

MIDWEST LAND GROUP PRESENTS

10 ACRES IN

DICKINSON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME DEVELOPMENT PROPERTY IN ABILENE, KANSAS

This 10 +/- acre property is located on Abilene's northeast side at the intersection of 21st Street and Brady Street. The property offers many options. One option would be to build a single forever home on 10 +/- acres right on top of the hill.

Another option would be to develop with the current preliminary plat of 19 large lots. The acreage has been designed, surveyed and has approval of a preliminary plat (which can always be changed to your concept). There is some infrastructure already in place and paid for in the sum of \$170,000.00 which will reduce the amount of development costs.

The property sits on one of the best and highest locations on the edge of the town and has been earmarked for future residential growth. A highlight of Abilene's "N E Corridor! This property is quiet and scenic with rolling topography, mature trees, and beautiful green grass.

Homeowners enjoy being only a few blocks from Kennedy

Grammar School and Memorial Health System Hospital along with great access to both I-70 and Kansas Highway 15.

The current owners have recently retired and there is a definite need for another developer/builder to fill the vacancy. These 10 +/- acres are the final phase of a 40 +/- acre tract known as Dawson Estates. This property comes with a well-developed reputation. This property is well known and that this last phase has the most desirable lots in the entire development.

21st Street and Brady Street are both hard surface roads with curbs and drains that border the property. Utilities in the area include electricity, natural gas, city water, sewer, and fiber internet. Extra topsoil has also been saved and stored on the property. Development costs through the City of Abilene could be used to finish out the infrastructure. For additional information, disclosures, or to schedule a showing, contact Trent Siegle at (620) 767-2926.



PROPERTY FEATURES

PRICE: **\$249,850** | COUNTY: **DICKINSON** | STATE: **KANSAS** | ACRES: **10**

- 10 +/- total acres
- Platted for 19 large lots
- Great location on the edge of town
- Quiet and scenic
- Rolling topography
- Mature trees
- Seeded to Brome grass
- Hard surface roads with curbs and drains
- Electric, natural gas, city water, sewer, and fiber internet
- Extra topsoil on site
- Special assessments could be used for infrastructure
- 26 miles from Salina, KS
- 30 miles from Fort Riley



10 +/- TOTAL ACRES

This 10 +/- acre property is located on Abilene's northeast side at the intersection of 21st Street and Brady Street. The property offers many options. One would be to build a single forever home on 10 +/- acres right on top of the hill.



