

MIDWEST LAND GROUP PRESENTS

103 ACRES IN

RILEY COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME DEVELOPMENT OPPORTUNITY WEST OF TUTTLE CREEK LAKE IN MANHATTAN, KANSAS

Located north of Manhattan sits this 103 +/- acres of prime residential development land that holds all the incredible views with sought-after amenities ideal for building. From paved road frontage, and necessary rural water hookup, to lay of the land aesthetics.

This long-time family-owned farm has been a pillar of the cattle ranch operation dating back to the early 1900s. Over the years and continued growth of the area and community, the ranch has seen it all and has now become surrounded by development, bringing new variables to the family's day-to-day ranching practices. And with that, the opportunity for a new owner to capitalize on the land's future development value.

The 103 +/- acres are made up of native grasses of Big Bluestem, Little Bluestem, Indian, and Switch. The topography of the land is well suited for development with room for several cul-de-sacs and holds multiple entrance options on the west and south. There are 2 ponds on the property and one timbered draw throughout the northern section of the farm. The entire property is fully fenced with 5-strand barbed wire fencing with no interior cross fencing. The views are stunning 360 degrees of

Kansas Flint Hills beauty with cascading hilltops west of Tuttle Creek Lake.

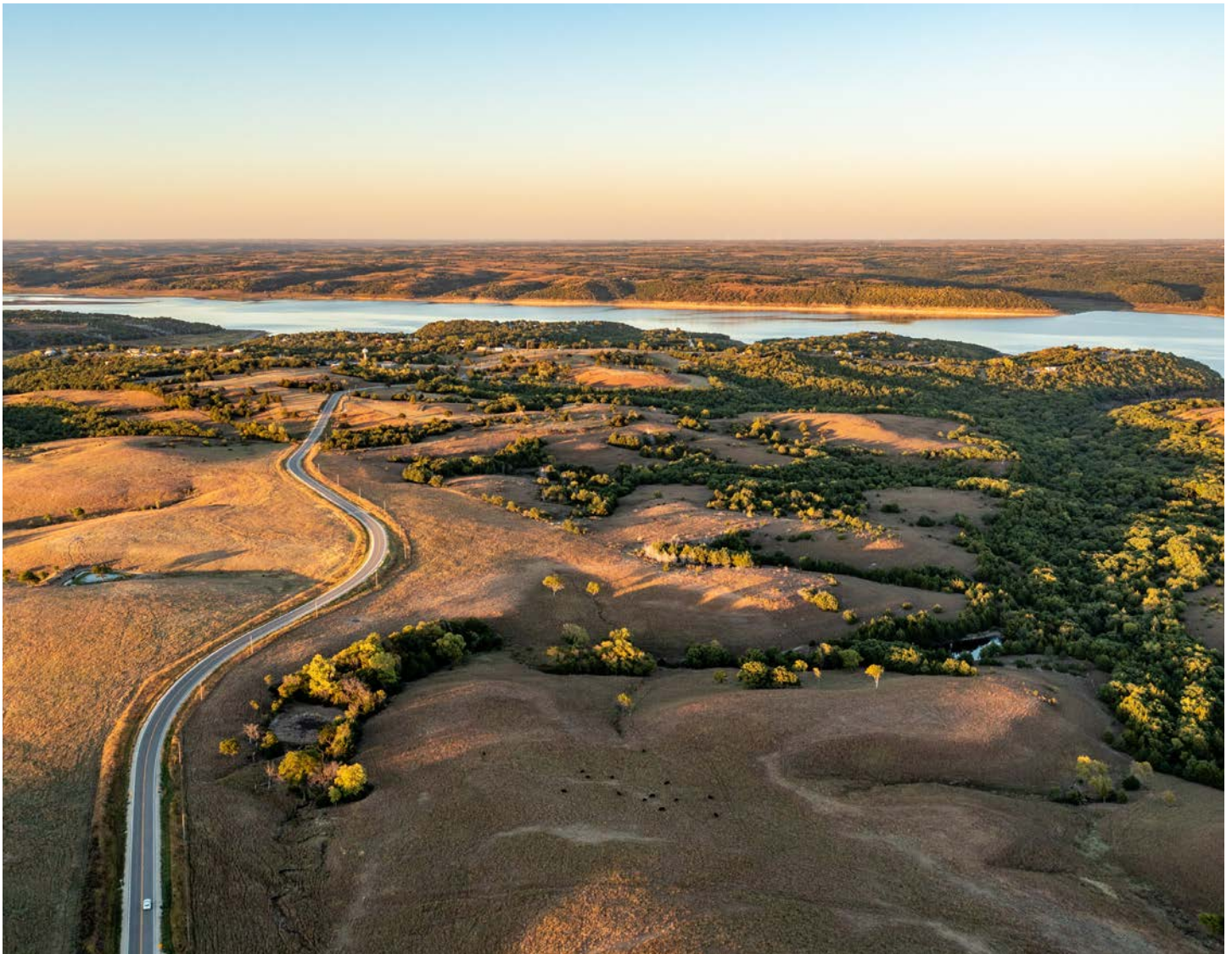
The landowners met with Riley County Zoning and had a LESA (Land Evaluation/Site Assessment) performed, scoring the farm for potential development. The land is currently zoned as agricultural. Rural Water District #1 is available with an 8-inch line coming out of University Park that continues down Hi-View Drive and University Park Road at 6 inches. Hi-View Drive is a paved roadway and University Park Road is a graveled roadway to the southeast. Riley County Unified School District 378. The seller will provide a staked survey prior to closing. All mineral rights are intact and will transfer to the buyer at closing.

