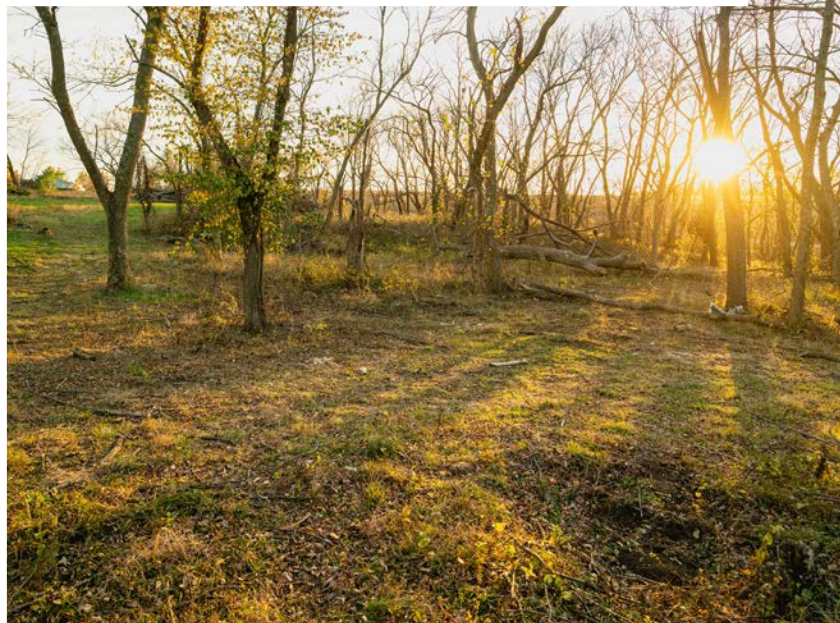
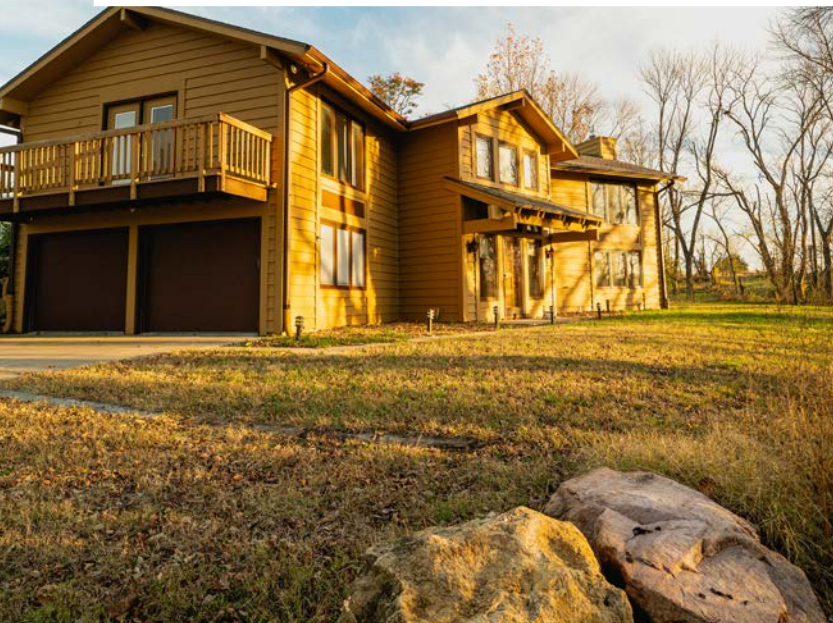


MIDWEST LAND GROUP PRESENTS



10.4 ACRES
SHAWNEE COUNTY, KS

6530 NW Rossville Road Rossville, Kansas, 66533



MIDWEST LAND GROUP IS HONORED TO PRESENT

HOME AND 10.4 ACRES OUTSIDE OF ROSSVILLE, KANSAS

Discover a beautiful home on 10.4 acres, just 1.75 miles north of Rossville and a quick 22 mile drive to Topeka. This charming residence boasts 3 spacious bedrooms and 2.5 baths, offering approximately 2,500 square feet of comfortable living space. The home is in great shape and features new appliances that come with the house! With a fresh roof and gutters installed in August of 2024, you can enjoy peace of mind knowing that this property is well-maintained and ready for you to move in.

The exterior of the property is just as impressive as the interior, with blacktop road frontage providing easy

access and a welcoming approach. One of the standout features of this property is the large 40'x120' concrete floor shop, which comes equipped with utilities, making it an ideal space for hobbies and storage. Whether you're a DIY enthusiast or simply need extra space for your projects, this shop is a fantastic addition to the property.

