

MIDWEST LAND GROUP PRESENTS



JACKSON COUNTY, KS

60 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MULTIPLE BUILDING LOTS NORTH OF TOPEKA, KANSAS

This 60 +/- acre property is located in Jackson County just north of Topeka, Kansas. The property sets up perfectly to build your dream home and still have plenty of room to raise some livestock! The native warm-season grass is primarily mixed with big bluestem, little bluestem, Indiangrass, and switchgrass. There are many hedge and eastern red cedar trees also scattered throughout. The property has perimeter fencing in place and multiple watering ponds throughout. The property has 70 +/- feet of elevation change, creating multiple walk-out basement building site locations. The property is located on well-maintained year-round gravel roads

with electricity, rural water, and fiber optic cable at the road. Mineral rights are intact and will be transferred to the buyer at closing. There are no active leases or tenants' rights in place. The seller will consider dividing the property into smaller lots, and a preliminary plat has been drawn for 10, 15, 25, and 30 acre building lots with restrictive building covenants. This property is a must-see to truly appreciate the views and everything it has to offer! Contact Trent Siegle at (620) 767-2926 for additional information, disclosures, or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$389,700** | COUNTY: **JACKSON** | STATE: **KANSAS** | ACRES: **60**

- 60 +/- total acres
- Warm-season native grass pasture
- Big bluestem, little bluestem, Indiangrass, and switchgrass
- Perimeter barbed-wire fencing
- Multiple watering ponds
- Primarily Pawnee clay loam soils
- 70 +/- feet of elevation change
- Whitetail deer, turkey, and upland bird hunting
- Well-maintained year-round gravel roads
- Electricity, rural water, and fiber optic cable at the road
- Mineral rights intact and transfer
- No active leases or tenants' rights are in place
- Will consider dividing into smaller building lots
- Preliminary plat draw for 10, 15, 25, and 30 acre lots
- Restrictive building covenants
- Royal Valley USD 337 school district
- 2024 taxes: \$287.50
- 2 miles from Mayetta, KS
- 3 miles from Firekeeper Golf Course
- 4 miles from Prairie Band Casino and Resort
- 20 miles from Topeka, KS



WARM-SEASON NATIVE GRASS PASTURE

The native warm-season grass is primarily mixed with big bluestem, little bluestem, Indiangrass, and switchgrass. There are many hedge and eastern red cedar trees also scattered throughout.



WELL-MAINTAINED GRAVEL ROAD FRONTAGE



MULTIPLE WATERING PONDS



GREAT BUILD SITES

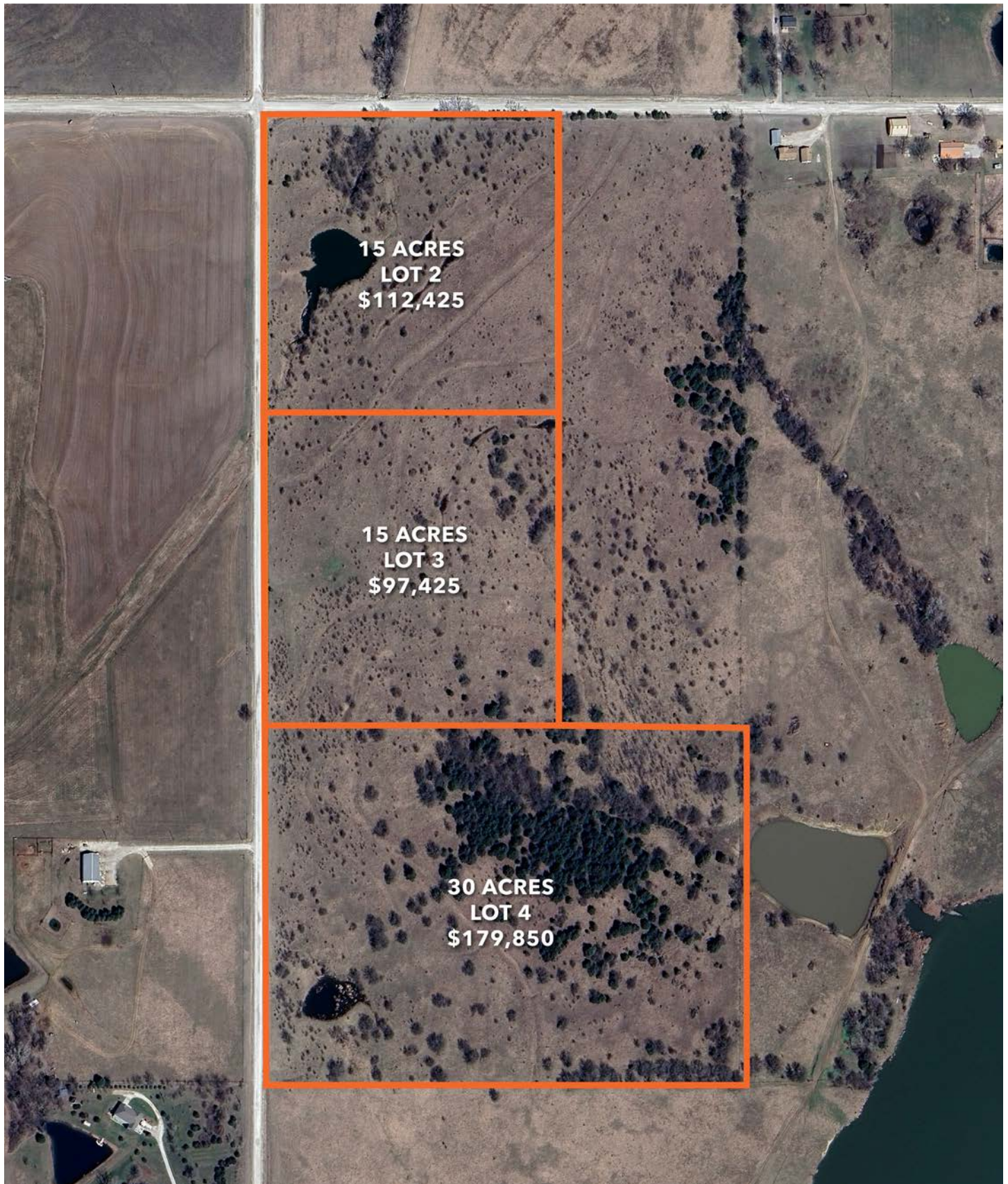
The property has 70 +/- feet of elevation change, creating multiple walk-out basement building site locations. The property is located on well-maintained year-round gravel roads with electricity, rural water, and fiber optic cable at the road.



