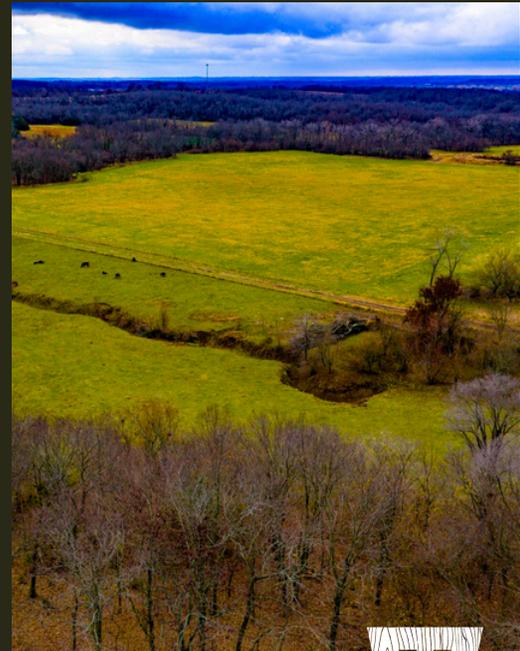
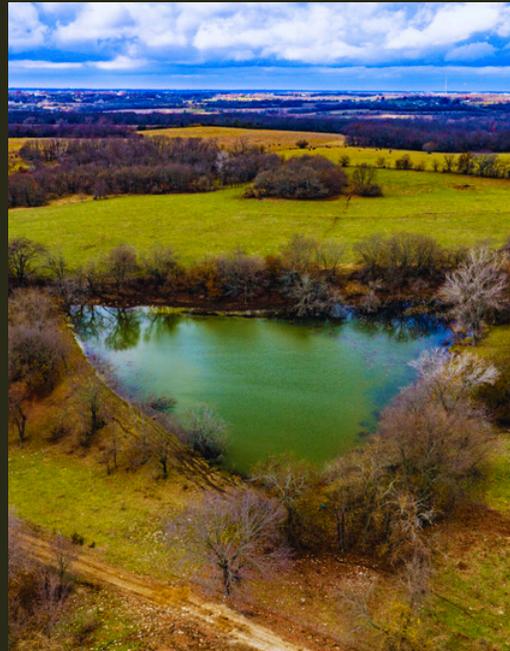


HECK

The Heartland Reserve

MIAMI COUNTY, KS



The Heartland Reserve

HECK

COUNTY: Miami | SIZE: 247 +/- Acres | ASKING PRICE: \$4,446,000

00000 W. 239th St. Spring Hill, KS & 00000 W. 247th St. Paola, KS

Outstanding opportunity to own 247± acres in a highly desirable growth corridor just south of Spring Hill in Miami County. This exceptional tract offers a rare blend of development potential, natural beauty, agricultural capability, and recreational appeal—positioned only minutes from Highway 169 and adjoining an established estate subdivision.

The land features beautiful rolling terrain with elevation changes that create sweeping views, natural homesite options, and strong design potential for future residential development. Multiple ponds are scattered throughout the acreage, enhancing both the visual appeal and recreational opportunities, including fishing, wildlife viewing, and year-round outdoor enjoyment.

From an agricultural standpoint, the property offers productive open pasture, quality fencing, and multiple water sources that support cattle grazing, hay production, and rotational livestock management. With clean fencing already in place, it is ready for immediate agricultural use or continued operation while future plans take shape.

The diverse habitat—wooded draws, tree lines, and open meadows—also provides excellent hunting opportunities for deer and turkey, making it a versatile tract for those seeking both recreation and long-term investment value.

Large acreage in this location has become increasingly scarce. Whether you're considering development, long-term investment, agricultural use, or a private retreat, this 247±-acre offering delivers unmatched potential in one of Miami County's most sought-after areas.



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