With all the factors involved and the current exponential and expected future growth in the MHK area, development north is where Manhattan is heading. With the USDA Nation Bio and Agro-Defense Facility opening the first BSL-4 laboratory in the U.S., along with Kansas State University and Fort Riley, the area and community is strong and trending at a rapid rate of growth. Pair that with the prime development site, makes this tract a priority investment.

PROPERTY FEATURES

PRICE: **\$1,197,072** | COUNTY: **RILEY** | STATE: **KANSAS** | ACRES: **103**

- 103 +/- acres total
- Pristine native grassland
- Gentle rolling hillside topography
- Paved Hi-View Dr. roadway frontage
- 6" to 8" rural water line along entire Hi-View Dr. & University Park Rd.
- Rural Water District #1
- Adjoining University Park Development
- LESA (Land Evaluation/Site Assessment) completed by Riley County Zoning
- Within growth plan completed in 2009 by Riley County Zoning
- Currently zoned agricultural
- Riley County Unified School District 378
- All mineral rights intact
- Approximate 2023 tax: \$499.46 TBD by final survey
- 1.4 miles from Tuttle Creek Lake
- 10 miles from Manhattan



PRISTINE NATIVE GRASSLAND

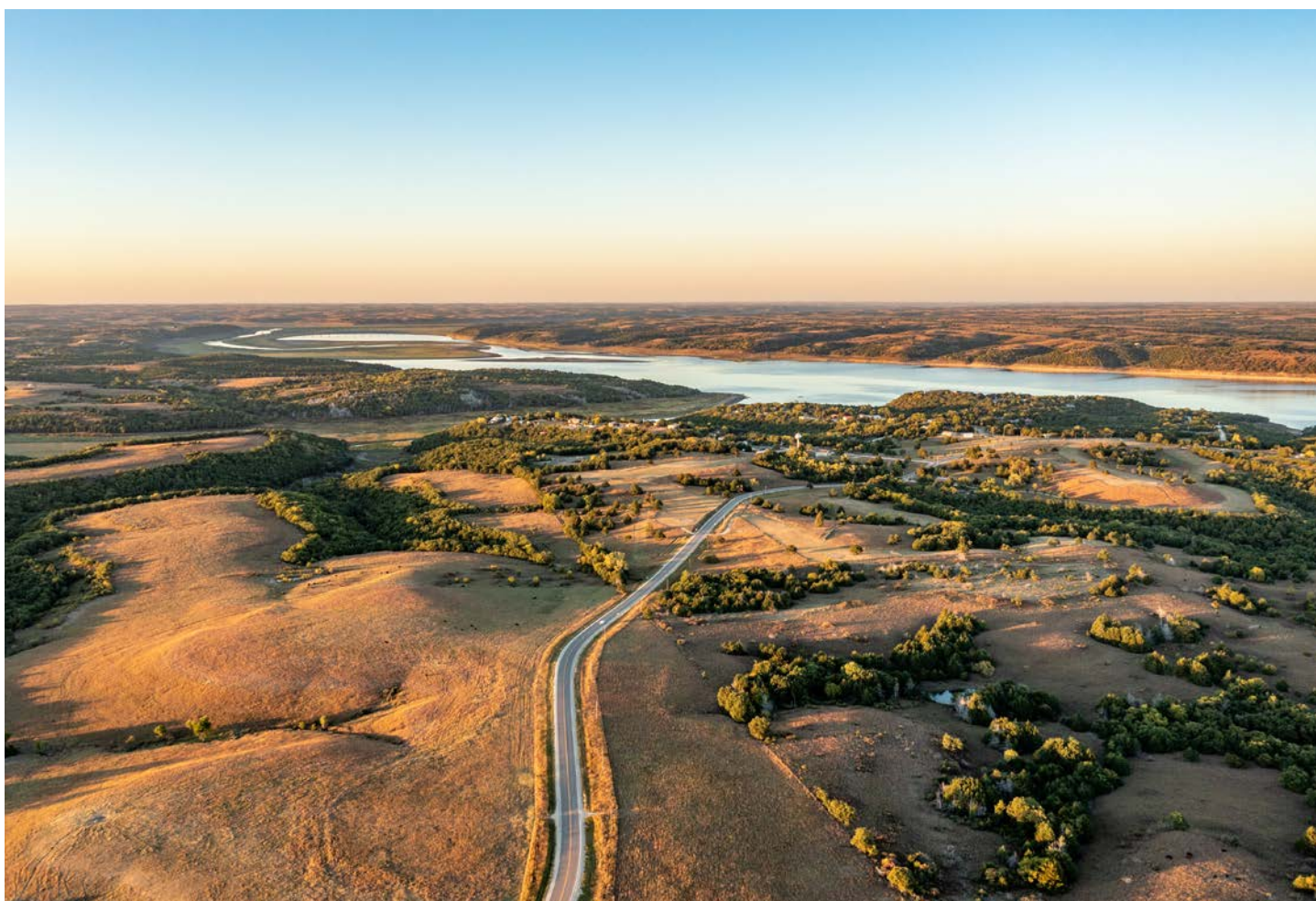
Located north of Manhattan sits this 103 +/- acres of prime residential development land that holds all the incredible views with sought-after amenities ideal for building.



