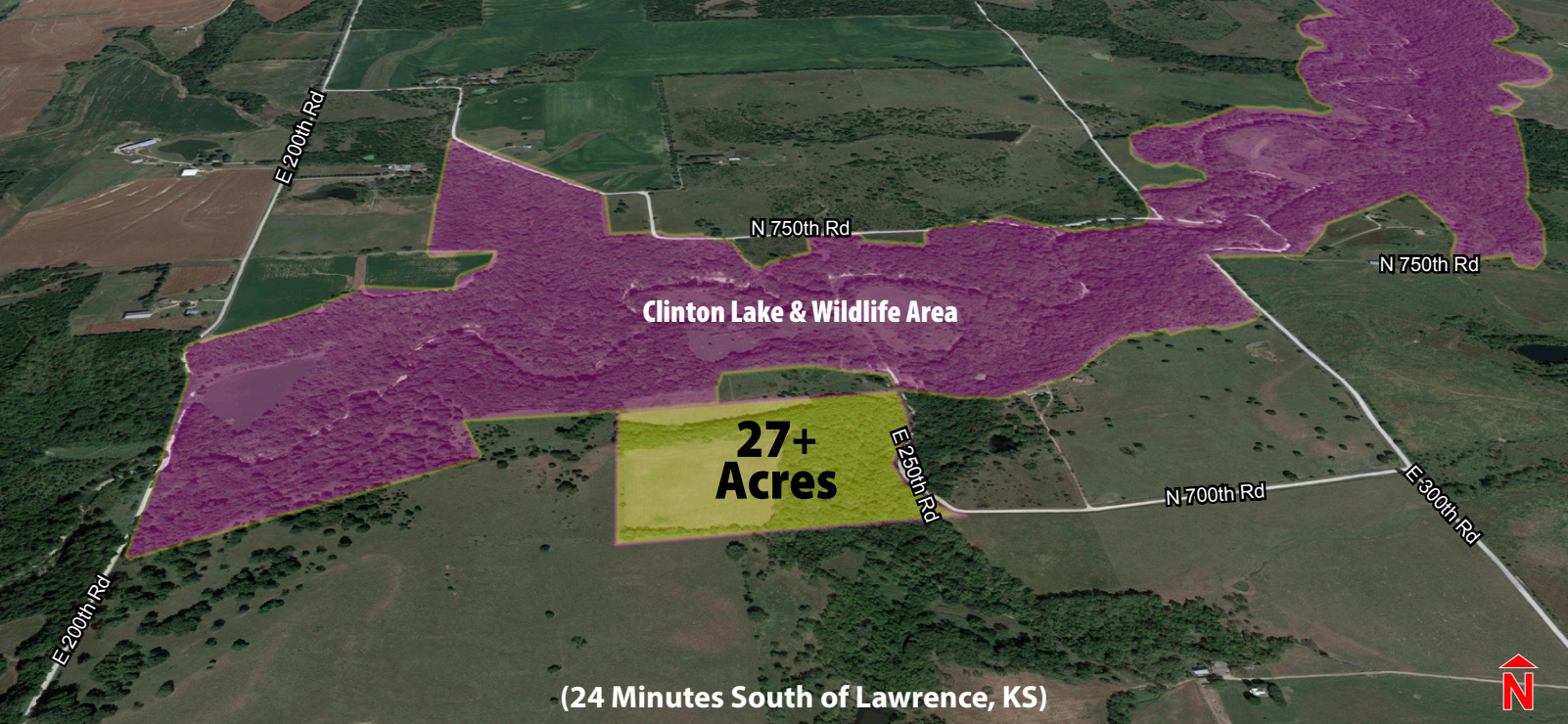


27+ ACRES PRIME LAND: FOR SALE

Hunting/Recreational/Homestead - Overbrook, KS



(24 Minutes South of Lawrence, KS)

PRIME RECREATIONAL & HUNTING GETAWAY

LOCATION: Overbrook, KS

LAT/LONG: 38.843204, -95.453998

PRICE: \$275,000

PRICE/ACRE: \$10,129

SIZE: 27.15 Acres
(12+ Acres-Timber)

INCOME: Crop Share
w/Farmer

27+ Acres (15 Acres Pasture/12+ Timber)

This secluded tract is located on the south side and adjacent to the 1300+ acre Corps of Engineers/Clinton Reservoir.

