

MIDWEST LAND GROUP PRESENTS

.4 ACRES IN

RILEY COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE PERFECT LAKEFRONT BUILD OPPORTUNITY AWAITS

Welcome to your dream build site on the shores of stunning Tuttle Creek Lake! This rare .4-acre lot offers a pristine, blank canvas for your ideal lake house retreat. With approximately 45 feet of elevation change, it's perfectly suited for a walkout basement design—imagine sipping your morning coffee on a wraparound deck with panoramic lake views.

Located just 20 miles north of Manhattan and only a half mile from a convenient public boat launch, this property

offers the perfect balance of peaceful seclusion and easy accessibility. Nestled in the desirable University Park community, you'll enjoy a quiet lakeside lifestyle with recreational opportunities right at your doorstep.

Whether you're looking for a weekend getaway or a full-time sanctuary, this is your chance to build the lake home you've always imagined. Don't miss out on this slice of paradise—see what life on Tuttle Creek Lake is all about!



PROPERTY FEATURES

PRICE: **\$8,500** | COUNTY: **RILEY** | STATE: **KANSAS** | ACRES: **.4**

- Lake view build site
- Half a mile from the boat ramp
- Electricity and fiber optic at the road
- Blank slate
- Beautiful woods for privacy
- 20 miles from Manhattan
- University Park disc golf course

LAKEVIEW BUILD SITE



BEAUTIFUL WOODS FOR PRIVACY



AERIAL MAP



©2025 AgriData, Inc.

Boundary Center: 39° 22' 8.79, -96° 42' 10.56



Maps Provided By:



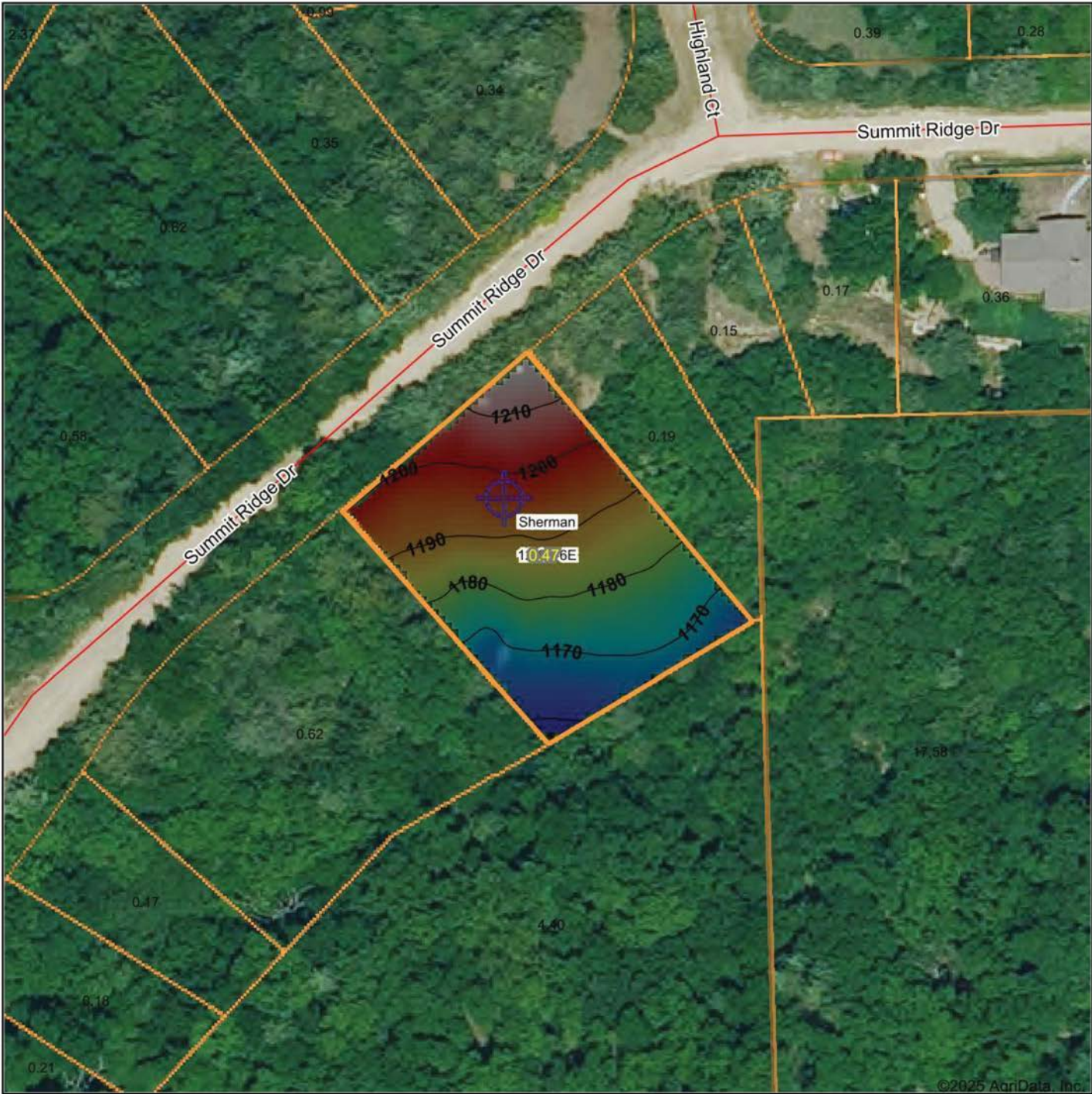
© AgriData, Inc. 2023 www.AgriDataInc.com

