



# FOR SALE

## BUILD SITE PROPERTY

Jackson County, KS

### 10.41 +/- Acres

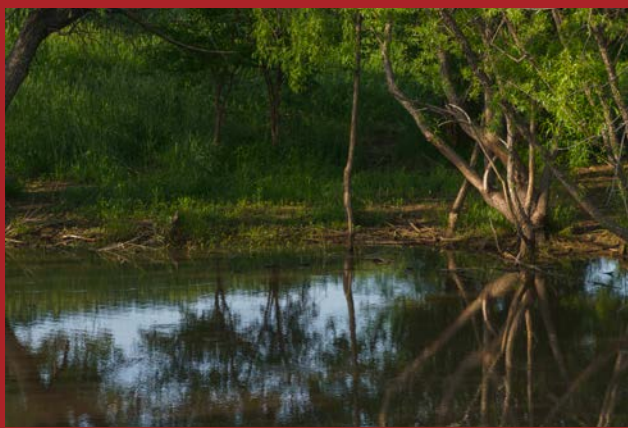
**OFFERED AT:**

**\$149,900**

### ***ABOUT THIS PROPERTY:***

Located west of Holton, Kansas you can find this quiet, and build-ready lot available for a new owner. This 10.41 acres is placed in the ideal location for the perfect acreage, farmstead, or recreational get-away. The property contains rolling grassland, native flowers, scattered hedge trees, and a small pond.

Pulling up to the property I heard a covey of Northern Bobwhite quail calling to each other, and heard a turkey gobbler north towards Banner Creek Reservoir. The reservoir to the north hosts hiking trails, camping, and fishing opportunities. Walking through this property you will see pollinators, many song birds, and deer tracks and frogs along the pond's edge.



## More About this Property:

This property sits off of county road 218, giving it easy access to build and find utilities along the road. The seller will put in a fence along the south side of the lot. It takes about a 5 minute drive to be in the heart of Holton, Kansas and about 30 minutes to Topeka, Kansas. The survey has already been completed for the 10.41 acres. Contact land agent Nathan Krick for your private showing 402-937-3763.

Directions: Driving south on HWY 75 out of Holton, Kansas- Drive south for 2 miles and turn right on 214th Road. Head West on 214th road for 1.5 miles and then turn right on O Road. Drive North on O Road for 0.5 miles and then turn left on 218th Road. The property will be on your left in a quarter mile.

### Legal Description:

A tract of land in the East half of the Southeast Quarter of Section 18, Township 7 South, Range 15 East of the 6th P.M. Jackson County, Kansas, described on July 19th 2023. Said Tract contains 10.41 acres more or less.

