

MIDWEST LAND GROUP PRESENTS

22 ACRES IN

JACKSON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SMALL ACREAGE AND HOME WITH ROI NEAR TOPEKA

If you have been looking to get out of the city, check out this oasis just north of Topeka. This property features a well-maintained all brick home on 22 acres. The home has 1,396 square feet upstairs with 3 bedrooms and 2 baths. Downstairs there is a small finished space and the rest is unfinished and waiting for your vision. The home also has geothermal heating and cooling. This property would be a perfect getaway from the daily grind. As you pull into the property you will notice the fruit trees lining the driveway and the steel pipe fence surrounding

the home. There is a large 60'x120' Morton building with horse stalls. The owner is willing to lease back the Morton building for \$10,000 annually. The ground consists of pasture loaded with brome and prairie grass and produces 70 to 80 bales of hay on average. The owner is willing to hay on shares adding to the income aspect of this place. There is a half-acre pond loaded with bass and quail and deer call this place home as well. If you have been looking for a little slice of heaven then look no further.



PROPERTY FEATURES

PRICE: **\$750,000** | COUNTY: **JACKSON** | STATE: **KANSAS** | ACRES: **22**

- 3 bed, 2 bath brick home with walk out basement
- Geothermal heating and cooling
- Fruit trees
- Steel pipe fencing around the west end of property
- 60'x120' Morton building
- Horse stalls with waterers and feeders
- Produces an average of 70 to 80 bales of hay annually
- Owner willing to lease back the barn for \$10,000 annually
- Owner willing to bale the hay on shares
- 1/2 acre pond loaded with bass
- Just outside Hoyt
- Fifteen minutes to Topeka
- Taxes \$3,852.00



3 BED 2 BATH HOME

The home has 1,396 square feet upstairs with 3 bedrooms and 2 baths. Downstairs there is a small finished space and the rest is unfinished and waiting for your vision.



WALK OUT BASEMENT



1/2 ACRE POND LOADED WITH BASS



60'X120' MORTON BUILDING

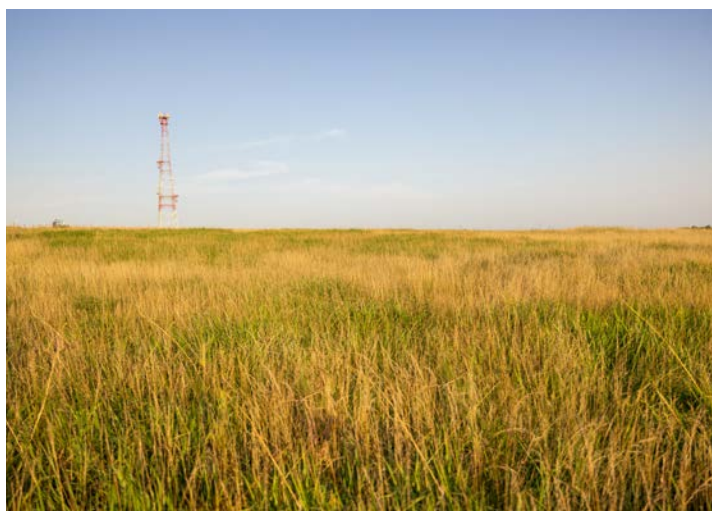
There is a large 60'x120' Morton building with horse stalls. The owner is willing to lease back the Morton building for \$10,000 annually.



FENCED PASTURE

The ground consists of pasture loaded with brome and prairie grass and produces 70 to 80 bales of hay on average.

The owner is willing to hay on shares adding to the income aspect of this place.



AERIAL MAP



Boundary Center: 39° 15' 39.71, -95° 39' 41.07

0ft 275ft 550ft



Maps Provided By:



