



120 +/- Acre Kansas Hunting Tract for Sale - Woodson County

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

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

PRICE IMPROVED



PROPERTY ADDRESS:

00 Violet Road
Neosho Falls, KS 66758

PRICE: \$295,000

ACRES: 120

COUNTY: Woodson

PROPERTY HIGHLIGHTS:

- 120 +/- acres
- Income producing tillable ground
- \$125 an acre average the last 3 years
- World class deer & turkey hunting
- Quail on property
- Water for wildlife
- Established food plot
- Possible build site
- SE Kansas hunting at its finest
- 1.5 hours from Kansas City
- 2 hours from Wichita
- 3 hours from Springfield

PROPERTY DESCRIPTION:

This 120 +/- acres in Woodson County Kansas is nothing but awesome. It sits in the coveted Southeast Kansas corridor of the world and simply put, that is the home of giant whitetail deer. Woodson County is no exception to the rule and you can see the trail camera pictures to prove it. The deer here are just a little different. Different meaning bigger and more plentiful. If you look at the aerial, you can see this is a major block of timber for miles around and the deer use it as their home. The ground is chewed up with trails and scrapes and the trees with rubs and broken limbs from rut activity. You can see why the deer flock to this property to both pass through and to stay. The quality and age of deer is very clear by not only the amount of history, but the multiple year history.

When people look at land, they look for income. This property also has that. 55 acres of tillable ground that has been well managed for years. The average income on this property over the last 3 years was \$125 an acre. The property is on a corn/bean rotation with 2019 being corn. That coupled with the undeniable hunting makes this a Southeast Kansas property that few can compare to. When people look at land, they look for income. This property also has that. 55 acres of tillable ground that has been well managed for years. The average income on this property over the last 3 years was \$125 an acre. The property is on a corn/bean rotation with 2019 being corn. That coupled with the undeniable hunting makes this a Southeast Kansas property that few can compare to.

Owner/Agent



PRESENTED BY:

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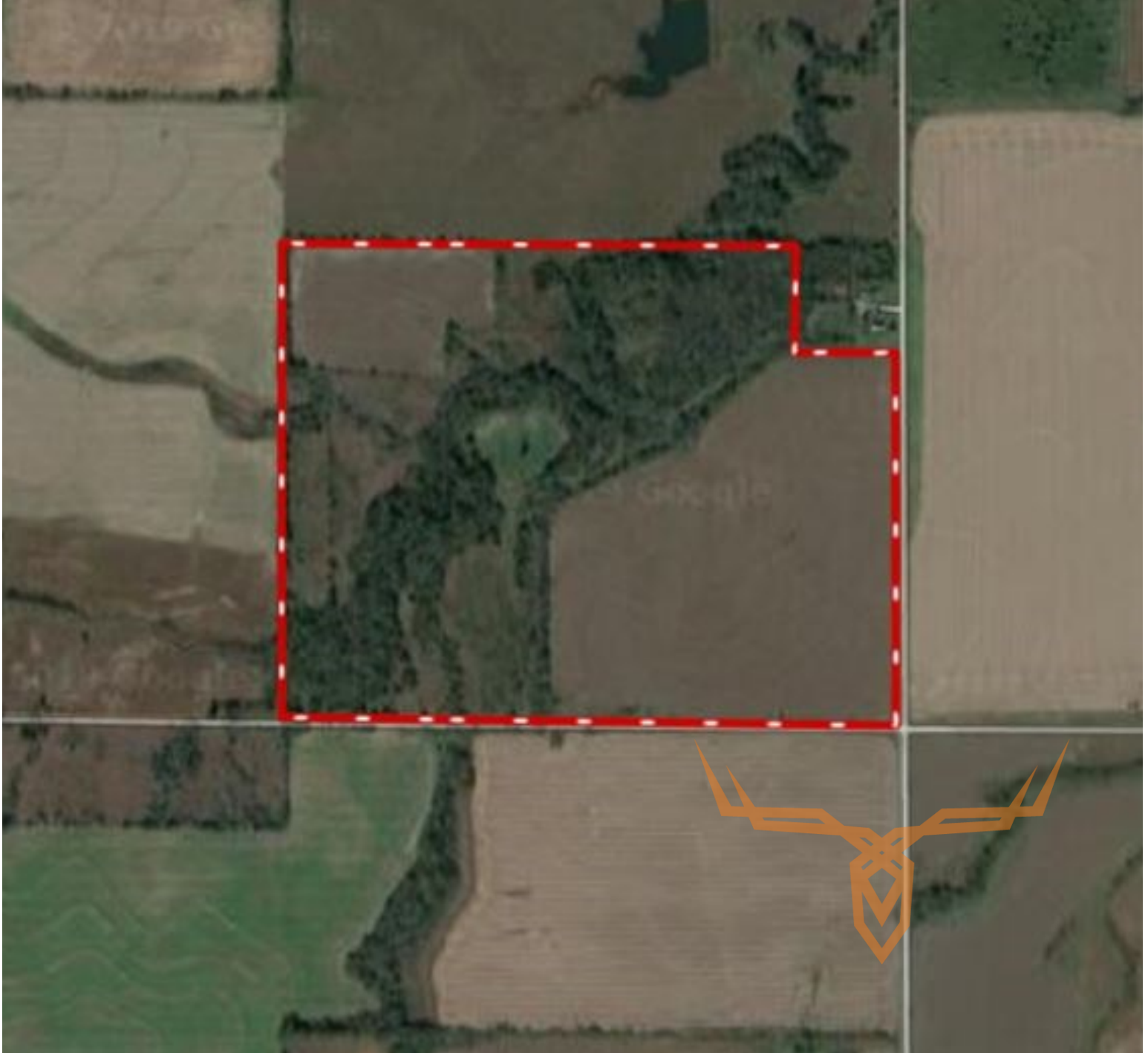
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

TAXES: \$1,089

TAX YEAR: 2018