PAVED HI-VIEW DR. ROADWAY FRONTAGE



1.4 MILES FROM TUTTLE CREEK LAKE

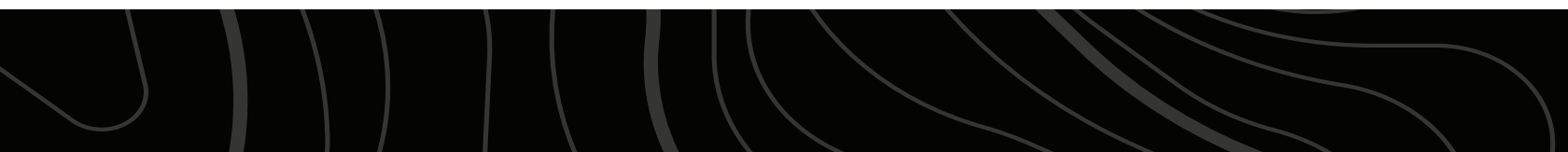
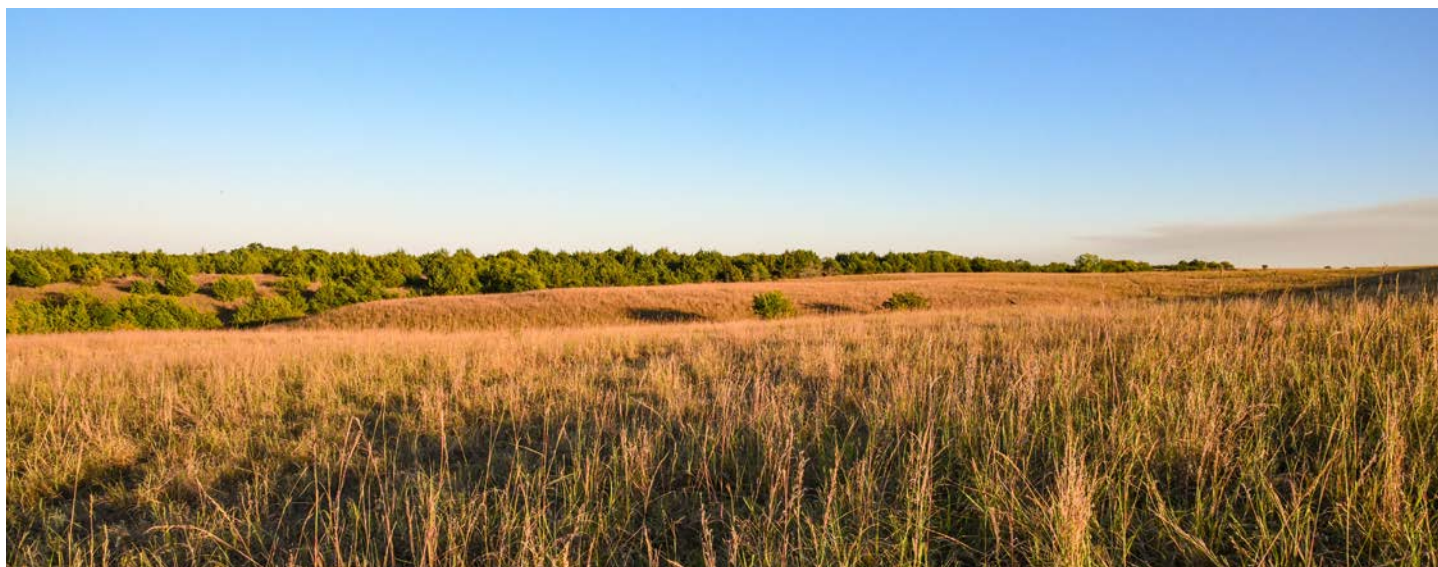
