



735± Acre Hunting & Recreational Property in Greenwood County, KS

TROPHY
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

www.TrophyPA.com | (855) 573-5263 | leads@trophyapa.com



PROPERTY ADDRESS:

000 70th Street
Fall River, KS 67230

ACRES: 735±

COUNTY: Greenwood

PROPERTY DESCRIPTION:

Highlights:

- 735 +/- acres
- Beautiful pasture
- Great fencing on the majority of the property
- Livestock pens built in 2017
- 12 ponds
- Timbered fingers for wildlife cover
- All minerals intact and transfer
- Estimated 2023 taxes are \$2,771.48
- 2 hours from Topeka
- 1 hour from Wichita
- 2 hours and 15 minutes from Kansas City

Located just southwest of Eureka Kansas you will find one of the best grass farms on the market and in Greenwood County, Kansas. The place has been taken care of and it shows. Most of the fencing is in great shape with a major portion of it being new. The livestock pens were constructed in 2017 and are in perfect working order. You can load and unload as easy as you could imagine. The property has 12 ponds that are spread out evenly throughout the property allowing for a grazing pattern of your choice.



PRESENTED BY:

SAM VOSS

Land Specialist - KS & MO

M: (913) 526-9369

P: (855) 573-5263 x745

E: SVoss@TrophyPA.com

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HEADQUARTERS:

640 Cegi Drive, Suite 100

Chesterfield, MO 63005

www.TrophyPA.com

leads@trophyapa.com

The Bluestem grasses of this region are a part of the largest remaining Tallgrass Prairie in the United States. Cattle are brought in from all over the United States to utilize this commodity for quick and efficient summer gains.

This farm offers some of the best views I have seen in a while, with a gentle elevation change and rolling hills that walk down to creek crossings and running water. The vast majority of the property is hidden from the road by either the terrain or the timbered draws. And it makes for a nice stroll or ATV ride anytime of the year. The majority of the property is separated by a finger of woods that offers a great hiding spot for wildlife.

Every time I have been there, I have jumped multiple deer and the geese are thick in the fall. From the aerial photos, you will see a large amount of a thick wooded finger rolling through the entire property. This has allowed for the wildlife to not only stroll through the property but also make it home while they hunker down out of the elements. This can be utilized for the owner operator or used as additional income to the owner in the way of a hunting lease.

Overall, I would give this property 10 out of 10!



Broker does not guarantee the accuracy of sq. ft., lot size or other information.

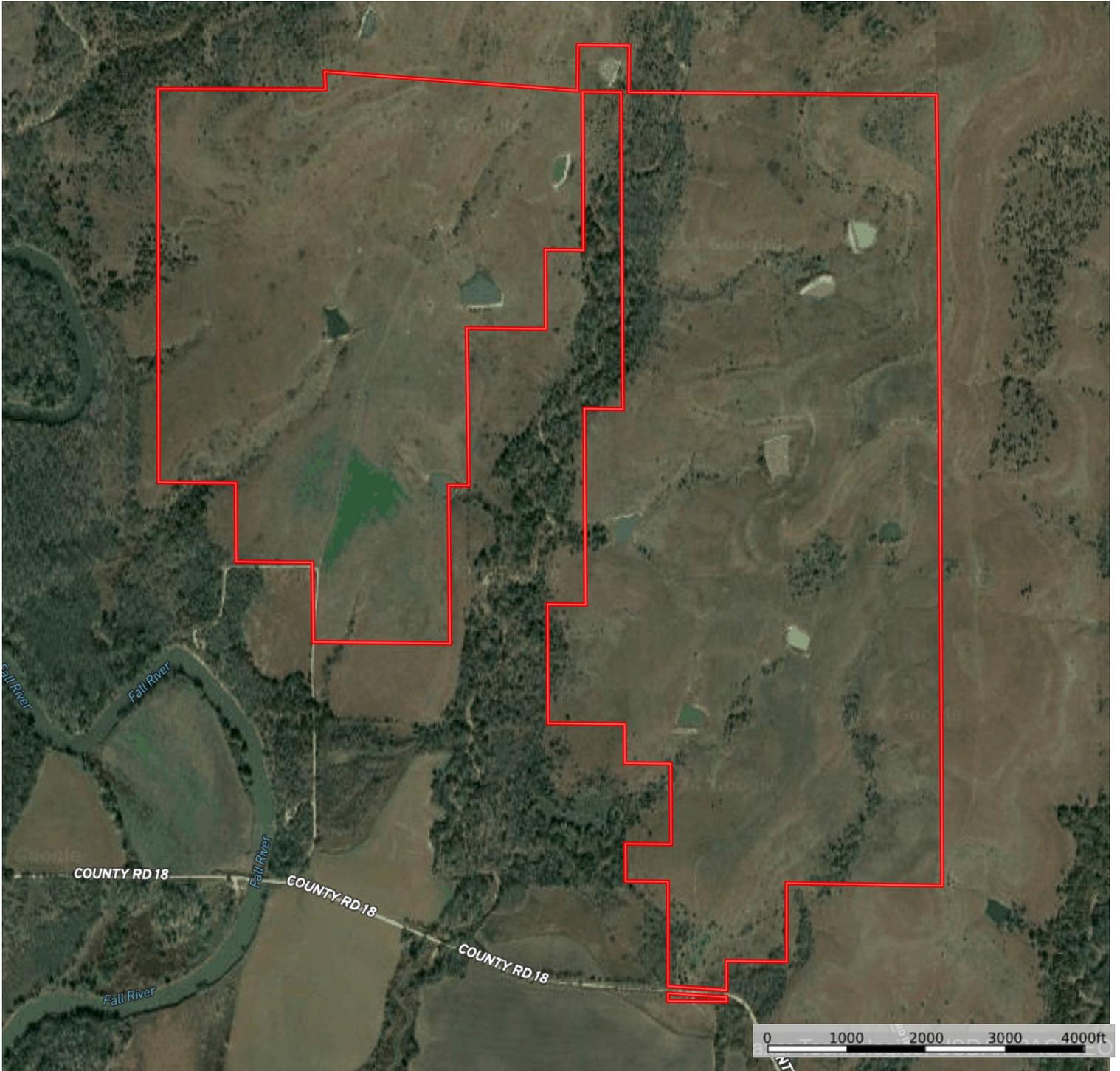
Buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals.



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