With its prime location, spacious home, and impressive shop, this property is a rare find that combines comfort, functionality, and the beauty of rural living. Don't miss out on this one! There are not many like it!



PROPERTY FEATURES

PRICE: **\$549,000** | COUNTY: **SHAWNEE** | STATE: **KANSAS** | ACRES: **10.4**

- Home and 10.4 acres
- 3 bedrooms, 2.5 baths
- Approximately 2,500 sq. ft. home
- Blacktop road frontage
- New appliances
- New roof and gutters (2024)
- Large 40'x120' concrete floor shop
- Shop has utilities
- One owner
- Custom built in 1983
- New barn roof in 2022
- Automatic water in barn stalls and pastures
- Forced heat and air in the barn with spray foam insulation
- 1.75 miles north of Rossville
- 22 miles/26 minutes from Topeka



3 BED, 2.5 BATH HOME

This charming residence boasts 3 spacious bedrooms and 2.5 baths, offering approximately 2,500 square feet of comfortable living space. The home is in great shape and features new appliances that come with the house!



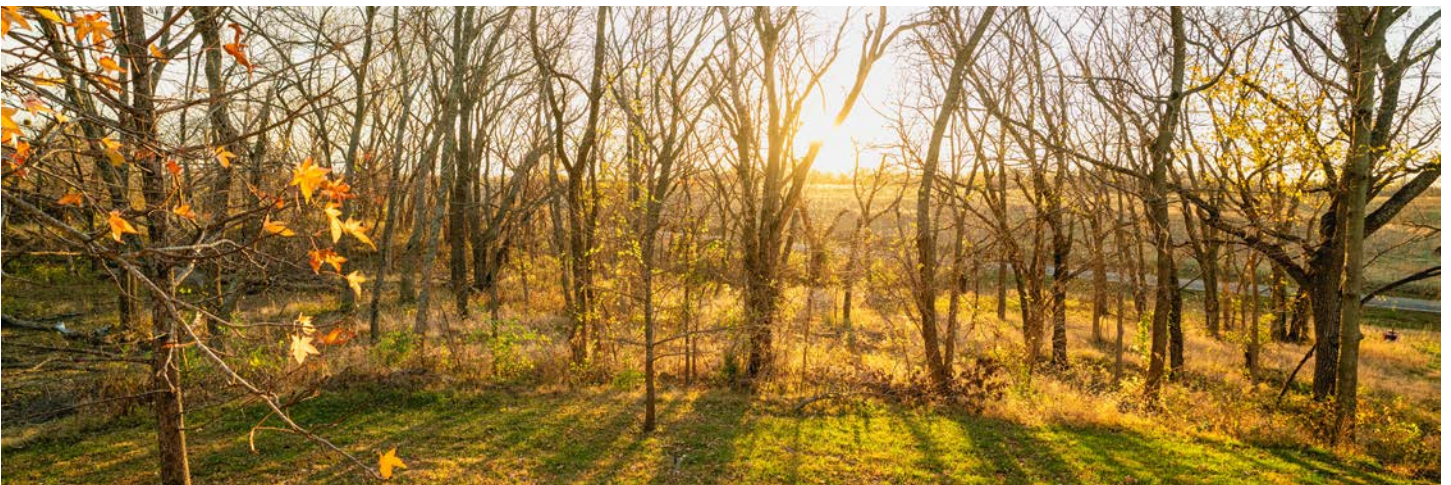
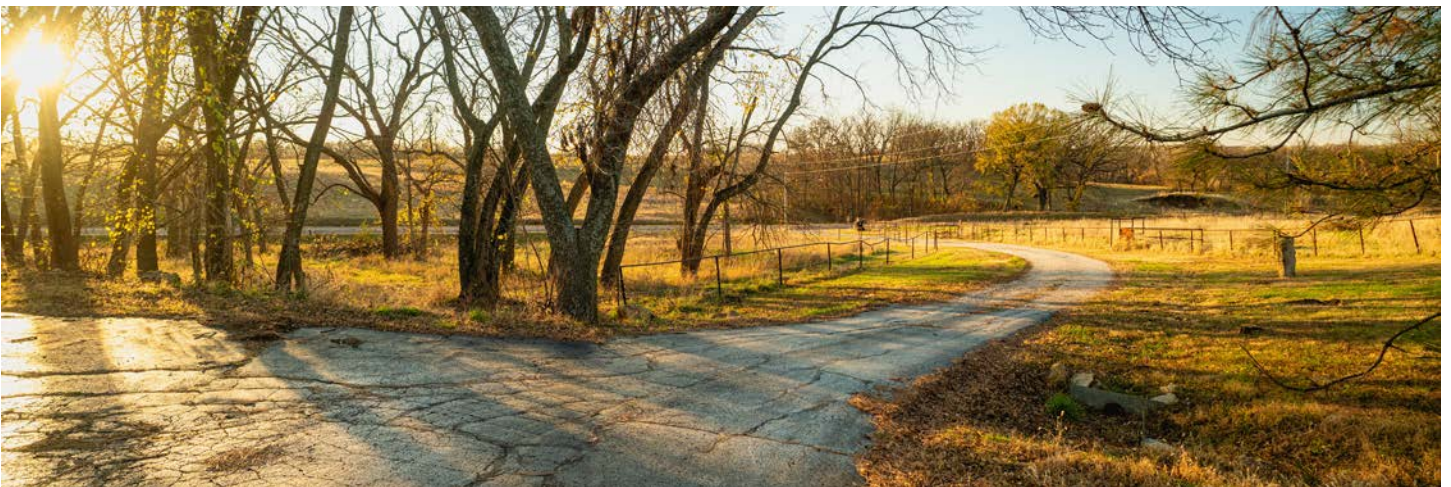
INTERIOR PHOTOS