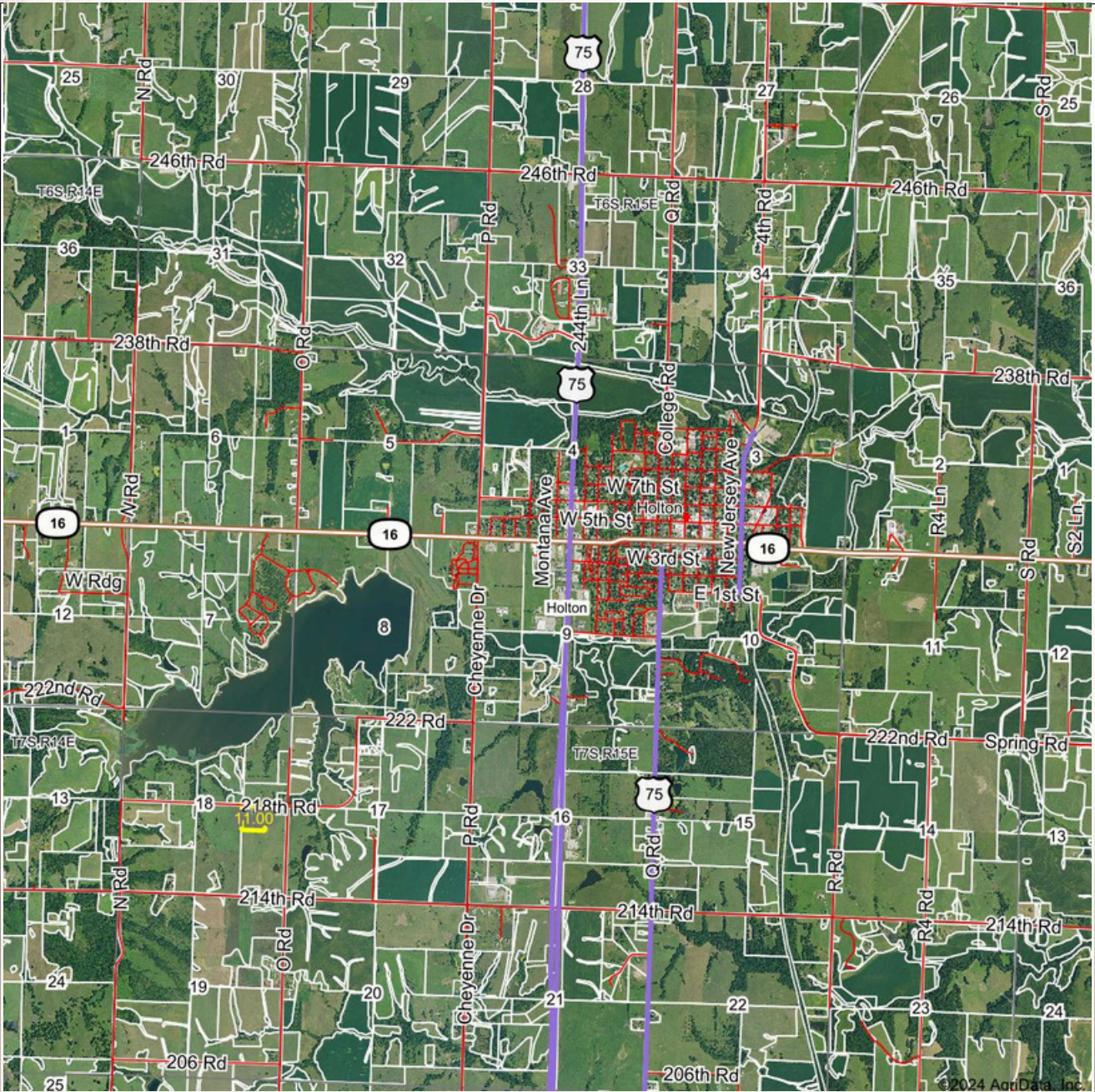
Cattle lease through November 2024

## FEATURES:

- Perfect build site
- Utilities close at 218th Road
- 10.41 +/- acres
- Minutes from Holton, Kansas
- 30 minutes to Topeka, Kansas
- Rolling grassland with native plants
- Deer and turkeys in the area
- Recreation close by at Banner Creek Reservoir