This property offers many options to relax and enjoy the outdoors. The wide variety of non-game birds & wildlife are on display year round.

For the hunter, there are prime locations to set up tree stands or ground blinds depending on whether you're hunting deer, turkey, quail or waterfowl. From your tree stand, you can scan over the pasture or be tucked away in a ground blind in the timber near the creek.

As you drive up the access road through the timber, you enter an elevated 15 acre pasture of Brome.



27+ ACRES PRIME LAND: **FOR SALE**

Hunting/Recreational/Homestead - Overbrook, KS



Directions:

From K-10 and HWY 59: From K-10 Hwy go south on Hwy 59 to N 1200 Rd, head west and follow the road as it makes *three sweeping turns* from E 1000 Rd then N 950 Rd, turn south on E 550 Rd, turn west on N 750 Rd, turn south on E 300 Rd, then turn west on N 700 Rd which winds to the north on to E 250 Rd.

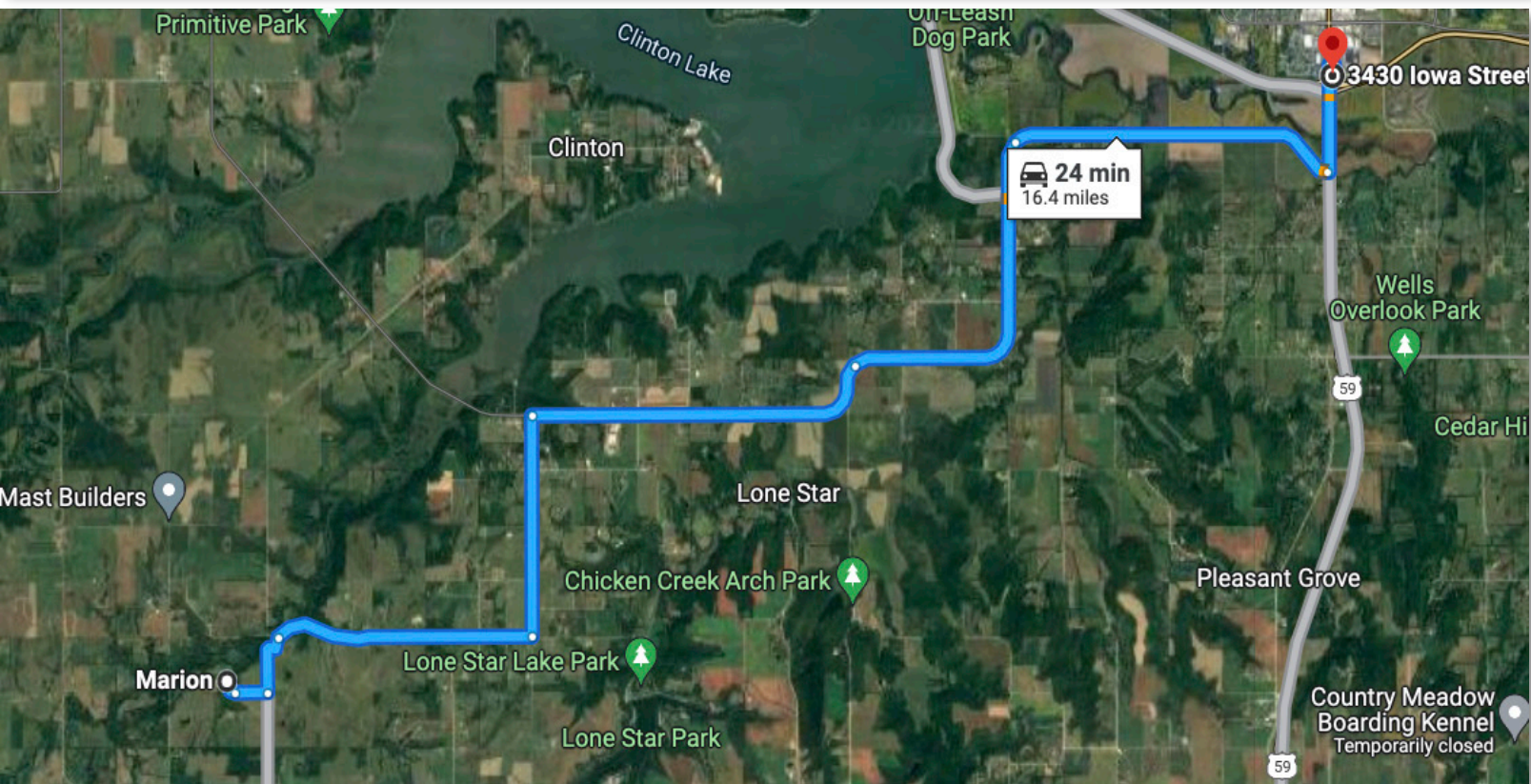
The property entrance is on the west/left-handed side off E 250 Rd (Dead End Road).

