

State Line 71
167 2951 Lane
Niotaze, KS 67355

\$364,500
71 +/- acres
Chautauqua County



State Line 71 Niotaze, KS / Chautauqua County

SUMMARY

Address

167 2951 Lane

City, State Zip

Niotaze, KS 67355

County

Chautauqua County

Type

Ranches, Recreational Land, Residential Property

Latitude / Longitude

37.0044 / -96.0115

Dwelling Square Feet

2200

Bedrooms / Bathrooms

3 / 3

Acreage

71

Price

\$364,500

Property Website

<https://mossyoakproperties.com/property/state-line-71-chautauqua-kansas/14817/>



PROPERTY DESCRIPTION

Just a short 4 miles outside of the Caney City Limits, on a quiet dead end lane, sets this well taken care of 2300+/-Sq. Ft. home. As you pull in the circle drive, you'll notice the large manicured yard with more than enough room for letting the kids run and play.

You'll pass the large 42x 60 shop. Equipped with 5 overhead garage doors, it offers more than enough room for all of your vehicles, as well as equipment and recreational vehicles. Also located in the shop is the man-cave. Furnished with a wood burning stove and window air, this area provides the perfect setting for lounging or entertaining friends. Once pass the shop, you come to the main feature of the property, the home.

The split level home was custom built in 1979 and feels much larger than the county assessed 2300 Sq. Ft. Originally designed with 3 bedrooms on the upper level, as well as 3.5 bathrooms throughout, the game room as well as the office/den could be converted to additional bedrooms should a large family require it.

The large recessed living area is centrally located and comes complete with vaulted ceiling and stone fireplace. As you step down into this area, the relaxing feel of the room sweeps over you and you'll soon notice how the room ties the house together, and is the perfect family room.

Multiple rooms in the home have been recently remodeled and updated including bathrooms and the kitchen. With wraparound counters, and upper and lower cabinets to go with, the well lit kitchen offers plenty of prep space as well as storage. Also a short distance from the kitchen is the attached enclosed patio/sunroom that serves as the perfect breakfast nook or watch the sun go down over the property while entertaining guests.

All bedrooms are equipped with large walk-in closets, while the master bedroom is equipped with its own air conditioning system as well as a patio door and deck overlooking the fenced backyard and property.

The property consists of approximately 71 acres and is perimeter and cross fenced. The South half starts at the Kansas/Oklahoma line and contains multiple elevation changes. A picturesque small boulder lined wet weather creek runs from East to West through this half of the property, and the heavy timber provides an opportunity for whitetail deer and turkey hunting.

The North half is an approximately 50/50 mix of timber and pasture. This half will also provide some hunting opportunities, as well as the opportunity to pasture livestock. The small pond on provides a year round water source, as well as an ideal camping or picnic location. Also located on the property is a small set of working pens, chicken house, and goat pen with this area having lights and electricity as well as well water near by.

Also on the property is the outside wood burning stove to assist with heating the home, as well as the Heartland Internet Antenna, which also allows the property to have free internet access as long as the antenna is in service.

The list of features for this property goes on and on, and it must be seen to be fully appreciated.

MORE INFO ONLINE:

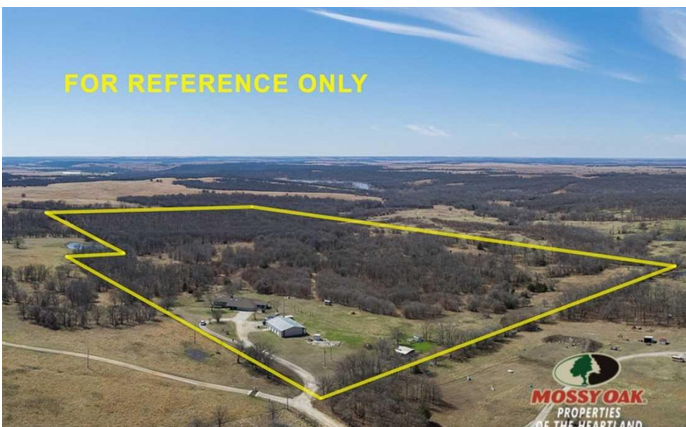
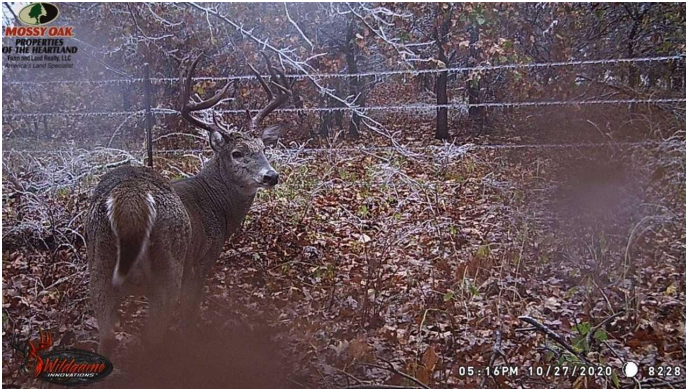
MossyOakProperties.com

Contact listing agent Jake Kolb at 620-252-5881 or [Email listed above] with any questions or to schedule a showing.

- *Approximately 25 min to Bartlesville, OK
- *Approximately 12 min to Copan Lake
- *Approximately 25 min to Coffeyville, KS
- Approximately 30 min to Independence, KS
- *Approximately 1 Hr 10 min to Tulsa, OK
- *Split Level 2300+/- Sq. Ft. home built in 1979
- *3 Bedroom 3.5 Bathroom
- *Game room and Office/Den could be converted into extra bedrooms
- *Remodeled Kitchen
- *Recessed living area with vaulted ceiling
- *Well water
- *Outside wood burning furnace for assisted heating
- *Attached Enclosed Patio/Sunroom
- *700+/- Sq. Ft. Attached garage
- *42x60 Shop
- *With 5 Overhead Garage Doors
- *Man-cave with wood burning fireplace
- *70.9 Deeded Acres
- *Heartland Internet Antenna on the property
- *One pond
- *Timber and pasture areas
- *Small set of holding pens
- *Chicken House and Goat pens
- *Deer and turkey hunting opportunities
- *Mineral rights, Oil and Gas rights, as well as all Water rights will transfer
- *Wet weather drainage ditch
- *Large elevation changes



State Line 71 Niotaze, KS / Chautauqua County



MORE INFO ONLINE:

MossyOakProperties.com





Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Jake Kolb

Mobile

(620) 325-4046

Email

jkolb@mossyoakproperties.com

Address

1007 Main Street

City / State / Zip

Neodesha, KS, 66757

NOTES

MORE INFO ONLINE:

MossyOakProperties.com



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

MORE INFO ONLINE:

MossyOakProperties.com



Mossy Oak Properties of the Heartland

155-D East Fantinel Drive

Springdale, AR 72762

(479) 527-0326

MossyOakProperties.com

MORE INFO ONLINE:

MossyOakProperties.com