JACKSON COUNTY,  
KANSAS



Boundary Center: 39° 26' 25.68, -95° 46' 45.41

0ft 4488ft 8977ft

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

18-7S-15E  
Jackson County  
Kansas



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

5/13/2024



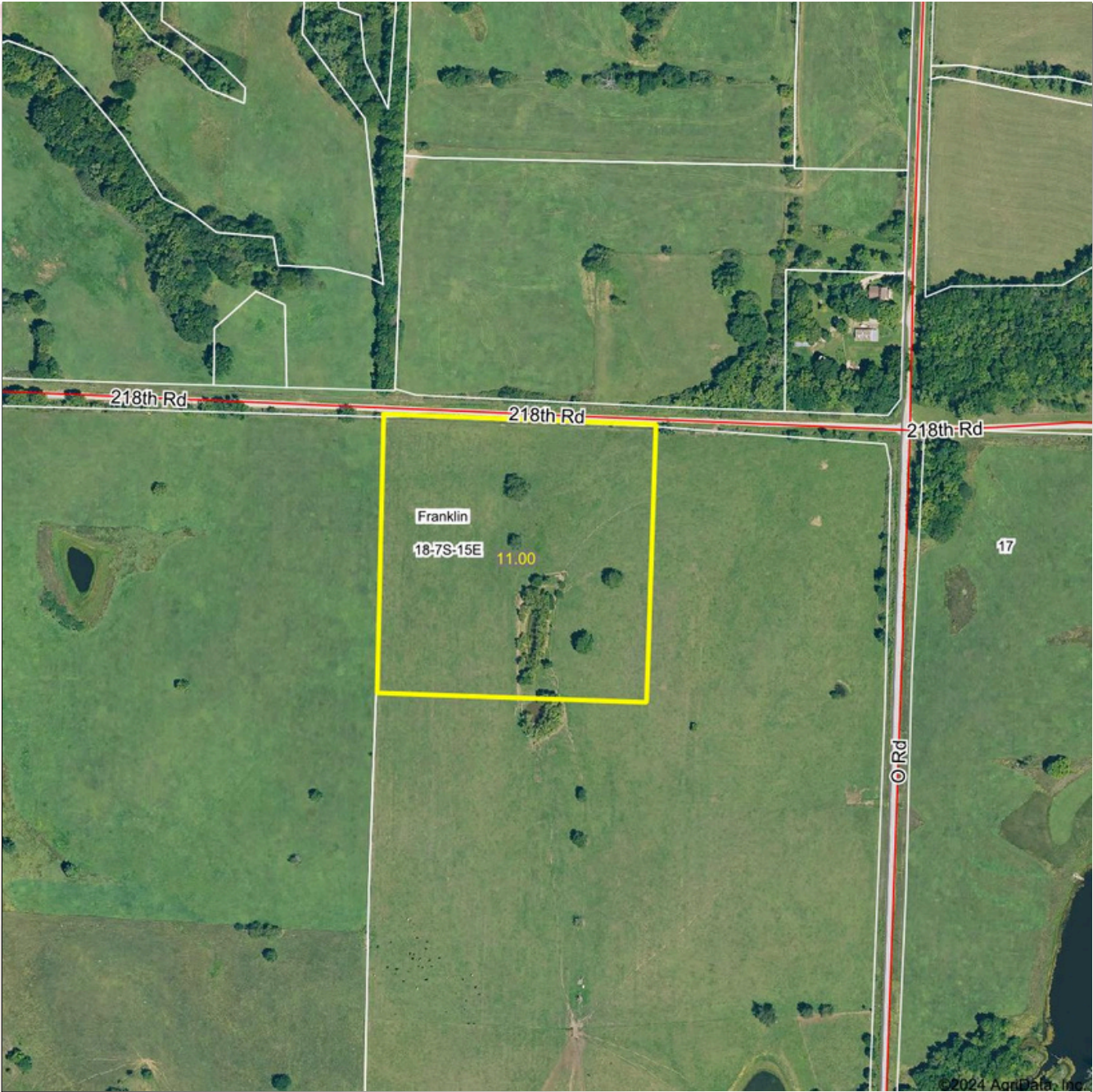
**AMERICAN  
LEGACY**  
LAND CO

HELPING YOU BUY  
AND SELL LAND





JACKSON COUNTY,  
KANSAS



Boundary Center: 39° 26' 25.68, -95° 46' 45.41

Maps Provided By:



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

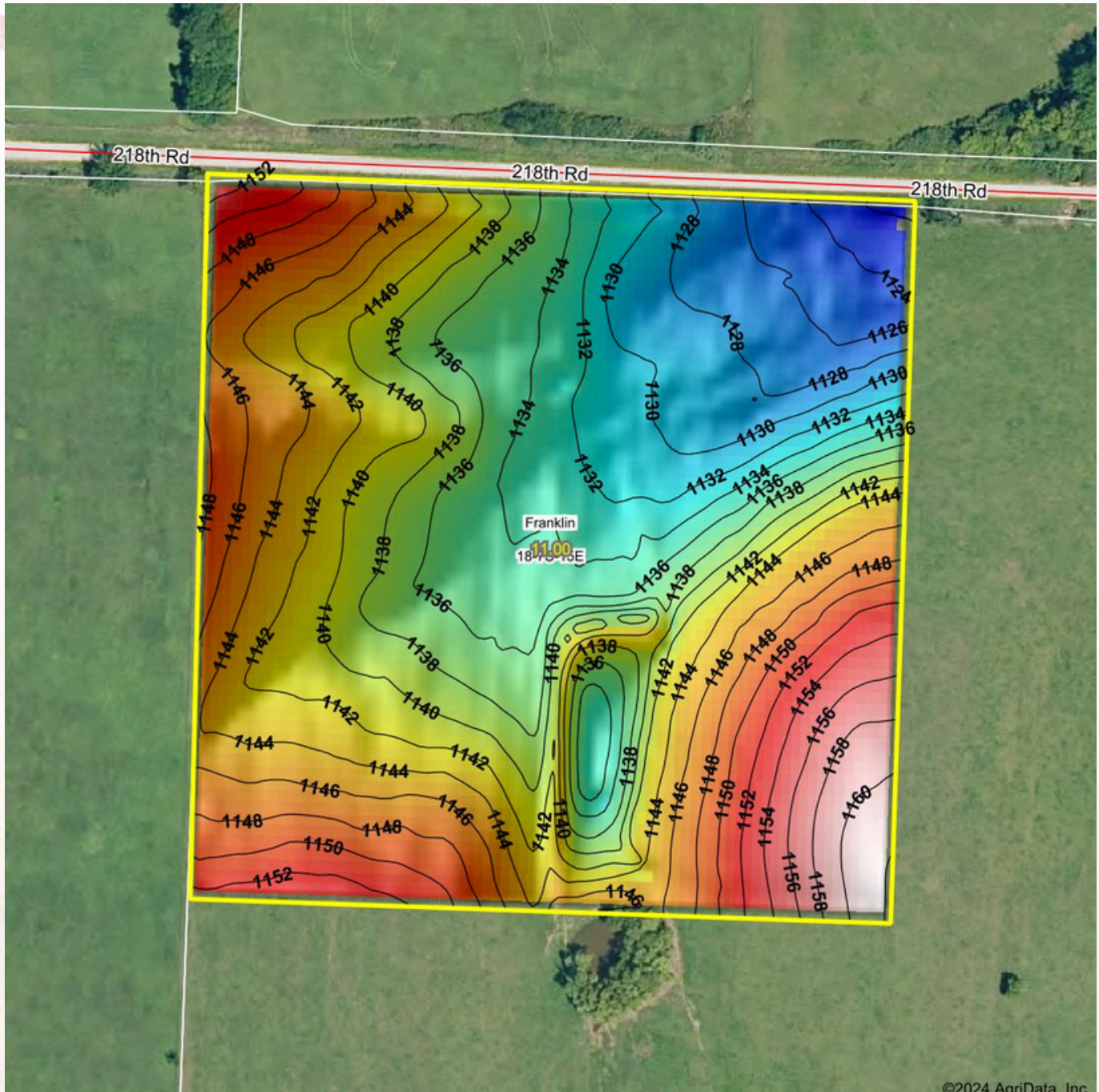
18-7S-15E  
Jackson County  
Kansas



5/13/2024







©2024 AgriData, Inc.