E 250 Rd shares access to one other property owner.



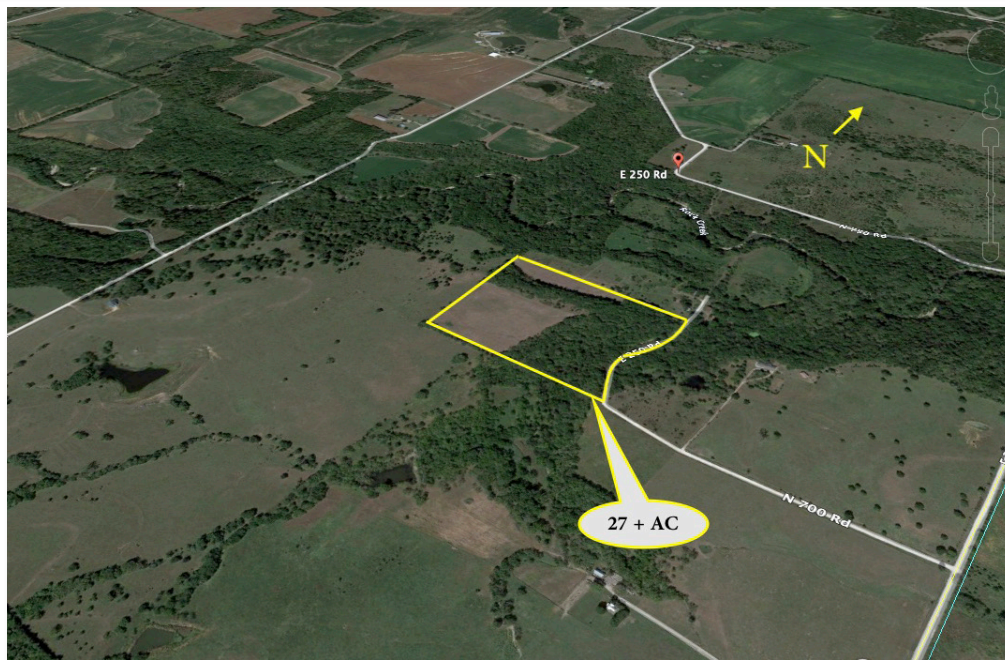
