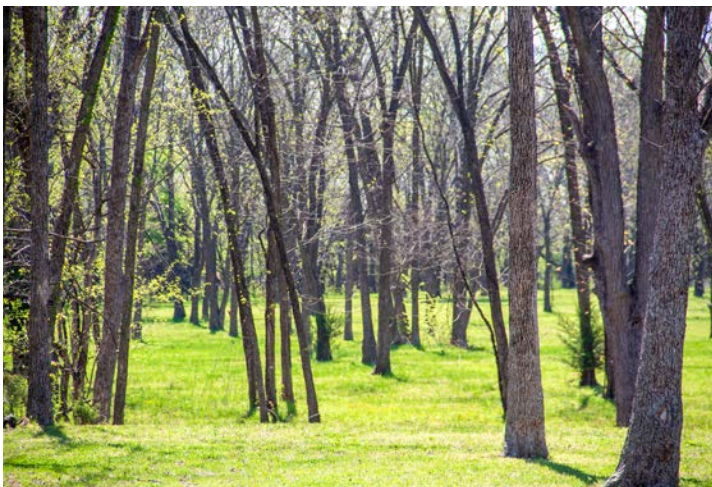
## 50'X30' INSULATED SHOP

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## MASSIVE PECAN GROVE

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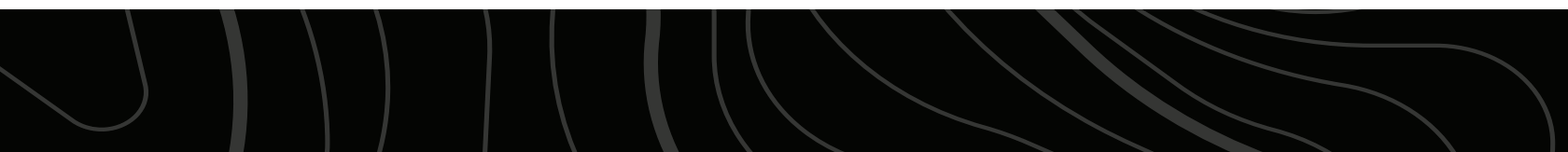
# HUNTING OPPORTUNITIES

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## TWO PONDS

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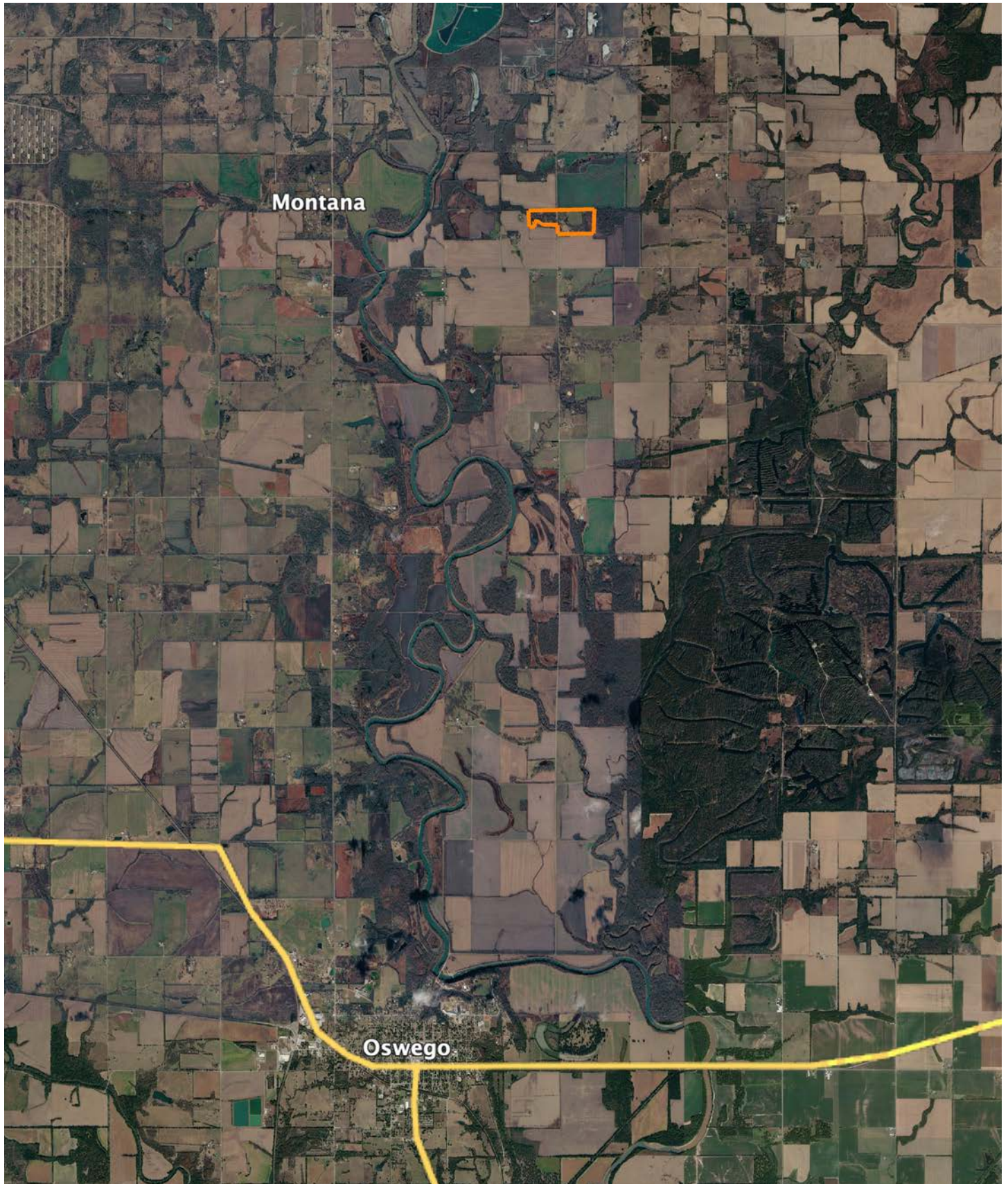
# AERIAL MAP

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# OVERVIEW MAP

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# 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  
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