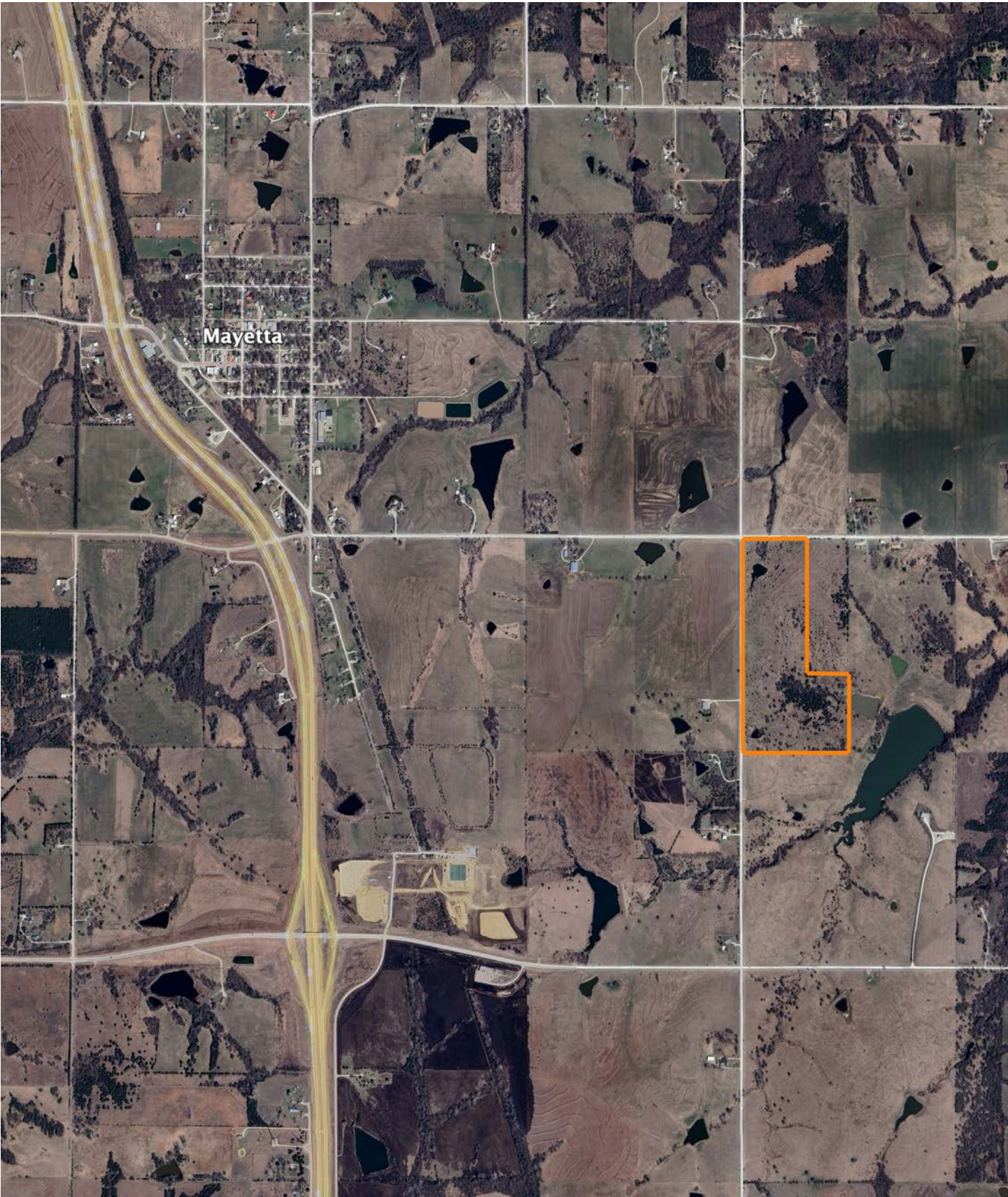
ADDITIONAL PHOTOS



AERIAL MAP



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
620.767.2926
TSiegle@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.