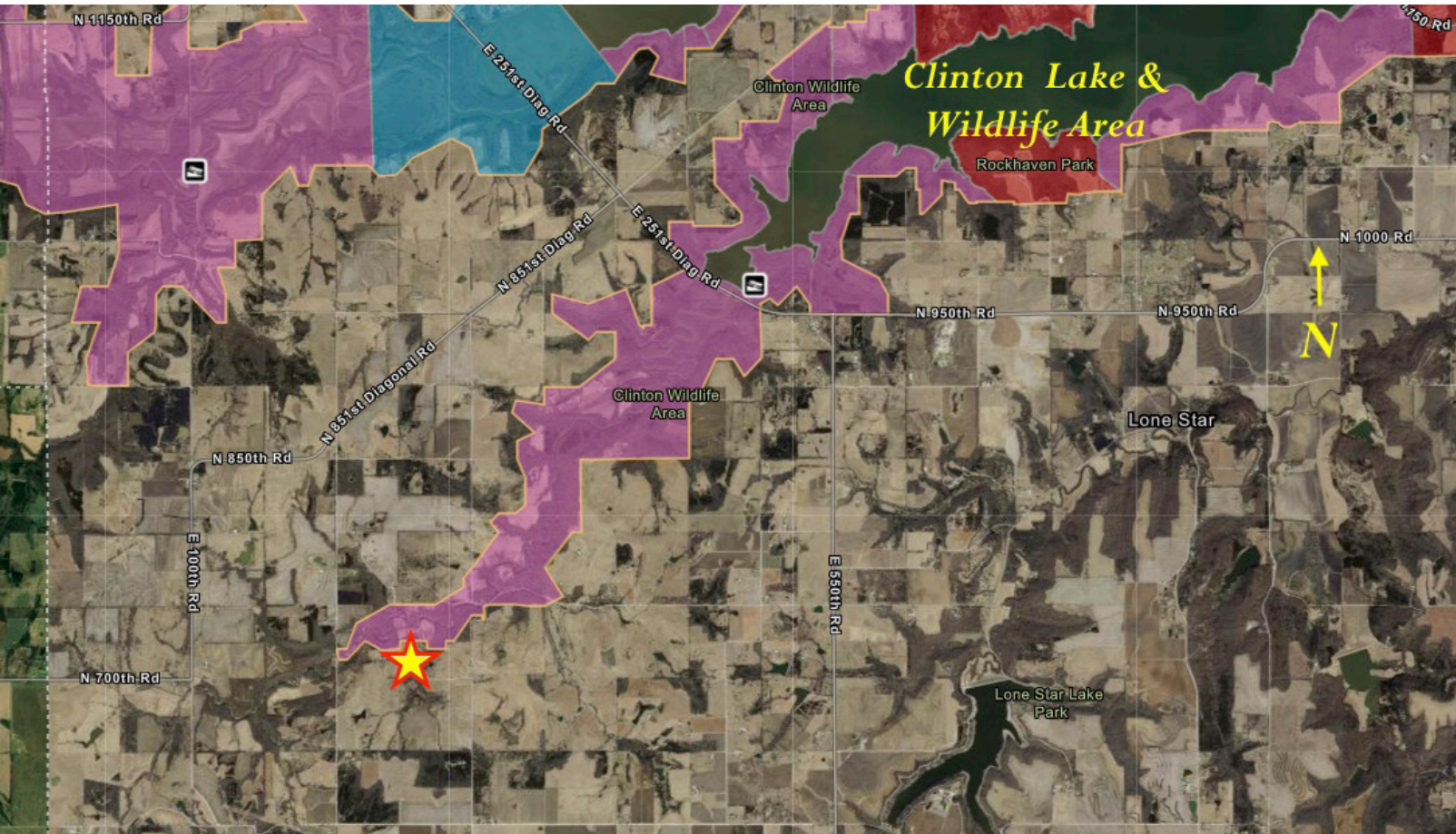
27+ ACRES PRIME LAND: FOR SALE