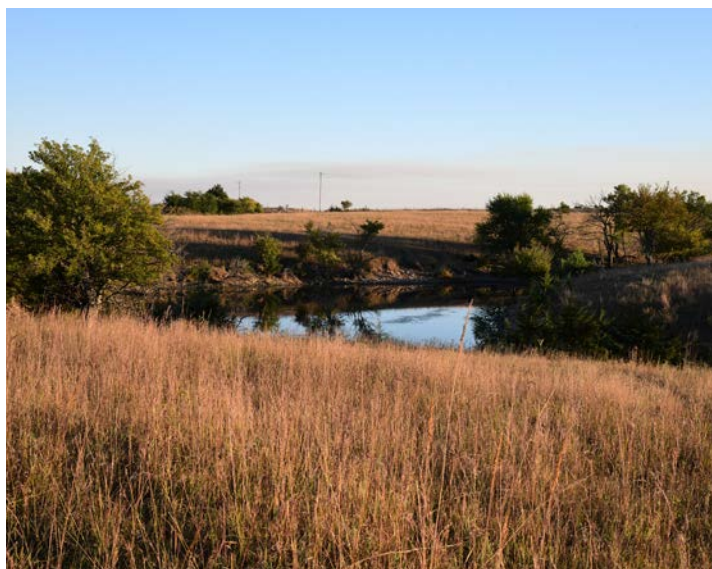
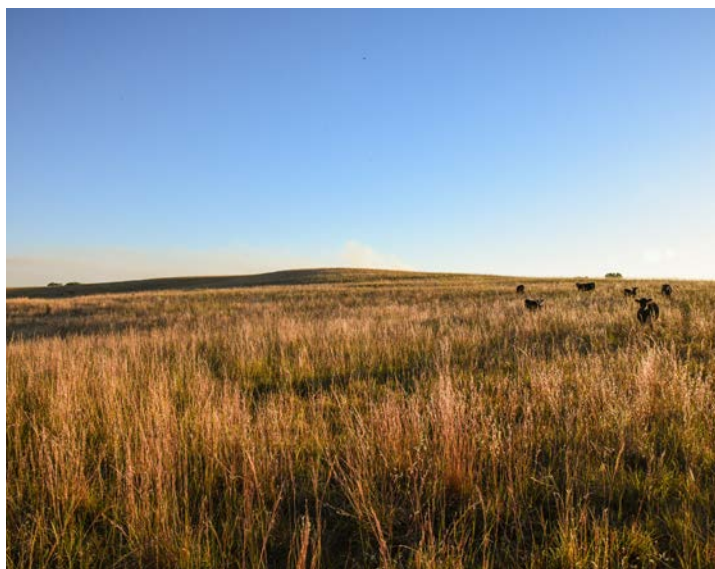
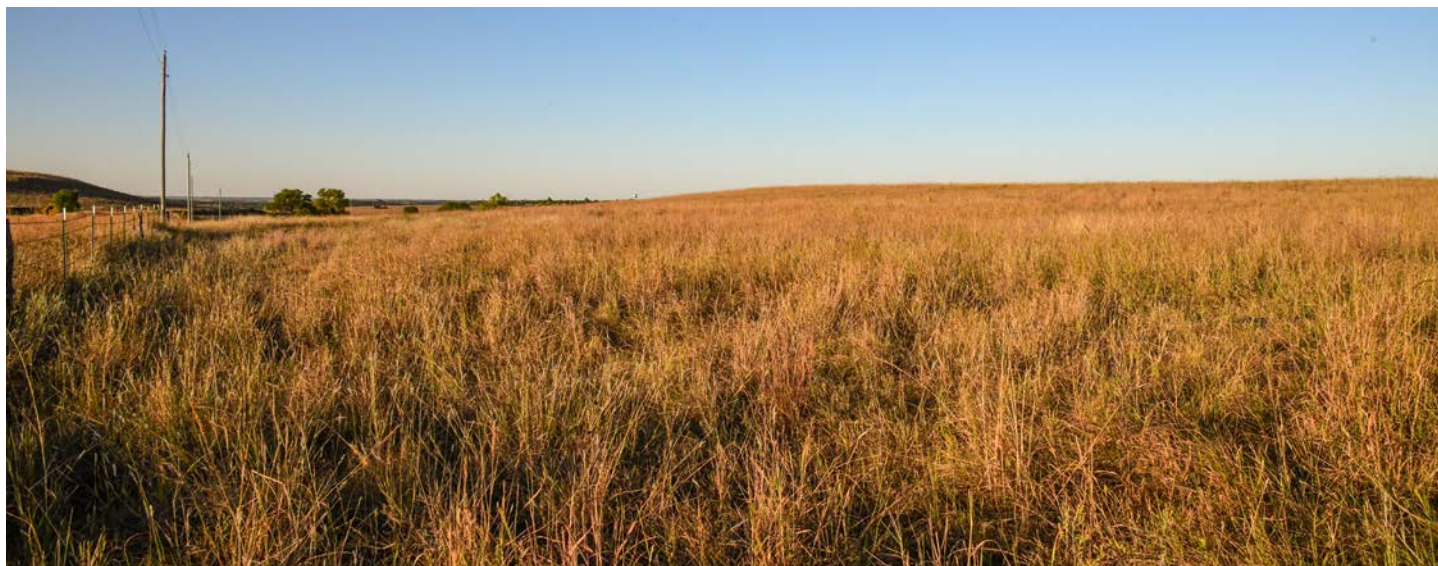