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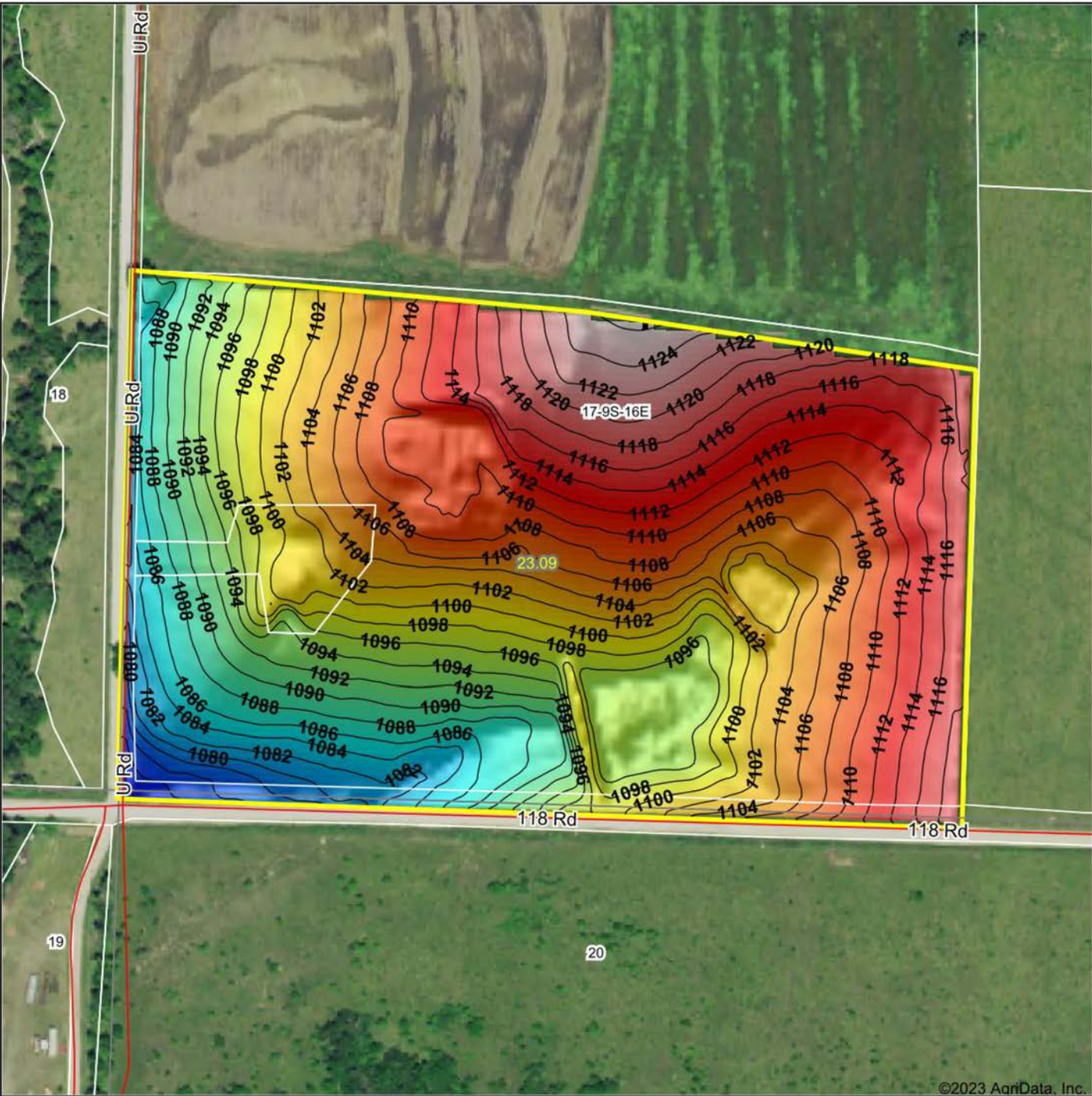
17-9S-16E
Jackson County
Kansas



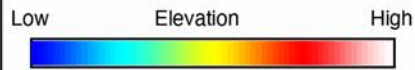
7/25/2023

Field borders provided by Farm Service Agency as of 5/21/2008

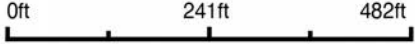
HILLSHADE MAP



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Source: USGS 3 meter dem
 Interval(ft): 2
 Min: 1,071.3
 Max: 1,127.1
 Range: 55.8
 Average: 1,102.8
 Standard Deviation: 11.55 ft



