

**AUCTION! 20+/- Acre Build Site With 3 Acre Stocked
Pond in Shawnee County, KS**
12305 150th Rd
Mayetta, KS 66509

\$1
20± Acres
Shawnee County



AUCTION! 20+/- Acre Build Site With 3 Acre Stocked Pond in Shawnee County, KS
Mayetta, KS / Shawnee County

SUMMARY

Address

12305 150th Rd

City, State Zip

Mayetta, KS 66509

County

Shawnee County

Type

Hunting Land, Recreational Land, Lot

Latitude / Longitude

39.2001 / -95.68942

Acreage

20

Price

\$1

Property Website

<https://redcedarland.com/detail/auction-20-acre-build-site-with-3-acre-stocked-pond-in-shawnee-county-ks-shawnee-kansas/66607/>



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PROPERTY DESCRIPTION

AUCTION 20+/- Acre Build Site with Stocked Pond in Shawnee County, KS

Auction Date: Thursday, January 16th, 2025 **Auction Time:** 6:00 p.m. CST

Auction Location: Prairie Band Casino & Resort, Room #30, 12305 150 Road, Mayetta, KS 66509

Land Tour Date: Thursday, January 9th, 2025 from 3:00 to 5:30 pm.

Legals: S12, T10, R15, ACRES 20+/-, BEG 507.37 E NW COR NE 1/4 TH S 1321.07 W 849.57 N 821.01 E 261.36 SE 254.34 N 562.34 TO POB LESS ROW

Driving Directions: From Topeka, KS and Highway 24, head north on 75 highway 7.8 miles. Turn right (east) on NW 86th St, and travel 1.6 miles. The property is on the south side of the road with a double panel gate going up the hill.

2023 Taxes: \$49.88

Deer Unit: 10

Property Description: This 20 acre lot is set up perfectly to build a home just outside of Topeka, with all the utilities ready to go. Power is already on the blacktop road, so electricity is readily accessible. The water meter is already on the property and is paid for. This beautiful site with acreage is ready to build! With paved roads leading up to the property, the first thing you will notice is the beautiful view and layout of the location. Easy access to an almost 3 acre private pond resides behind the build site, which is stocked with fish. Good sized crappie are plentiful, and makes for an fun and enjoyable place for people of all ages to experience. A 28 foot pontoon boat sits on the edge of the pond, and serves as a dock or storage. Wildlife can be often seen, as several white-tailed deer frequent the pond, and turkey's can be seen strutting across the field behind it in the spring. Towards the back of the property would be great place to establish a food plot and hunting opportunity to harvest a mature buck or a spring turkey.

Other showing times by appointment only to prequalified buyers. For more information or to schedule a showing, contact Shane Kolde at [785-617-0456](tel:785-617-0456) .

Key Features:

- Excellent build site minutes from downtown Topeka, KS on a paved road
- 3 acre private stocked pond
- Various wildlife viewing and hunting opportunities
- 14 Miles from Rock Creek Marina for boating and recreational activities on Perry Lake

Auction Terms and Conditions: 10% earnest money down day of sale on all real estate. Closing shall be with Security 1st Title 30 days from auction date. Taxes shall be prorated to the date of closing. Title and closing costs shall be split 50/50 between sellers and buyers. All real estate shall be sold as is where is with no warranties or guarantees. All real estate is selling subject to any easements. Real estate is not selling subject to any inspections or bank approval. What mineral rights the seller's own 100% believed intact shall transfer. All boundary line maps are approximate. Real estate shall be sold with no disclosure statements. The Sellers have elected to have live and phone bidding. Red Cedar Land Co. is representing the Seller as a Seller's Agent. The land is selling with Seller's confirmation on price. Buyers are reliable for their own due diligence and inspections, zoning, rural water, or any other development related inspection. Announcements made day of sale take precedence over all previous marketing.

