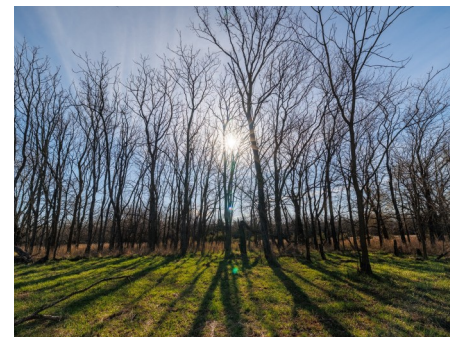




T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

105 Acre Kansas Hunting Paradise For Sale Miami County

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



PROPERTY ADDRESS:

40705 W. 287th Street
Paola, KS 66011

PRICE: \$950,000

ACRES: 105±

COUNTY: Miami

PROPERTY HIGHLIGHTS:

- 105+/- acres
- Methodically developed by Higgins Outdoors Inc,
- 3 Redneck Blinds
- 3 feeders
- Pond

PROPERTY DESCRIPTION:

Welcome to your ultimate outdoor retreat! This 105-acre property has been expertly designed for hunting by Higgins Outdoors Inc., ensuring a premier whitetail habitat. Thoughtfully developed with three Redneck blinds and three feeders (all conveying), this land is a true hunter's paradise. Methodically placed food plots and fruit trees attract and sustain trophy deer, creating an unparalleled hunting experience.

A scenic pond adds to the beauty and functionality of the property, offering a tranquil spot for relaxation or additional wildlife attraction. Whether you're looking for the perfect hunting ground or an ideal location for your dream home, this land provides both privacy and breathtaking views.

With top-tier land management already in place, this property is turnkey for hunters or those seeking a peaceful, nature-filled retreat. Don't miss this rare opportunity to own a meticulously developed whitetail haven!

Full Land Management Report from Higgins Outdoors Inc is available as a Supplemental Document in MLS.



PRESENTED BY:

CODY CUTLERR

Land Specialist

M: (620) 224-6003

P: (855) 573-5263 x756

E: ccutler@trophyapa.com

Trophy Properties and Auction

640 Cepi Drive, Suite 100

Chesterfield, MO 630056

www.Trophyapa.com

leads@trophyapa.com



105 Acre Kansas Hunting Paradise For Sale

Miami County

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

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



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