7/25/2023

17-9S-16E
Jackson County
Kansas

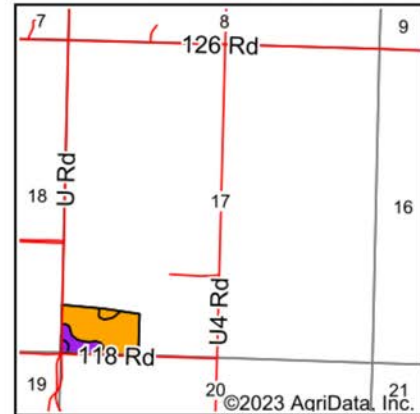
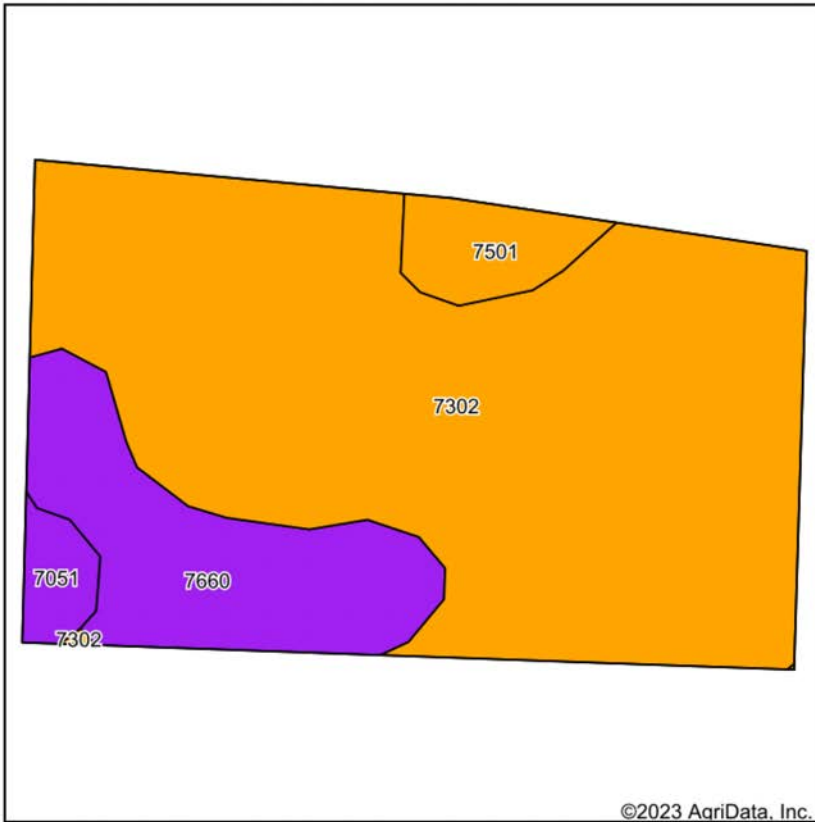
Boundary Center: 39° 15' 39.71, -95° 39' 41.07



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

SOIL MAP



State: **Kansas**
 County: **Jackson**
 Location: **17-9S-16E**
 Township: **Douglas**
 Acres: **23.09**
 Date: **7/25/2023**



Maps Provided By:
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Soils data provided by USDA and NRCS.

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Area Symbol: KS085, Soil Area Version: 21

