

80 +/- Acre Kansas Hunting Property for Sale—Coffey County

TROPHY
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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



PROPERTY ADDRESS:

00 21st Rd.
Lebo, KS 66856

PRICE: \$216,000

ACRES: 80

COUNTY: Coffey

PROPERTY HIGHLIGHTS:

- 80 +/- acres
- Water, cover and food on property
- SE Kansas hunting at its finest
- Current agreement with neighbor to hunt their 80-acre property
- Thriving Wildlife
- Active creek
- 2 established food plots
- Heavy cover
- Possible build Site
- 1 hr from Kansas City, 1.5 hrs from Wichita
- 20 minutes from Emporia, Kansas

PROPERTY DESCRIPTION:

Coffey County Kansas properties are by far one of my favorite places to walk when a client calls and says they are wanting to sell their property and this place is absolutely no exception to that rule. These 80 +/- acres have a beautiful layout, to say the least. With just under 40 acres of this property being timber and thickets you can see why the wildlife are attracted to this property. The habitat lends itself wonderfully to hiding that large Southeast Kansas whitetail buck. The owners have taken pride in this property and it shows. 2 strategic food plots totaling just under 3 acres will add to the attention this place gets from wildlife. The food plot on the northeast corner is nestled in the thick timber with a running creek nearby giving them cover while getting a bite. There is no reason for these critters to leave this property with the abundance of food, water & cover they have. That alone will allow you to harvest mature deer while practicing QDM on and around the property. A recent culvert pipe has also been installed on the southeast corner of the property to allow for better entry and exit for farming equipment or any future build plans as needed.

The owners currently have negotiated with the neighbors that allow them to hunt their property in trade for the hay off of their property. This only allows for better hunting with this giving them the ability to hunt any wind direction they need. Trails have been cleared to and from the food plot to allow for equipment in and out for easier planting as desired.

Coffey County KS has long been known to have those deer that are on the Outdoor Channel that people see pictures of and say "WOW! I want that"! Don't miss your opportunity with this one to start your Kansas Legacy!



PRESENTED BY:

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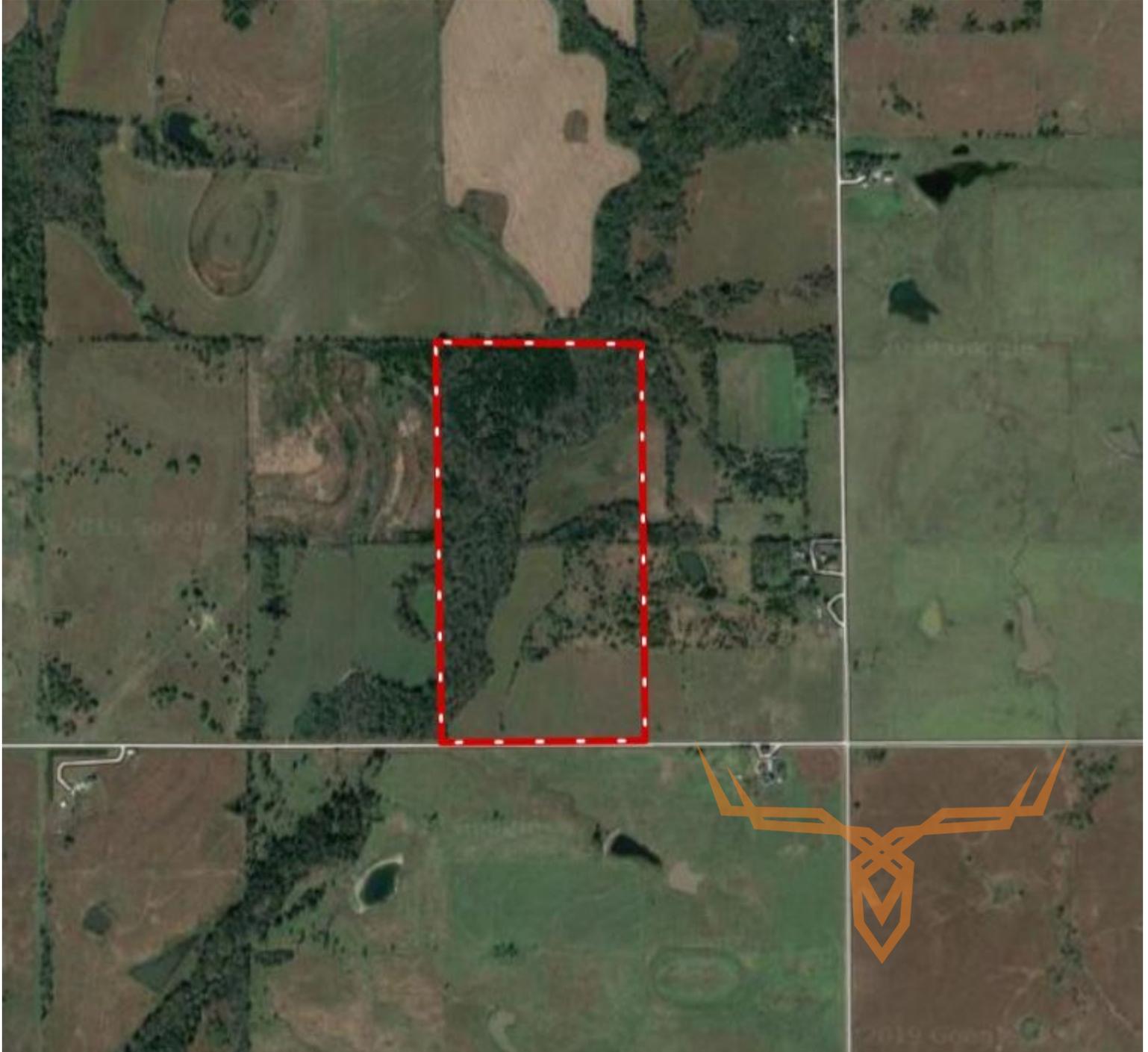
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

TAXES: \$216

TAX YEAR: 2019