

Unique Road Grass, Farm, and Hunt

79.45 Acres

Bourbon County, KS

\$450,000



HAYDEN  OUTDOORS.

Unique Road Grass, Farm, and Hunt

TOTAL ACRES:

79.45

PRICE:

\$450,000

COUNTY:

Bourbon County

CLOSEST TOWN:

Fort Scott, KS

Activities & Amenities:

ATV/Off Road
Farm/Crops/Ag
Hiking/Climbing
Hunting - Predator/Varmint
Hunting - Turkey
Natural Spring
Stream/River
Wooded
Cattle/Ranch
Food Plots
Hunting - Big Game
Hunting - Small Game
Income Producing
Pond/Lake
Timber

Land Details:

Address: 000 Unique Road, Fort Scott,
Kansas 66701, USA
Closest Town: Fort Scott
Total Acres: 79.45
Deeded Acres: 79.45
Zoning: Agricultural
Water Rights: Yes
Mineral Rights: Yes
Estimated Taxes: \$328.04 - 2022
Source of lot size: Assessor/Tax Data
Fence Type: Barbed wire

Property Summary:

The perfect combination of grass, potential tillable acreage and recreational opportunities perfectly describes Unique Road Grass, Farm, and Hunt!

Land

This 79.45 +/- acre farm consists of approximately 23 acres of a variety of hardwoods and creek (which flows even during dry years). The remainder of this acreage is grass that could be tilled for crops or food plots. The potential for building this property into the ultimate recreational mecca is endless. Whether you wish to utilize this farm for livestock, or to build it into the perfect recreational piece, the two ponds located on this acreage will fit your needs. For outdoor hiking enthusiasts, the park like setting in the timbered area allows for a relaxful and peaceful hike. If you wish to build a weekend getaway or permanent home, there are multiple build sites with electricity and water available on the northeast side of the property across Unique Road.





Region & Climate:

Bourbon County has an average rainfall of 44" per year, with a relatively humid climate especially in the summer months.

History:

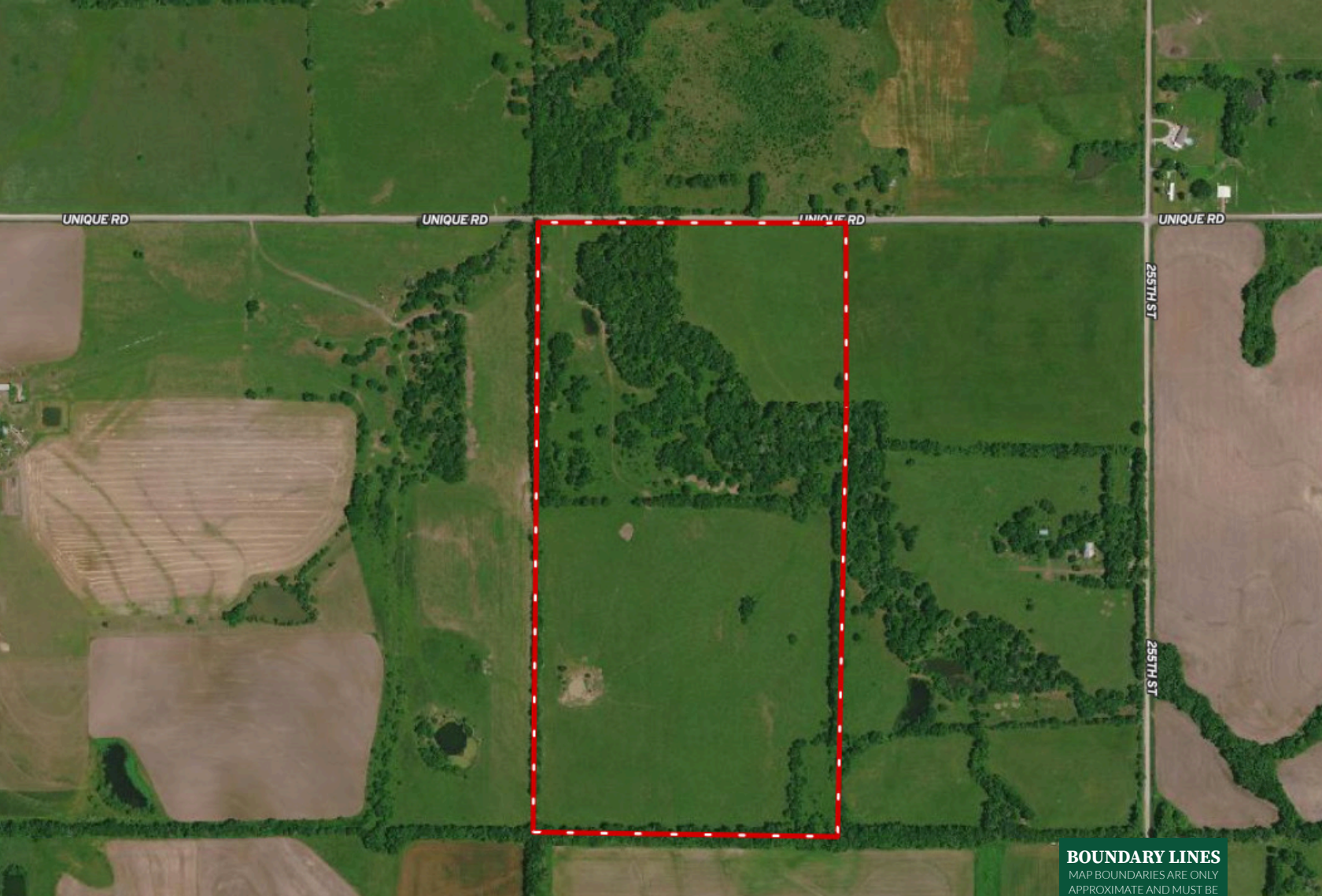
According to the Kansas Historical Society, Bourbon County is located in the Osage Cuesta region and was established as one of the original 33 counties in Kansas in 1855. Bourbon County was named after Bourbon county Kentucky, after many of the settlers moved from Kentucky to Kansas.