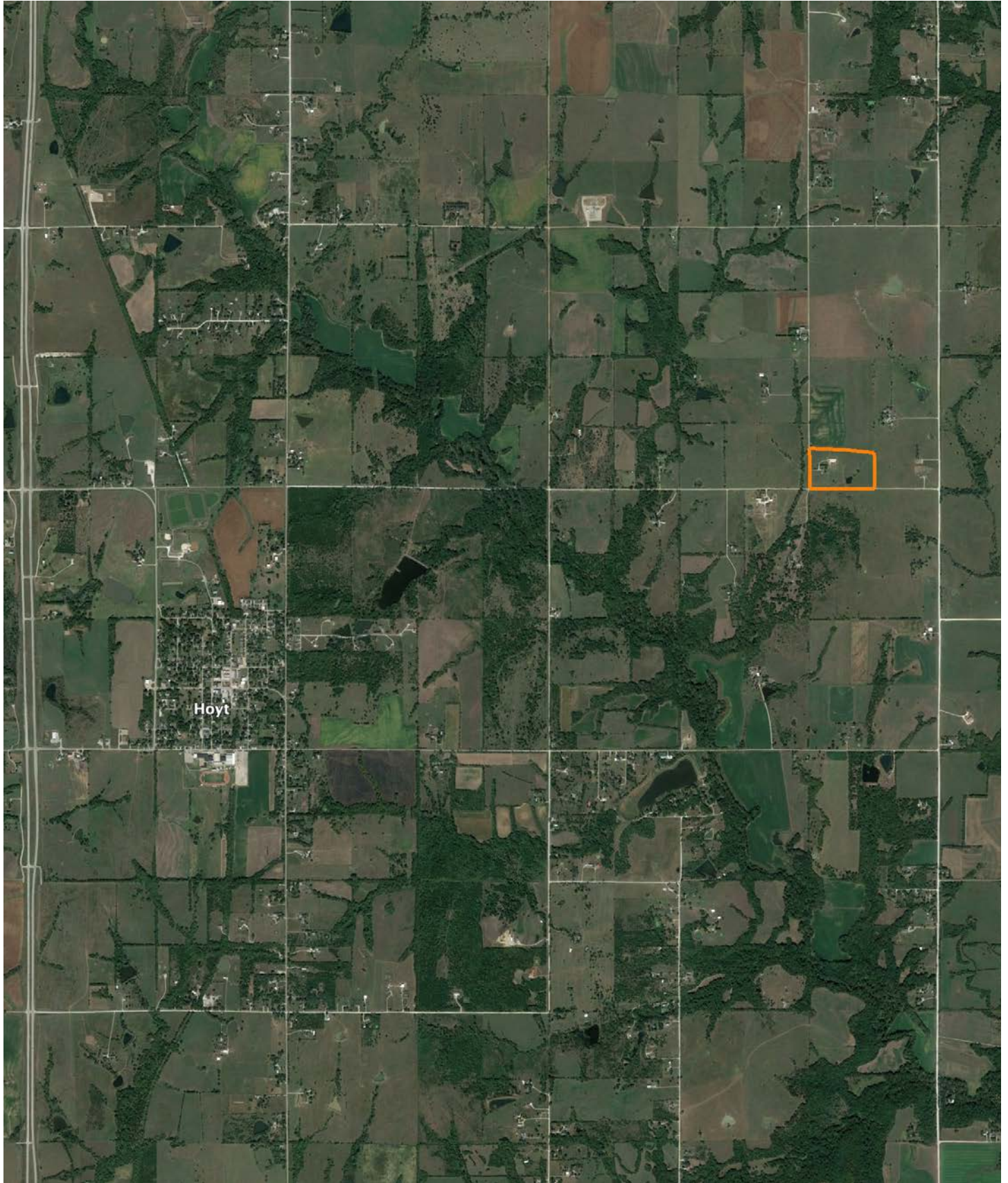
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Corn	*n NCCPI Soybeans
7302	Martin silty clay loam, 3 to 7 percent slopes	17.53	75.9%		IIIe	49	46
7660	Vinland-Sogn complex, 5 to 15 percent slopes	3.95	17.1%		VIe	33	24
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	1.05	4.5%		IIIe	38	39
7051	Kennebec silt loam, frequently flooded	0.56	2.4%		Vw	79	71
Weighted Average					3.56	*n 46.5	*n 42.5

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Andy Anderson came to Midwest Land Group with a 20-year history of successful business ownership. Whether working with customers or other companies, Andy's business philosophy of being open and honest gains customers for life is always spot on. His customers appreciate the truth, even if it's not what they want to hear. They are astonished by his ability to remember them years down the road, and many gladly refer Andy to their friends and family. Andy applies this same business philosophy to his land sales every day. He joined Midwest Land Group because he liked being treated the way he treats others. A Midwest Land Group agent helped Andy sell his personal farm years ago. Being on the client side of the transaction, he appreciated his agent's honesty and realistic approach, which matched Andy's business philosophy to a T, and it's what his clients have come to expect from him as their Midwest Land Group agent. "Some agents with other companies are too worried about the purchase or sale right now. I want my clients to call me again 10 years from now. I work hard to deserve their trust and ensure they are comfortable recommending me to their closest family and relatives," explains Andy. Being upfront and realistic gives his clients peace of mind that they will receive the best value for their land.

Andy knows Missouri property. He's not only owned local farmland, but he's a state native. Andy is from Springfield and attended Missouri State University. "I was a sports guy, but have always loved the outdoors. It was my father-in-law who took me under his wing and taught me how to hunt and fish," Andy says. He found his niche behind a camera, capturing hunts on video. He's passionate about hunting, but finds even more excitement in filming other hunters on their big day. Andy is an active member in his local branch of the Quality Deer Management Association and through that association he was given the opportunity to film a youth hunt held for military children who'd never hunted before. These types of activities are near and dear to Andy as the video not only preserved child's excitement, but also can now be with him and shared with family and friends forever.

Andy is an active New City Church member and a discipleship leader where he helps others lead a more altruistic life. He and his wife, Christie, are empty nesters with a son studying pre-law at K-State. While Christie earns her master's in geography, Andy puts his love of the outdoors to work, helping his clients navigate land deals with confidence and giving them the honesty they deserve. Contact him today for sound advice when you're ready to buy or sell your next farm.



ANDY ANDERSON,
LAND AGENT

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