BLACKTOP ROAD FRONTAGE



SCENIC VIEWS



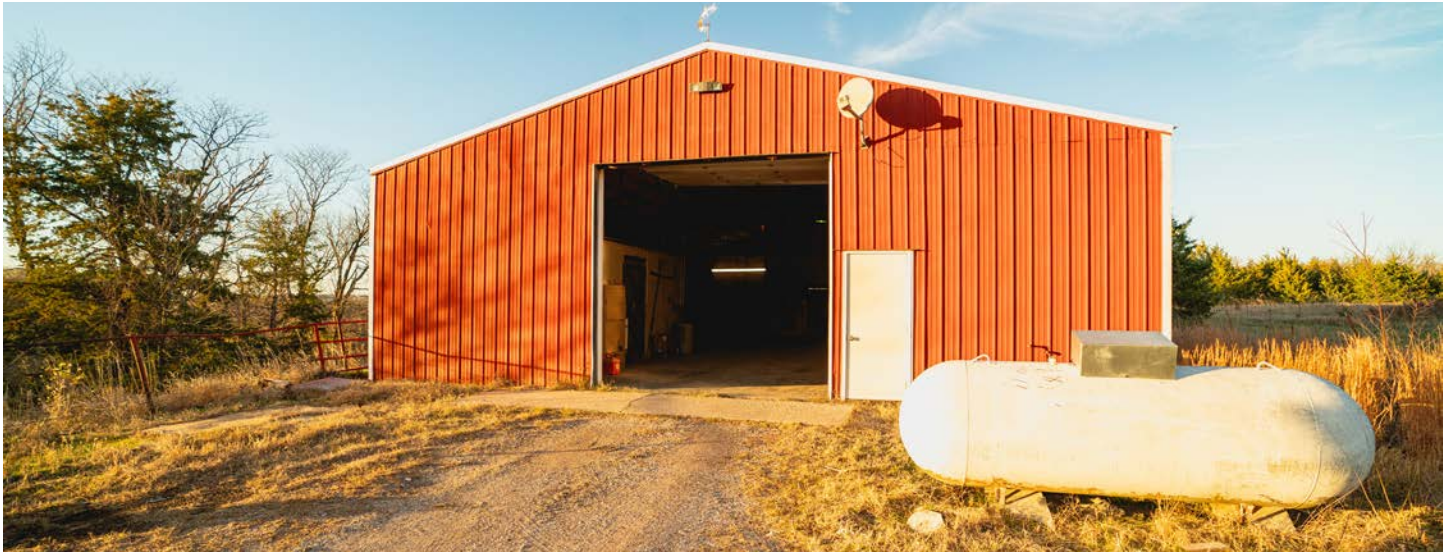
PROXIMITY TO AMENITIES

With its prime location, spacious home, and impressive shop, this property is a rare find that combines comfort, functionality, and the beauty of rural living.



40'X120' SHOP

One of the standout features of this property is the large 40'x120' concrete floor shop, which comes equipped with utilities, making it an ideal space for hobbies and storage.