Location:

This farm is conveniently located a short 8 miles north of Fort Scott and 70 miles south of Kansas City with a short half mile to a paved road. This gorgeous acreage won't last long so give the listing agent a call for a qualified showing today.

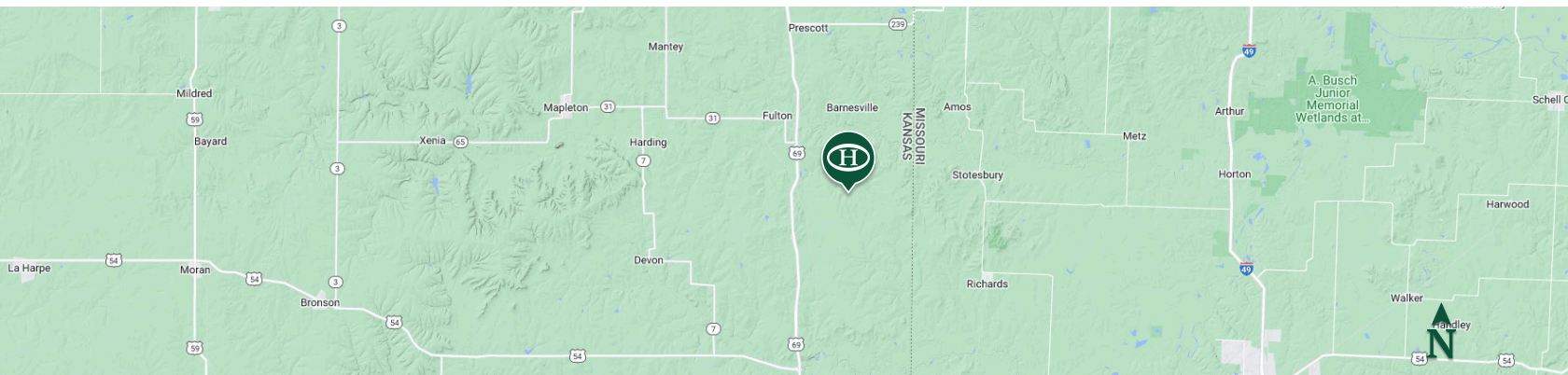
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BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary






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FARM, RANCH & RECREATIONAL REAL ESTATE






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