ADJOINS UNIVERSITY PARK DEVELOPMENT

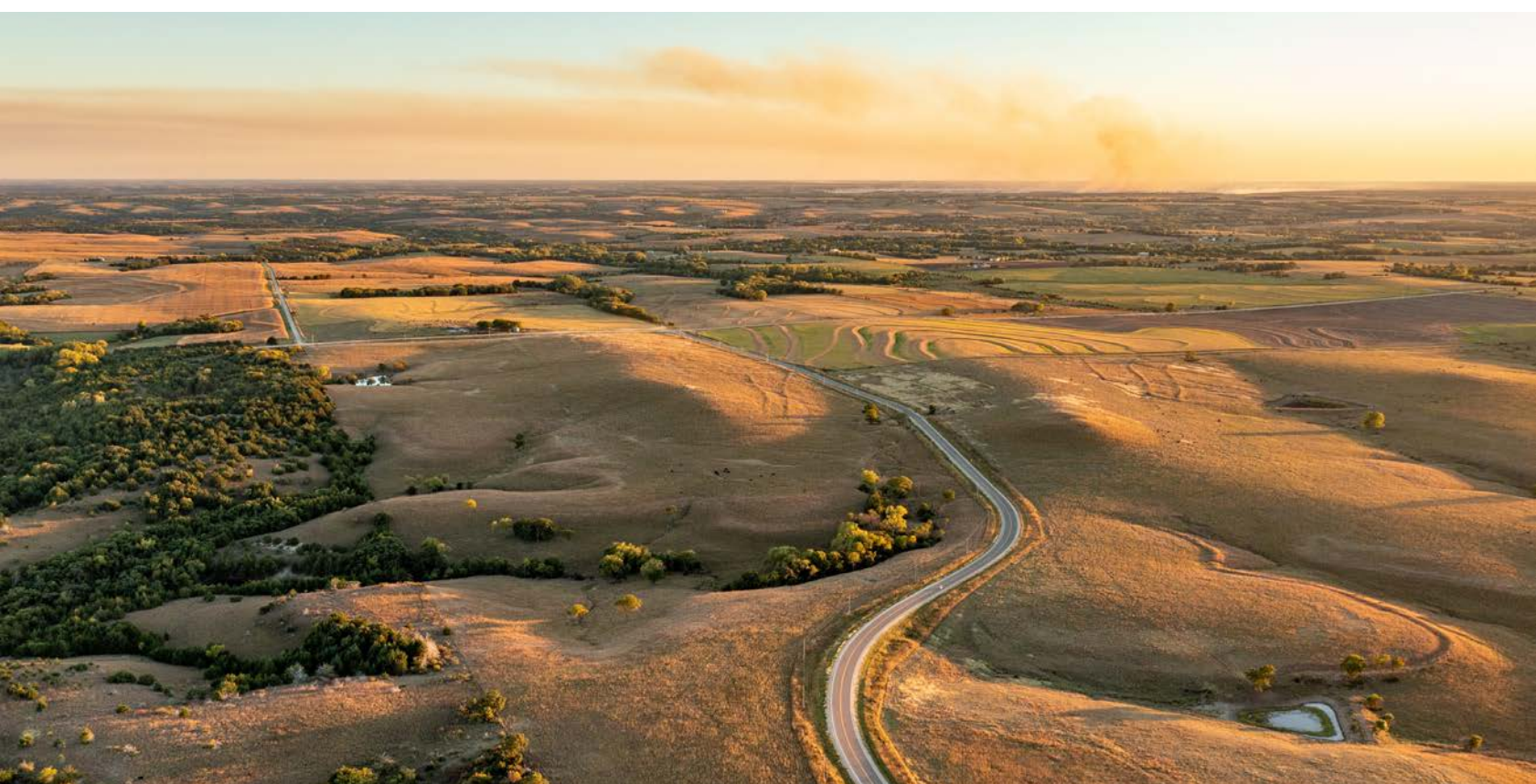
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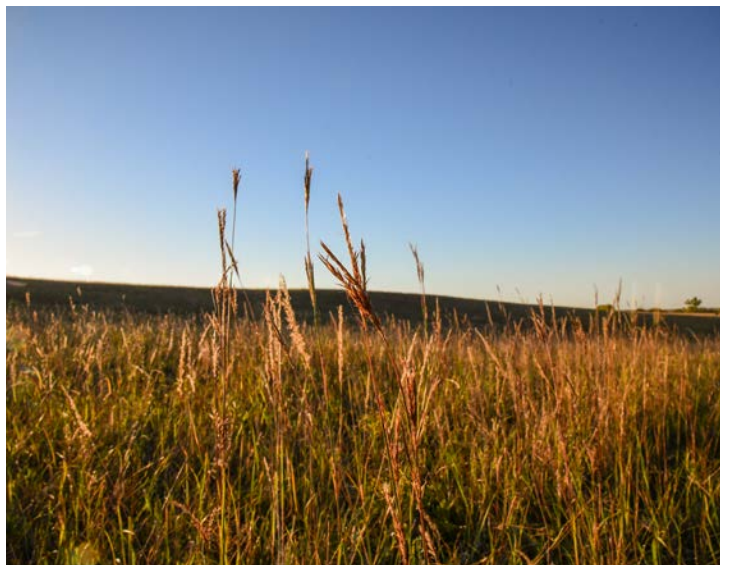
GENTLE ROLLING HILLSIDE TOPOGRAPHY



WITHIN RILEY COUNTY GROWTH PLAN



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 39° 21' 21.89, -96° 43' 17.32



Maps Provided By:



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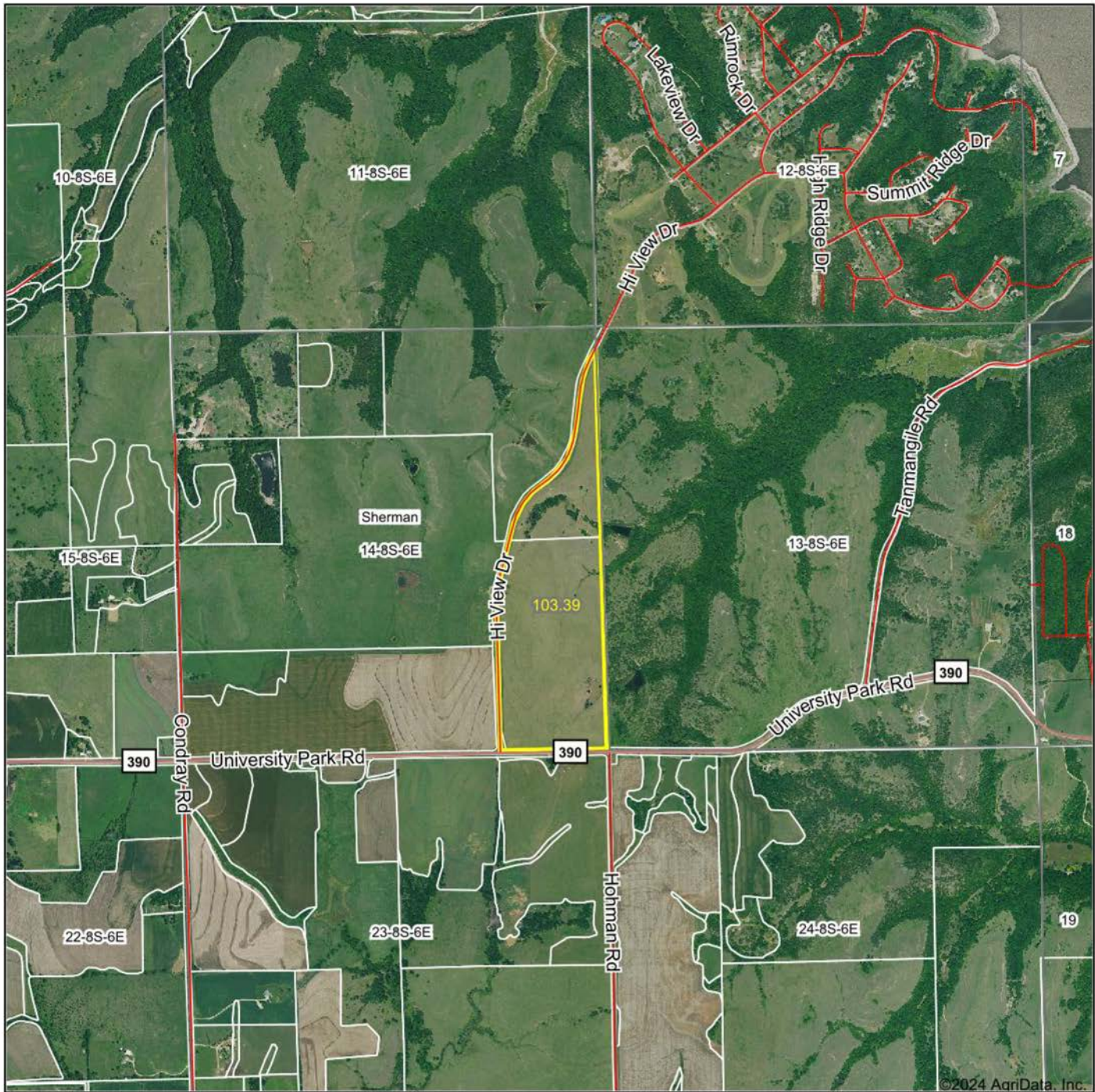
14-8S-6E
Riley County
Kansas



10/8/2024

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

AERIAL OVERVIEW MAP



Boundary Center: 39° 21' 21.89, -96° 43' 17.32

0ft 1927ft 3855ft



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

TOPOGRAPHY MAP #1



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Maps Provided By:



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

Source: USGS 3 meter dem

Interval(ft): 4.0

Min: 1,225.8

Max: 1,339.0

Range: 113.2

Average: 1,299.2

Standard Deviation: 19.85 ft

0ft 794ft 1589ft

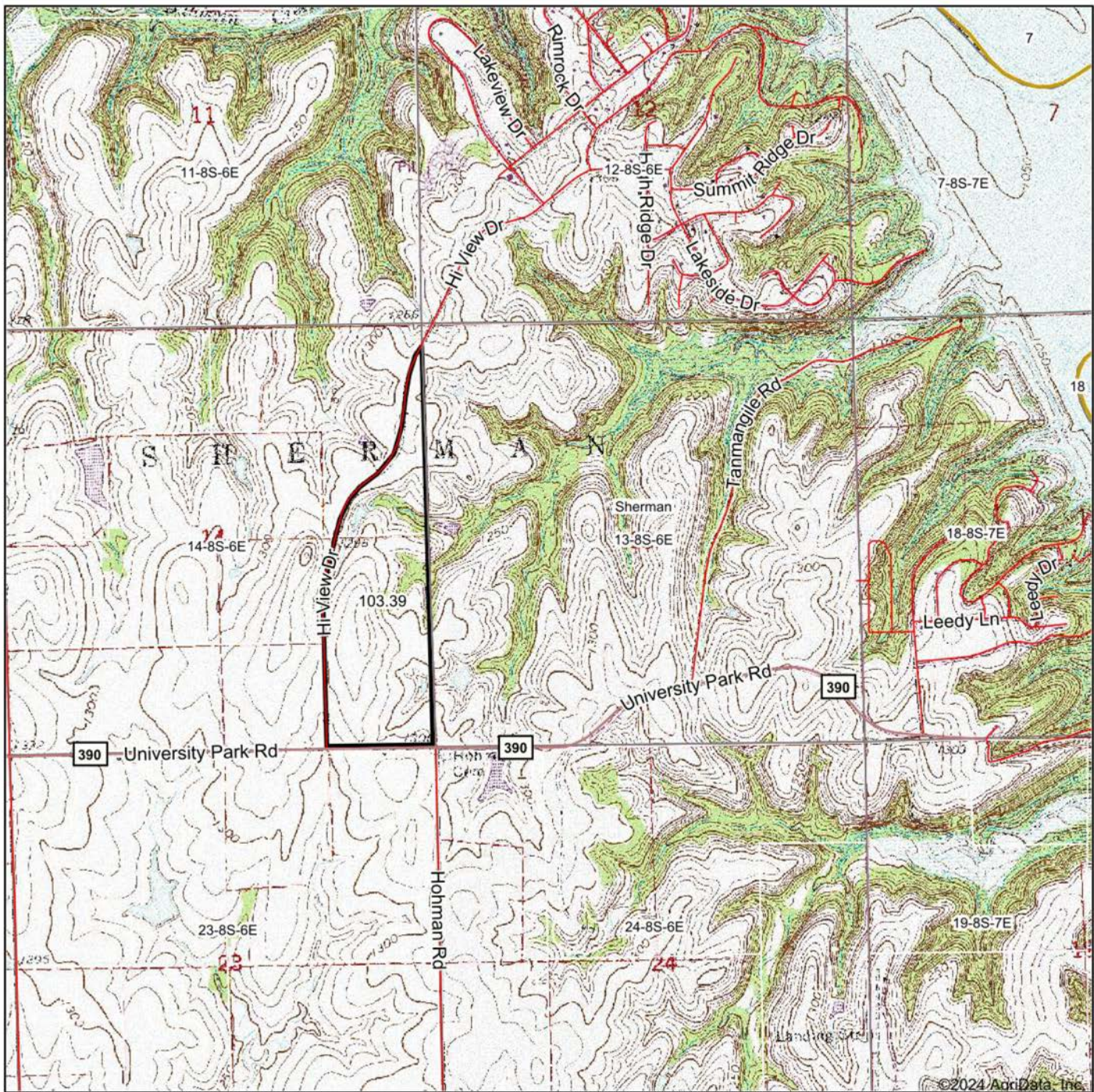


10/8/2024

14-8S-6E
Riley County
Kansas

Boundary Center: 39° 21' 21.89, -96° 43' 17.32

TOPOGRAPHY MAP #2



Map Center: 39° 21' 21.07, -96° 42' 49.88



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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13-8S-6E
Riley County
Kansas



