

HECK

COUNTY LINE QUARTER



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84 N 200 Road, Overbrook, KS 66524

(non-legal address; for mapping reference only)

COUNTY: Douglas | **SIZE:** 160 +/- Acres | **ASKING PRICE:** \$749,900

Welcome to County Line Quarter, a stunning 160-acre property located just over a mile south of Highway 56 near Overbrook, Kansas. This exceptional piece of land offers a harmonious blend of pasture, tillable, and grassland, as well as a potential homesite, making it a versatile addition to any farming operation or portfolio.

Property Highlights:

- Size and Location: Spanning 160 acres, County Line Quarter is conveniently situated just south of Overbrook, ensuring easy access and a prime location for agricultural pursuits.
- Diverse Land Use: The property features approximately 80 acres of tillable ground, perfect for crop cultivation, alongside expansive grassland and pasture areas.
- Water Resources: Two ponds grace the landscape, providing essential water sources for livestock.
- Fencing and Boundaries: The pastureland is completely fenced, offering security and ease of management for grazing livestock.
- Potential Homesites: With its picturesque views and serene surroundings, the property boasts several attractive potential homesites. A water meter comes with the property, making it ideal for building your dream home in the countryside.

Whether you are looking for the perfect site to build your forever home, to expand your farming operation, or seeking a valuable investment in agricultural land, County Line Quarter presents a unique opportunity. Embrace the beauty and potential of this exceptional property and make it a cornerstone of your agricultural endeavors.



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