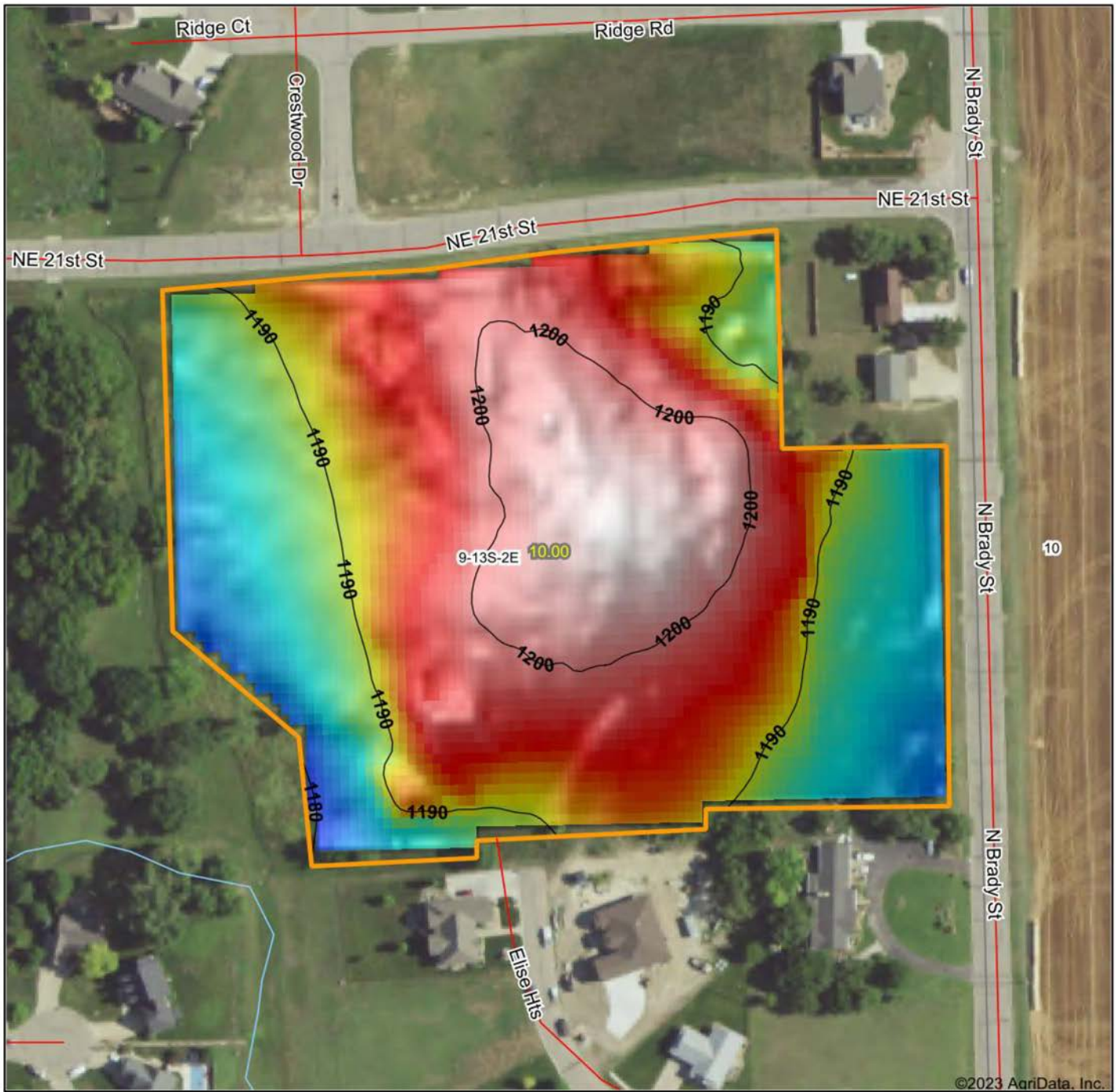
PLATTED FOR 19 LARGE LOTS



ROLLING TOPOGRAPHY



TOPOGRAPHY MAP



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Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 3 meter dem