10/8/2024

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

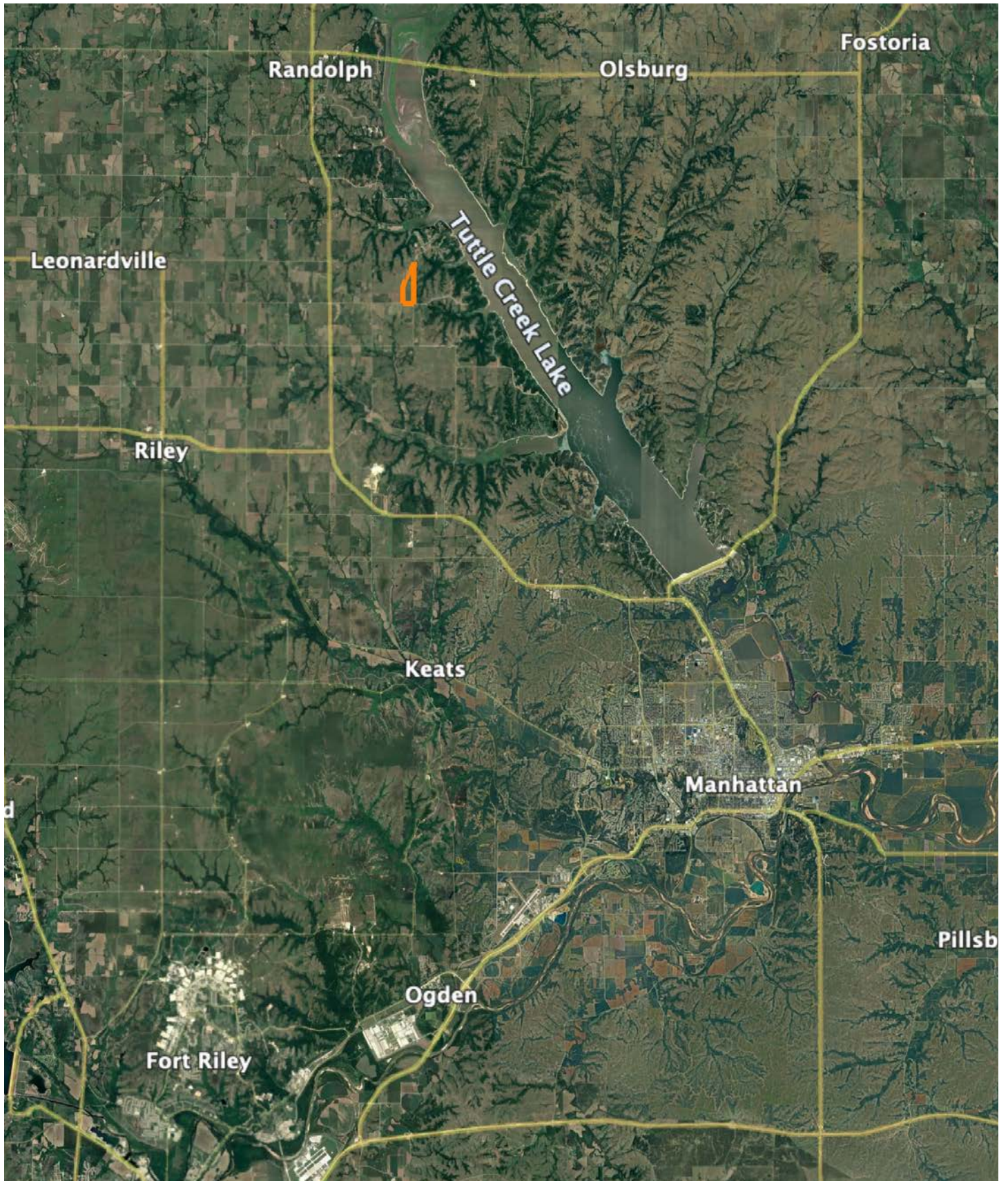
HILLSHADE MAP



<p>Low Elevation High</p>	<p>Source: USGS 3 meter dem Interval(ft): 4 Min: 1,225.4 Max: 1,339.0 Range: 113.6 Average: 1,298.8 Standard Deviation: 20.11 ft</p>	<p>0ft 761ft 1522ft</p>
	<p>9/11/2024</p>	<p>14-8S-6E Riley County Kansas Boundary Center: 39° 21' 21.93, -96° 43' 17.06</p>

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

OVERVIEW MAP



AGENT CONTACT

Brenda Doudican's journey from a Kansas farm upbringing to becoming a leading land agent at Midwest Land Group is a testament to her deep-seated connection to the land. Raised in Lyon County, her formative years were steeped in the rhythms of rural life, cultivating a profound appreciation for the Kansas landscape. This intrinsic bond with the land laid the foundation for Brenda's remarkable career trajectory in land sales. After earning her stripes studying marketing and business management at Emporia State University, she married a man whose family also goes back several generations in Lyon County.

Her remarkable ascent within the industry is underscored by a relentless pursuit of excellence and an unwavering commitment to her clients' success. Brenda's accolades speak volumes about her prowess as a land specialist. From securing the coveted title of Emporia Board of REALTORS' top land sales agent to clinching regional and state-wide awards year after year, her track record of achievement is unparalleled and has propelled her to the forefront of the industry. Some of her achievements include: Top Land Sales Agent in the Sunflower Region each year since 2015; Top Overall Sales Agent in Kansas 2017-2023; Sunflower Association of Realtors - Master Club Bronze Award for Lifetime Sales Volume in 2019; Sunflower Association of Realtors - Andy Anderson Silver Award for Lifetime Sales Volume in 2020; Gold Sales Achievement Award in 2021; and Platinum Sales Achievement Award in 2022. As an accredited auctioneer and land consultant, Brenda brings a multifaceted skill set to the table, ensuring that every transaction is executed with precision and proficiency.

Beyond her professional accolades, Brenda's dedication to land stewardship is unparalleled. As an official Deer Steward for the Quality Deer Management Association, she possesses an innate ability to recognize a property's true potential and enhance its habitat for future generations. She's an avid hunter who prefers bow hunting, and she can be found hunting whitetails or turkey depending on the time of year.

Joining Midwest Land Group was a natural progression for Brenda, driven by a desire to align herself with a team that shares her unwavering passion for land. When you entrust Brenda Doudican with your land endeavors, you're not just gaining a seasoned professional; you're partnering with a steward of the land who is dedicated to realizing your vision. "There may not be many female land specialists out there, but I grew up and have been around land all of my life. It's my experience, education, family history and gift for connecting the right buyer with the right land that has resulted in so many satisfied clients. I pride myself on facilitating a transaction from start to finish as seamlessly as possible." When you want an agent with a good eye for spotting land with lots of potential, such as Flint Hills cattle grazing pasture, tillable, or hunting farms, give Brenda a call to help you find the perfect property.



BRENDA DOUDICAN,
LAND AGENT

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