Source: USGS 3 meter dem  
Interval(ft): 2  
Min: 1,121.2  
Max: 1,161.4  
Range: 40.2  
Average: 1,140.0  
Standard Deviation: 8.07 ft



5/13/2024

**18-7S-15E**  
**Jackson County**  
**Kansas**

Boundary Center: 39° 26' 25.68, -95° 46' 45.41



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



**HELPING YOU BUY  
AND SELL LAND**

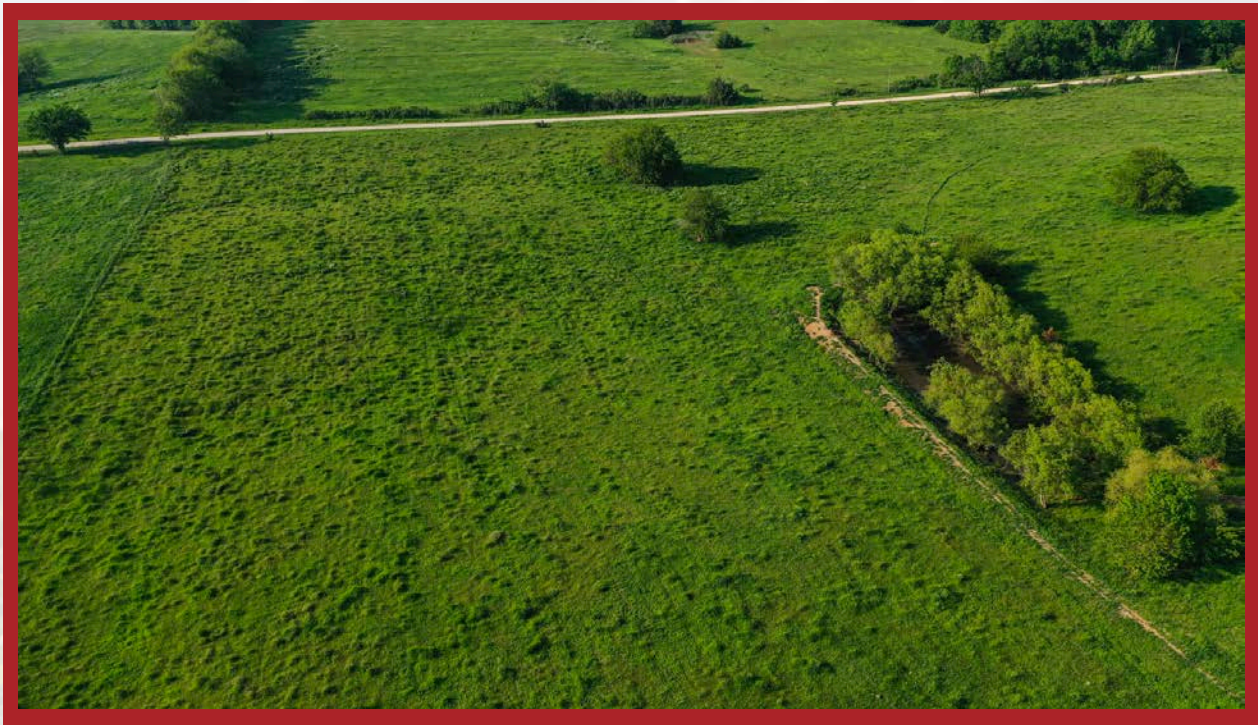




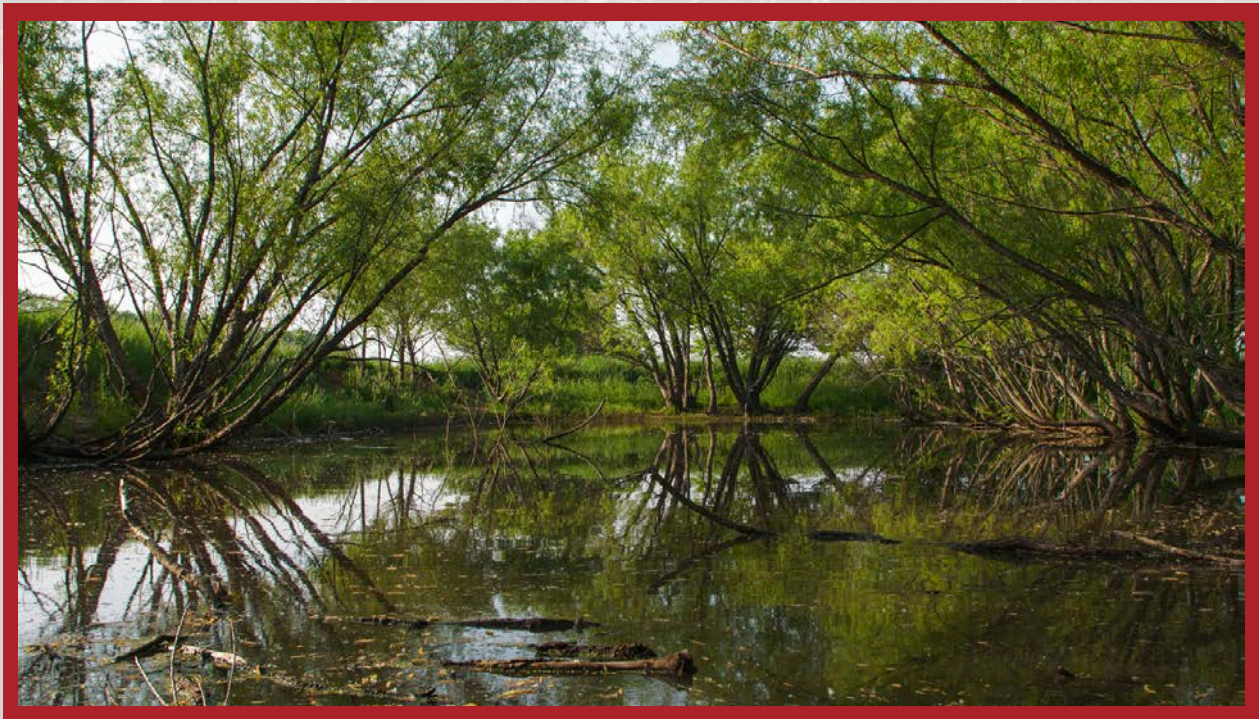


# AMERICAN LEGACY

LAND CO







**AMERICAN  
LEGACY**  
LAND CO.

HELPING **YOU** BUY  
AND SELL LAND







## About the Agent:

Nate Krick found his passion for the outdoors at a young age, as he spent every bit of “free time” he had outside learning to bow hunt, fish, and appreciate many aspects of nature from the men in his life. From hunting trips with his brothers, dad, and grandpa as a child to now successfully co-owning his outdoor media production company, Identical Draw, Nate has experienced the ins and outs of what farming, recreational, and agricultural land has to offer. Nate has developed skills to properly manage his family hunting land through timber stand improvement, prescribed fire, and regular maintenance to enhance the land for wildlife to thrive. Nate learns from and works with professional outdoorsmen, and creates lasting relationships based on honesty, integrity, and kindness. With this background, Nate has carried over his vast knowledge and experiences into caring for the people he serves as a licensed agent in Nebraska and Kansas through American Legacy Land Co. .

Nate currently lives in Lincoln, Nebraska with his wife, Makayla, and two young children, ReyAnna and Callahan. Spending time outdoors as a family has been a priority for Nate from the start, and they regularly make the trip to the family land in Kansas to get some fresh air. When at home, you'll find Nate searing a deer steak on the cast iron, picking a James Taylor song for his kids on the guitar, or going for a run around the neighborhood. At the end of the day, Nate entrusts the Lord with all the things he loves and he is grateful to meet and work with some incredible people through land real estate.

## NATE KRICK, LAND AGENT



402-937-3763



[NathanKrick@AmericanLegacyLandCo.com](mailto:NathanKrick@AmericanLegacyLandCo.com)