12-8S-6E
Riley County
Kansas

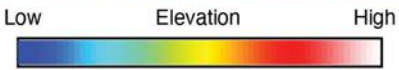


8/3/2025

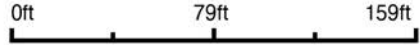
HILLSHADE MAP



©2025 AgriData, Inc.



Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,158.9
 Max: 1,216.0
 Range: 57.1
 Average: 1,186.7
 Standard Deviation: 13.48 ft



12-8S-6E
Riley County
Kansas

Boundary Center: 39° 22' 8.79, -96° 42' 10.56



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

SOILS MAP



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.



State: **Kansas**
 County: **Riley**
 Location: **12-8S-6E**
 Township: **Sherman**
 Acres: **0.47**
 Date: **8/3/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



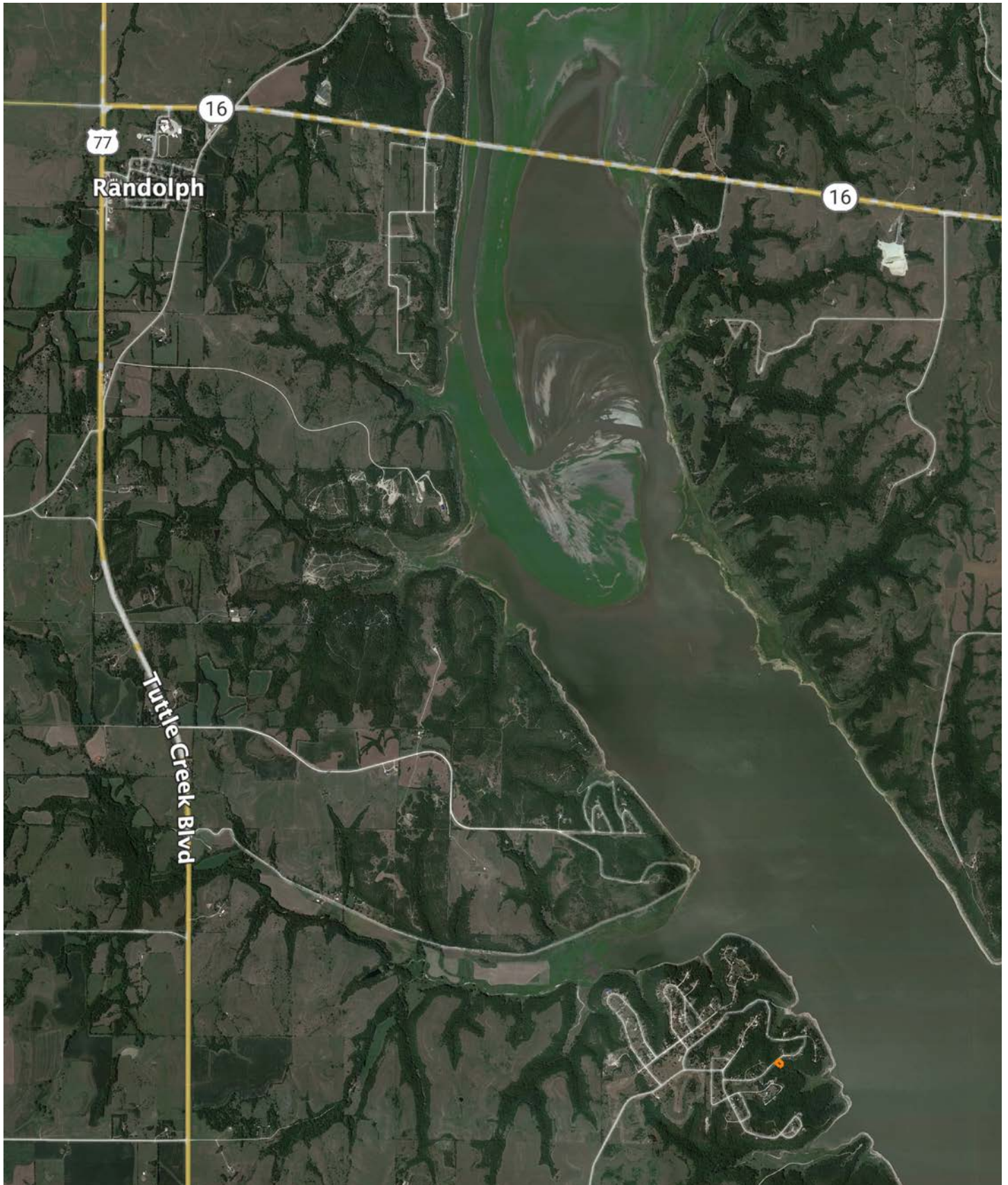
Area Symbol: KS161, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
4590	Clime-Sogn complex, 3 to 20 percent slopes	0.37	78.7%		2.5ft. (Paralithic bedrock)	Vle	3310	36	32	36	33	18
4550	Clime silty clay loam, 20 to 40 percent slopes, very stony	0.10	21.3%		2.5ft. (Paralithic bedrock)	Vlle	3245	14	13	13	10	8
4530	Benfield-Florence complex, 5 to 30 percent slopes	0.00	0.0%		3.2ft. (Paralithic bedrock)	Vle	4145	38	33	38	37	25
Weighted Average							6.21	*n 31.3	*n 28	*n 31.1	*n 28.1	*n 15.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

From selling legacy properties to guiding hunters toward their dream piece of ground, Jennifer Yarbrough brings passion, empathy, and hard-earned experience to every land transaction. Jennifer is more than just a land advocate - she's lived the lifestyle. She's bought and sold her own hunting properties, shaped them for wildlife, and experienced both the joy of discovery and the heartache of letting them go. Her professional background includes working for the USDA in farm lending, giving her a sharp understanding of the financial side of land ownership.

An international spearfishing world record holder, NWTG Grand Slam achiever, published outdoor writer, dedicated bowhunter, and board member of Kansas One Shot Turkey Hunt, Jennifer also volunteers as a Pottawatomie County firefighter. Her knowledge of habitat management, wildlife patterns, and rural property development uniquely positions her to serve clients seeking both functional and meaningful land.

Today, she calls Emmett, Kansas home, with her husband Dusty and their son Finn. Whether you're buying a farm, selling a hunting tract, or simply exploring what's possible, Jennifer offers more than a transaction, she offers a partnership built on knowledge, authenticity, and a genuine love for the land.



JENN YARBROUGH,

LAND AGENT

785.380.8551

JYarbrough@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 Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.