Hunting/Recreational/Homestead - Overbrook, KS



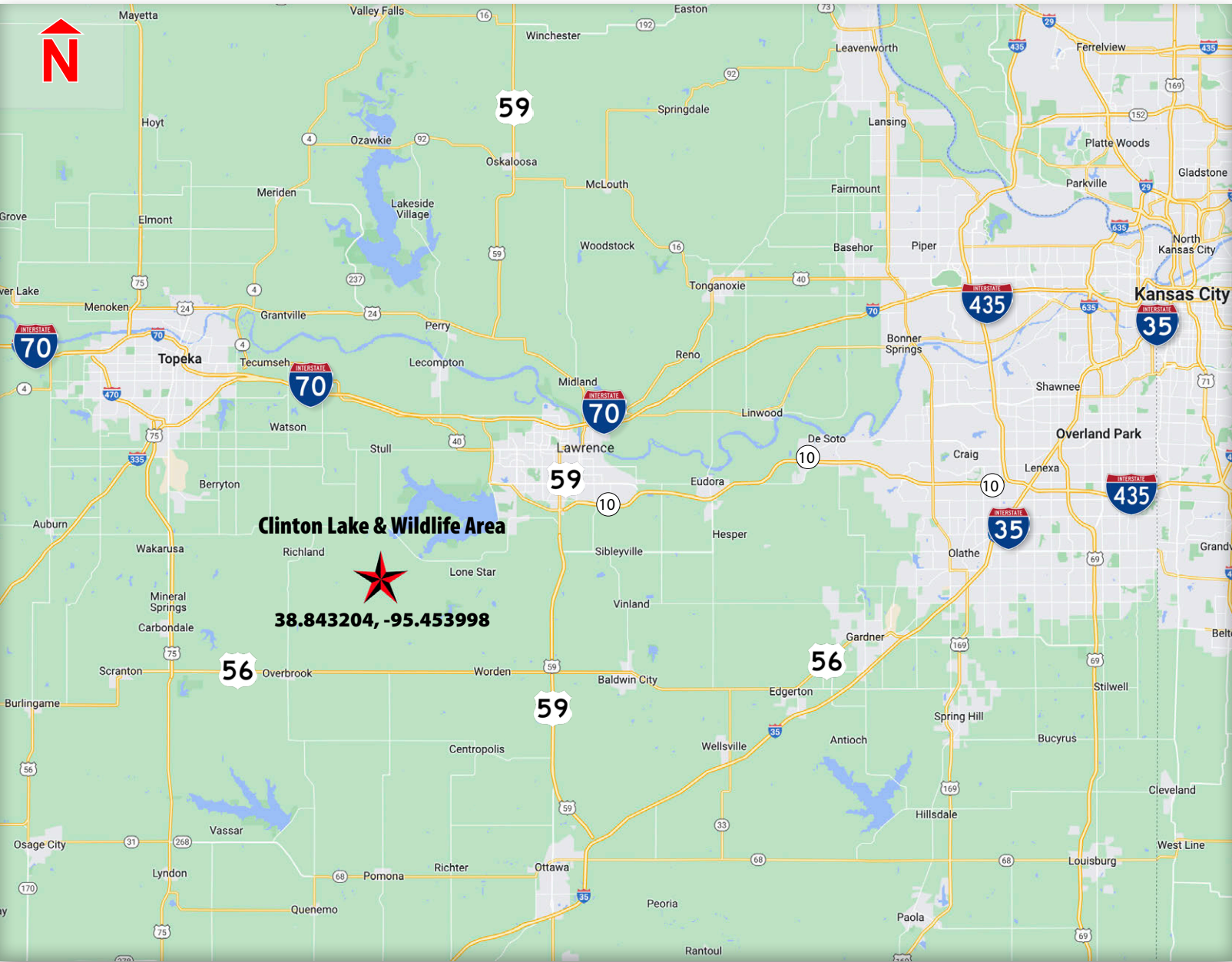
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Hunting/Recreational/Homestead - Overbrook, KS



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**GASPERI
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COMMERCIAL REAL ESTATE, LLC



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