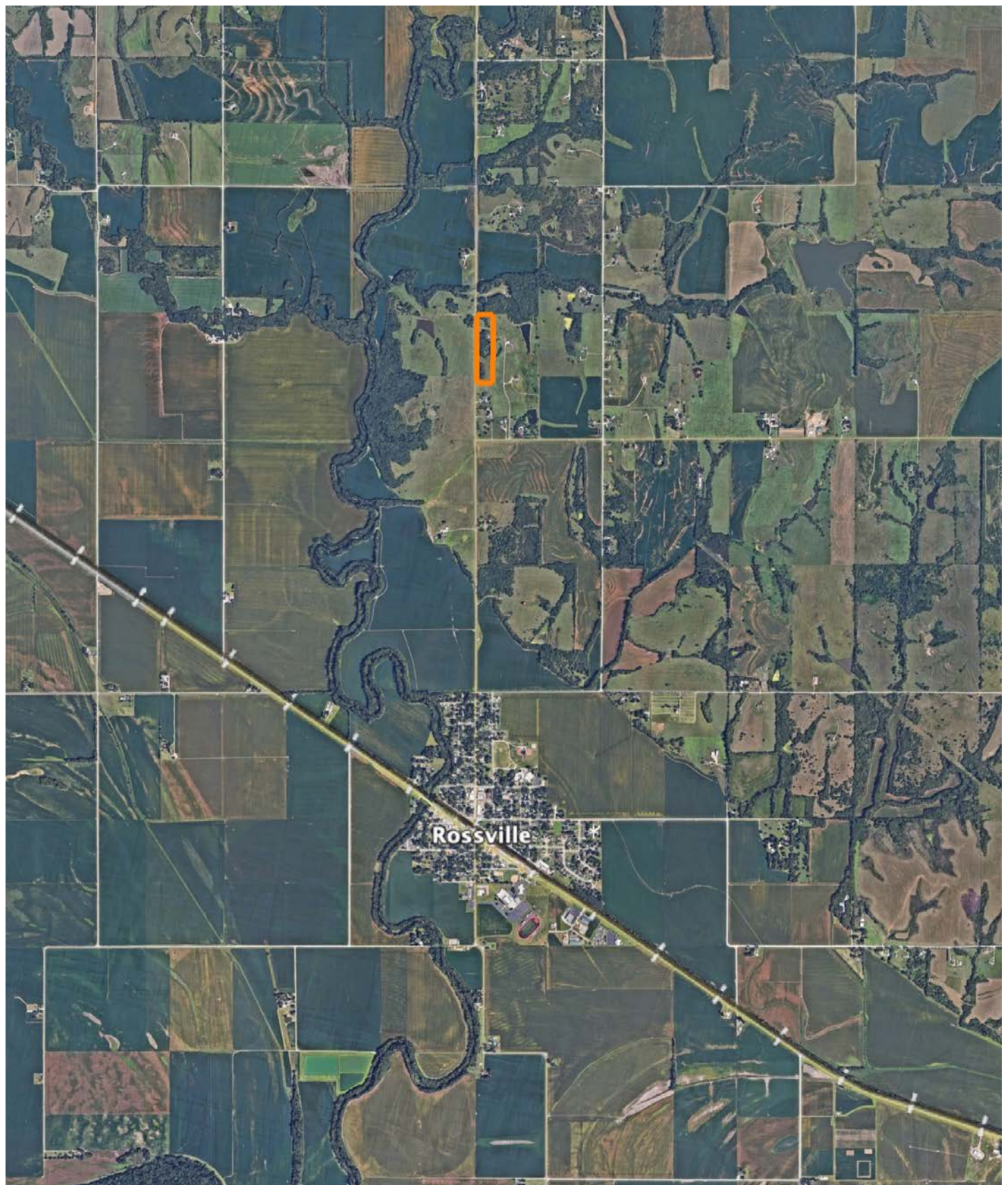
ADDITIONAL PHOTOS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Agent Clay Craft was born and raised in Madison, Mississippi, and grew up with a great passion for the outdoors. As a well-seasoned hunter, Clay managed to harvest his first deer at the age of 4. Shortly after, he started having success with bow hunting. Growing up in a family that was full of hunting and the outdoors, Clay always knew he wanted to make a career out of his passion.

Now, living in Overland Park, Kansas, Clay hunts on his family farms in Kansas and Missouri every year. He's been a part of several hunting TV shows and is currently filming with Heartland Bowhunter, an award-winning show on The Outdoor Channel, which he's done for over a decade. Clay stays true to his roots and loves bow hunting the giant whitetails that the Midwest has to offer. When he's not working, Clay enjoys spending time with his family, playing sports, and setting up his family farms for the next deer and turkey seasons.

Clay takes pride in how to improve and create better hunting farms. From increasing cover to strategic food plot placements, he has the knowledge to find and take farms to the next level. With the experience of hunting thousands of acres, Clay's love for land can't be missed. If you're in the market to buy or sell land in Eastern Kansas, let Clay put his knowledge and expertise to work for you.



CLAY CRAFT,

LAND AGENT

913.677.0299

CCraft@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.