

LAND AUCTION

Thursday - April 25th - 10:00 A.M.

Heritage Hall (Fair Bldg) - 12200 214th Road - Holton, KS

160.37+/- Acres **Jackson County Land**

Legal Description:

S17, T08, R16E, ACRES 160.37, NE/4 LESS RD ROW

GREAT WHITETAIL PROPERTY!

- Year Round Water with 2 secluded ponds.
- Perfect Mix of hardwoods, cedars, and hedge allows **MONSTER Bucks** to feel safe during daylight hours.
- 96 acres, currently in brome grass, is suitable for cropland and could be a large food source for wildlife.
- Multiple spots throughout the property are perfect for strategically placed food plot locations.
- 174th Road is well maintained and rocked so you can get to your stand in any weather conditions.

PERFECT SPOT FOR A DREAM HOME OR CABIN

- Located just 20 miles north from the north edge of Topeka and 11 miles southeast of Holton.
- Rural Electric available with transformer ready to supply power to you new home or hunting cabin.
- Rural water hook up right at the end of the driveway on 174th Road.

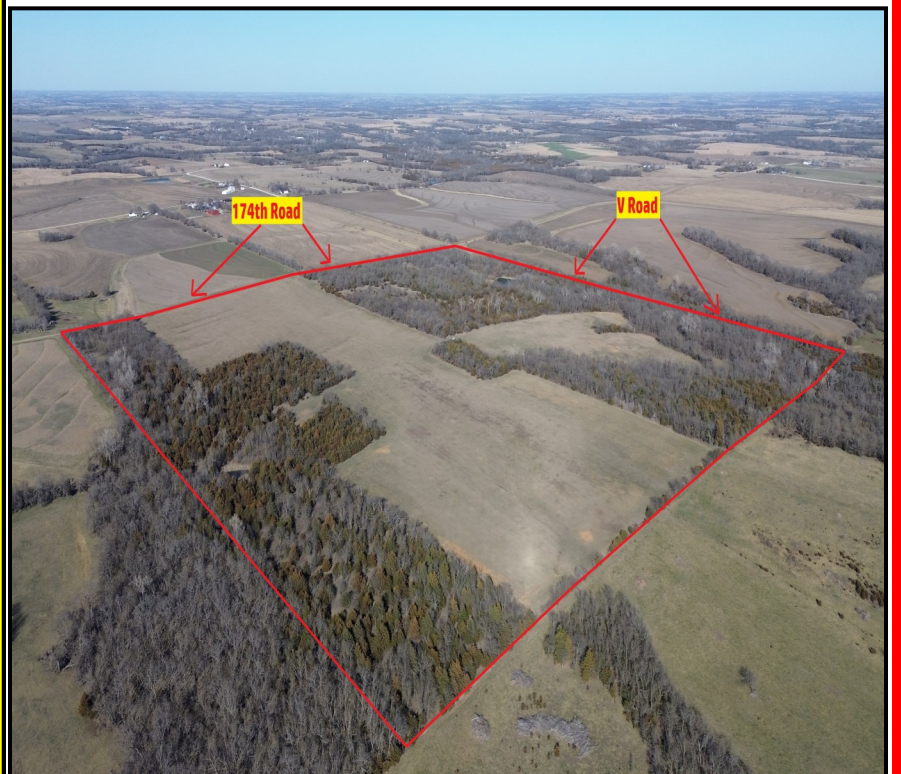
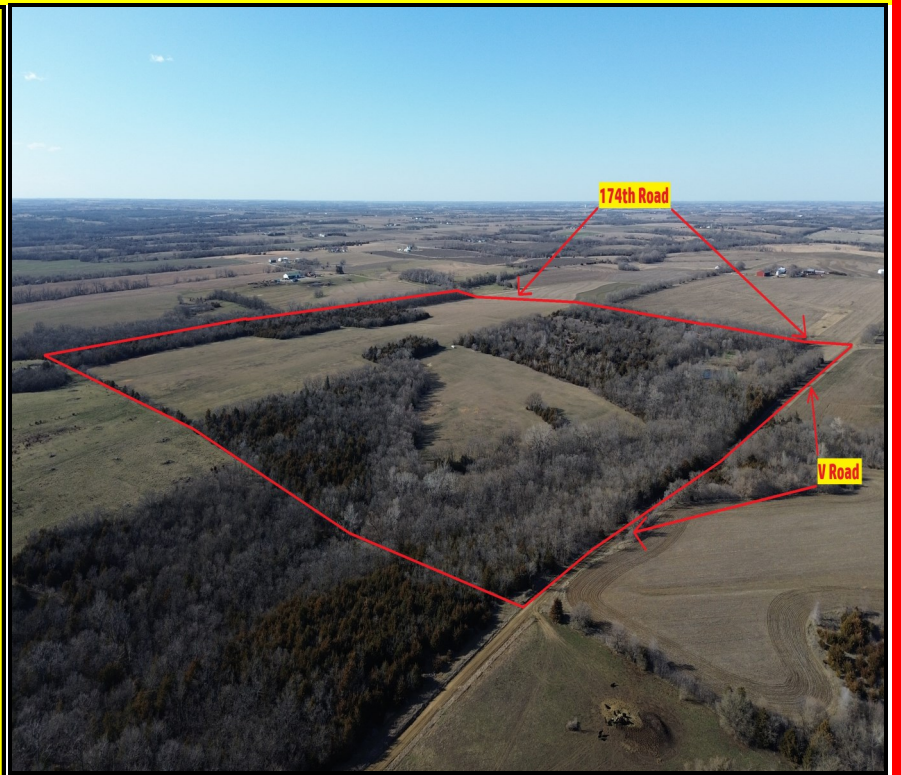
Property Location:

From Topeka (Hwy 75 & Hwy 24 Intersection) travel north of Hwy 75 for 18 miles to 166th Road. Travel east on 166th Road and travel 3.5 miles to U Road. Turn north on U Road and travel for 1 mile to 174 Road. Travel east on U Road for .5 miles. Property is located on the south side of 174th Road. WATCH FOR SIGNS!

SEE WEBSITE FOR COMPLETE DETAILS



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**ONLINE BIDDING
OPENS THURSDAY,
April 11TH**



SELLER

Noel & Daniel Strawn



Jeff Dankenbring - Listing Broker - 785.562.8386

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