Interval(ft): 10

Min: 1,179.8

Max: 1,202.9

Range: 23.1

Average: 1,193.8

Standard Deviation: 6.1 ft

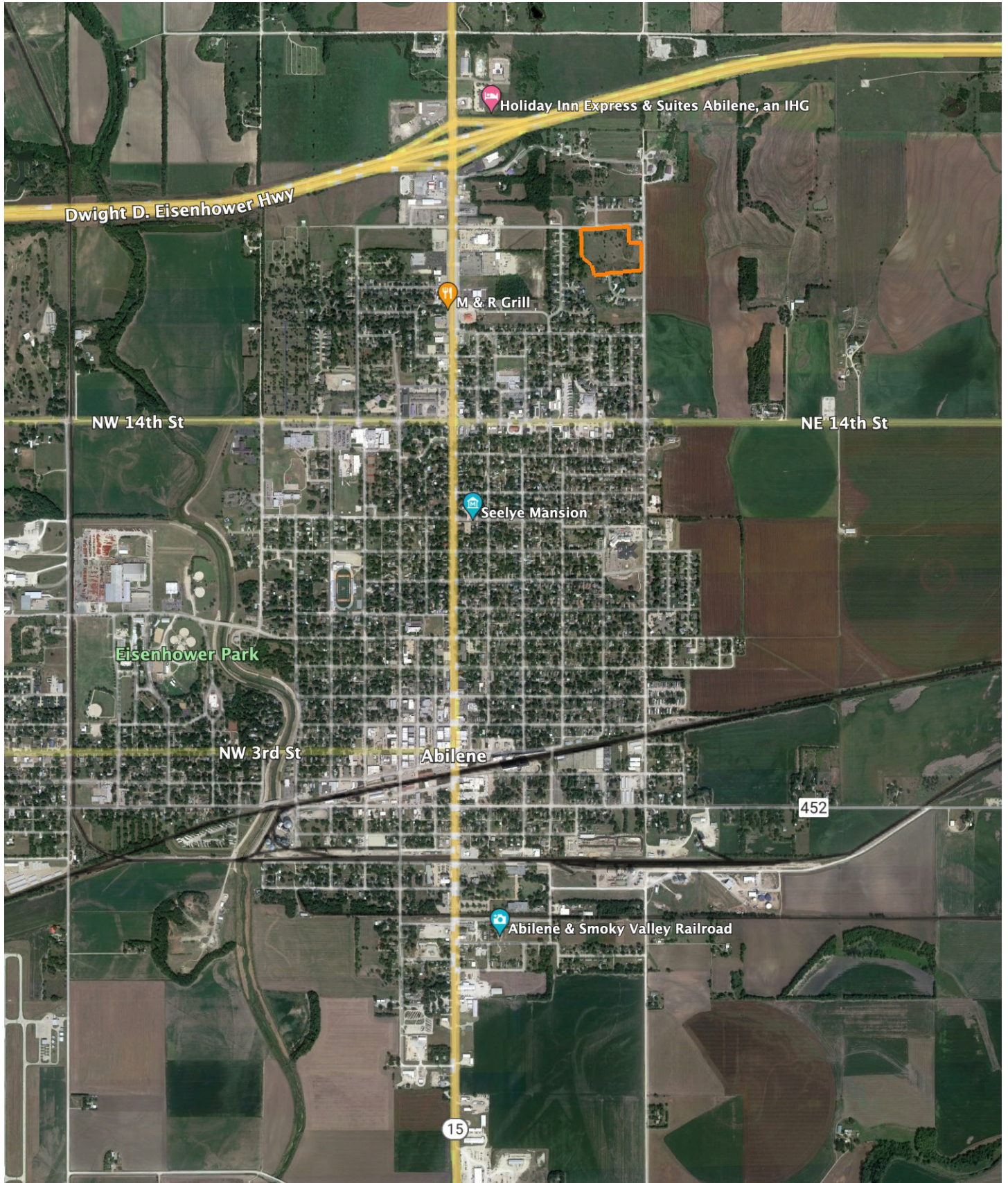


3/10/2023

9-13S-2E
Dickinson County
Kansas

map center: 38° 56' 10.38, -97° 12' 22.49

OVERVIEW MAP



AGENT CONTACT

Trent Siegle knows the value of land. He grew up in a rural community, spending every weekend on the family farm raising crops, caring for livestock, and hunting. This helped sculpt him into the land agent he is today. Born in Wichita, raised in Council Grove, and having graduated from Emporia State University with a Bachelor of Science degree, Trent's roots run deep in Kansas. At Midwest Land Group, he's able to combine his love for farming, land management, and hunting with his goal of making people's dreams come true, whether it's a buyer looking to make memories on a piece of land or a seller looking to get the value their cherished land deserves. This accomplished archery hunter is the founder of the Council Grove Archery Club. He's also a member of QDMA, a Prostaff member of Heartland Bowhunter TV show, and a member of the First Congregational Church. Since he was a teenager, he's been a guide for the local Kansas Department of Wildlife and Parks annual youth turkey hunt. He harvested the second-largest non-typical archery buck in Kansas in 2016, won a Golden Moose Award with Heartland Bowhunter Prostaff/Team for Best Videography, and has had many articles and photos featured in a variety of hunting magazines. When not working, you can find Trent hunting, watching sporting events and spending time with his family, including wife, Catherine, and daughter, Harper.



TRENT SIEGLE, LAND AGENT
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