



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

158.8± Acre Investment, Weekend or Hunting Property for Sale - Coffey County

www.TrophyPA.com • (855) 573-5263 • leads@trophyha.com

PRICE IMPROVED



PROPERTY ADDRESS:

00 Oxen Road
LeRoy, KS 66857

PRICE: \$695,000

ACRES: 158.8

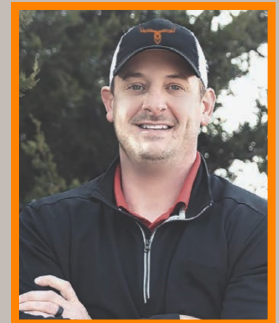
COUNTY: Coffey

PROPERTY HIGHLIGHTS:

- NEW 2023 FARMING LEASE; \$110 CASH RENT ON 100± ACRES
- 1.5 hours South of Kansas City
- Excellent hunting
- Electric on the road
- Rural water on the road
- 84 acres tillable and 15 acres hay
- Documented trail camera history
- Multiple build sites
- Great access from gravel road
- Secluded off the beaten path

PROPERTY DESCRIPTION:

Tucked away off the beaten path just outside the city in coveted Coffey County Kansas. This property has a long history of big deer and does NOT disappoint. There is a large amount of food, cover & water to feed the wildlife with a vast area for all wind directions and hunting seasons. The property has 100 acres m/l of tillable ground that has a new farming lease for 2023 of \$110 an acre currently planted in beans totaling an estimated \$11,000 of annual farming income. There is a nice mix of trees on the central western side of the property providing a wind break as well as cover and hiding spots for all wildlife. There are numerous places for animals to drink water while meandering through the property before heading out to the crop fields for feeding. There is a nice pond on the property that could be cleaned out and expanded as well if desired. There is deer sign all over the property and the trail cameras prove the deer use this spot every day usually morning and night. With fall right around the corner this property has a chance to produce multiple big bucks! There is rural water and electric on the road next to the property and many areas on the east side to build a house or cabin is that strikes your fancy. Places like this do not come up for sale often! Investment property, weekend getaway or hunting property, this tract has no limits.



PRESENTED BY:

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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals