

## 55 Acre Pecan Grove, With Big Waterfowl Potential For Sale in Neosho County, KS

This 55 acre farm in Neosho County, KS offers multiple possibilities. Currently a production Pecan and hay farm, the ROI is substantial. The hay fields consist of high quality Eastern Gamma Grass, Fescue and clover. These grasses have a high protein content and quick summer growing for multiple cuttings each year. Due to this quality of protein content these bales fetch a premium not often seen in other hay production. The farm also boasts 18 acres of production Pecan groves, these groves have been well maintained and fertilized over the years and will be ready for this years crop. Grafted trees balance out the farm and ensure that for generations to come this farm will offer income for the owners. If you are interested in waterfowl hunting this farm is one you will not want to overlook, the location here is key. Sitting across the road from the Erie water treatment ponds and just a mile from the Neosho River the amount of ducks and geese will not disappoint. These ponds are a notorious roosting spot during the winter months, and the Neosho River is quickly becoming a famed flyway. This farm is also right between the Neosho Wildlife Area and thousands of acres of WRP ground to the west. With some improvements this farm could hold ducks all winter long. Located just south of Erie on a black top road access is great. The creek and two ponds are big bonuses for this income producing farm. If you are interested in learning more, or to schedule a showing contact Kale Kitterman at 620-249-3882 - Income from hay, pecans and a wind lease - 2 hrs from NWA, Tulsa or KC - Multiple water sources - Located in a major waterfowl flyway

### Property Details :

Price : \$155,000

County : Neosho

Acreage : 56.2000

Address : Erie KS 66733

### Location :