Referral Commission: Broker/Agent participation is recognized, and referral commission of 1% is being offered to the buyers' broker/agent pre-registering the successful buyer. Additional terms are detailed in the registration form. To register a buyer: [Click here!](#)



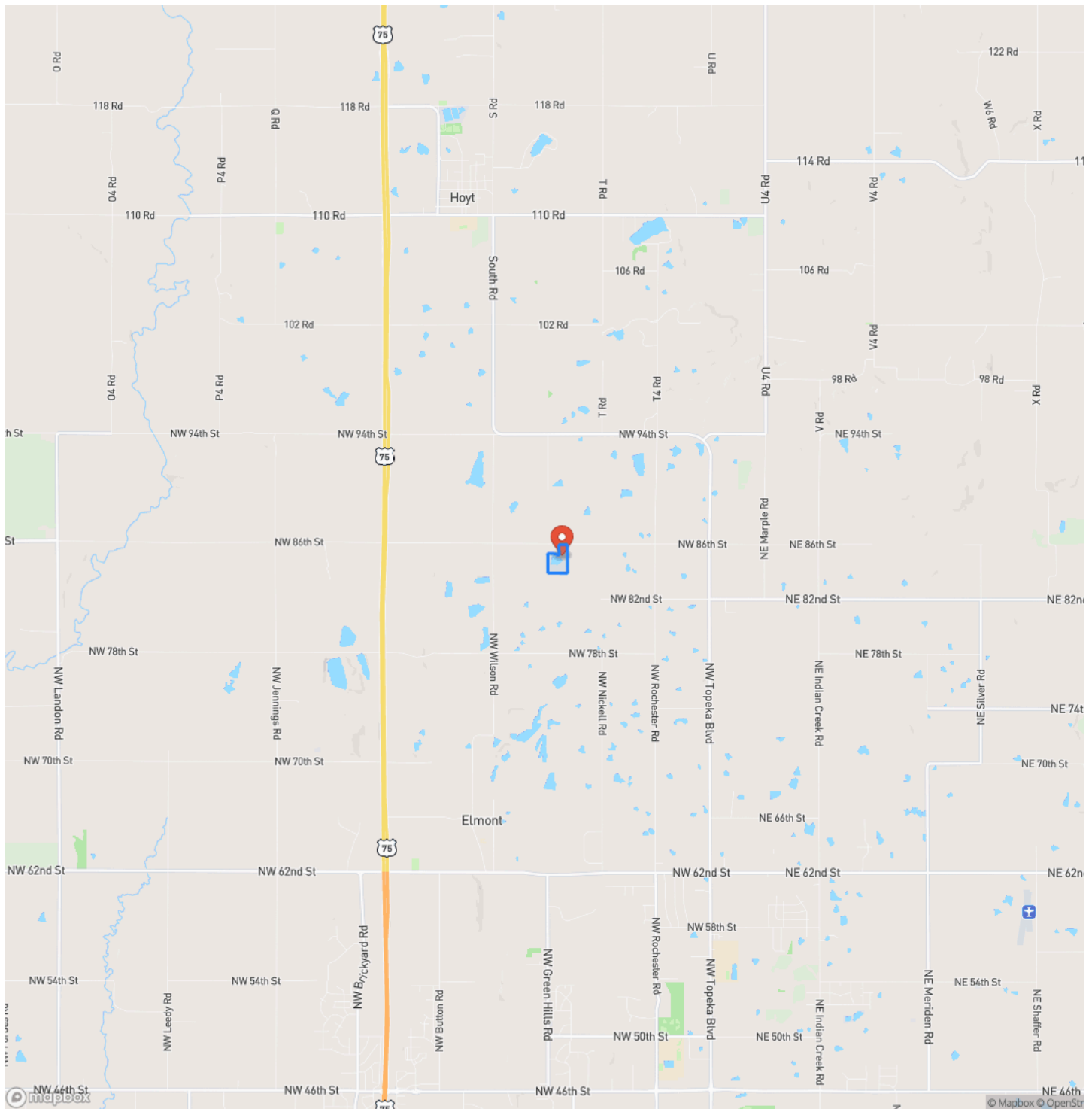


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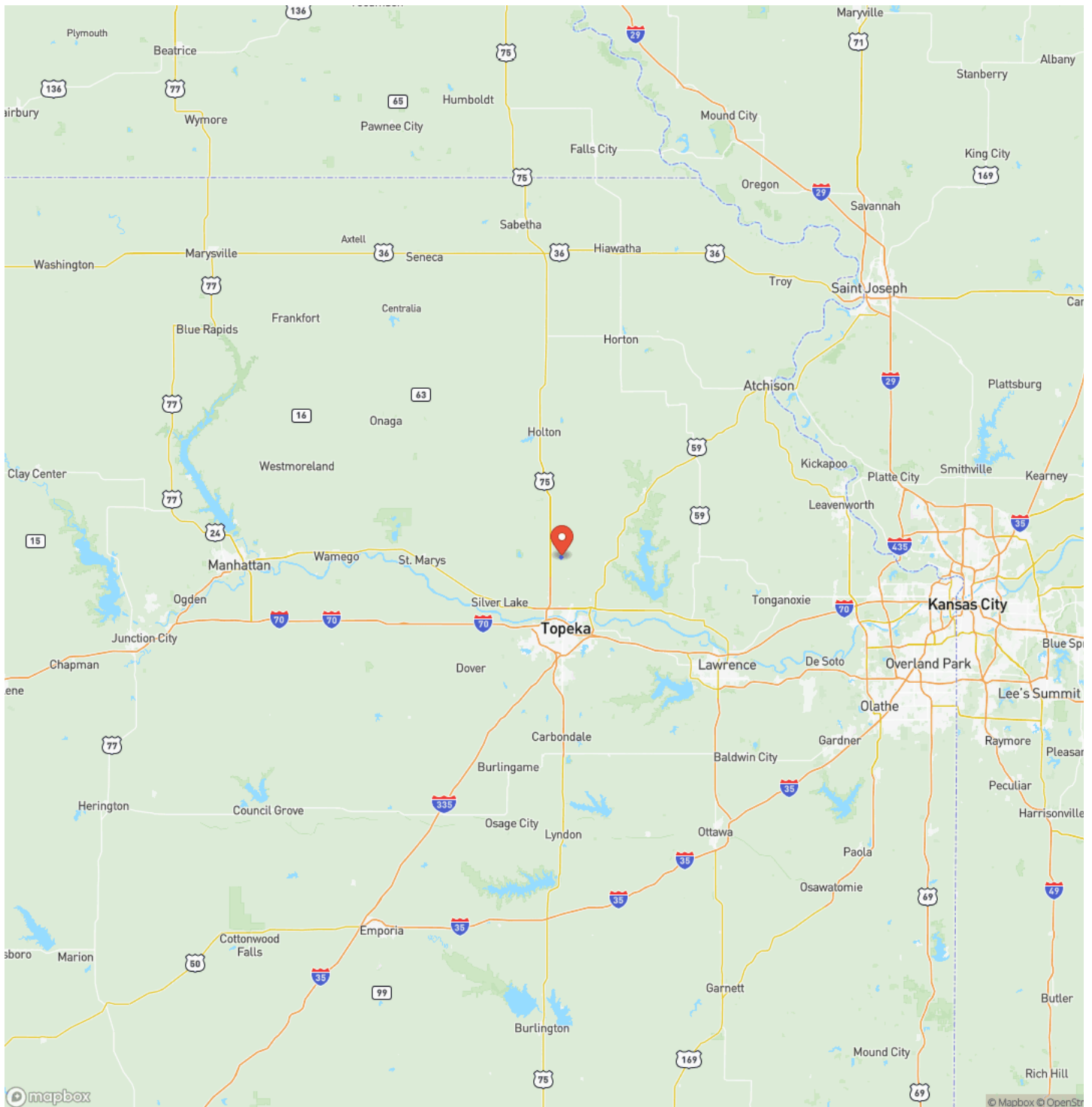
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Locator Map



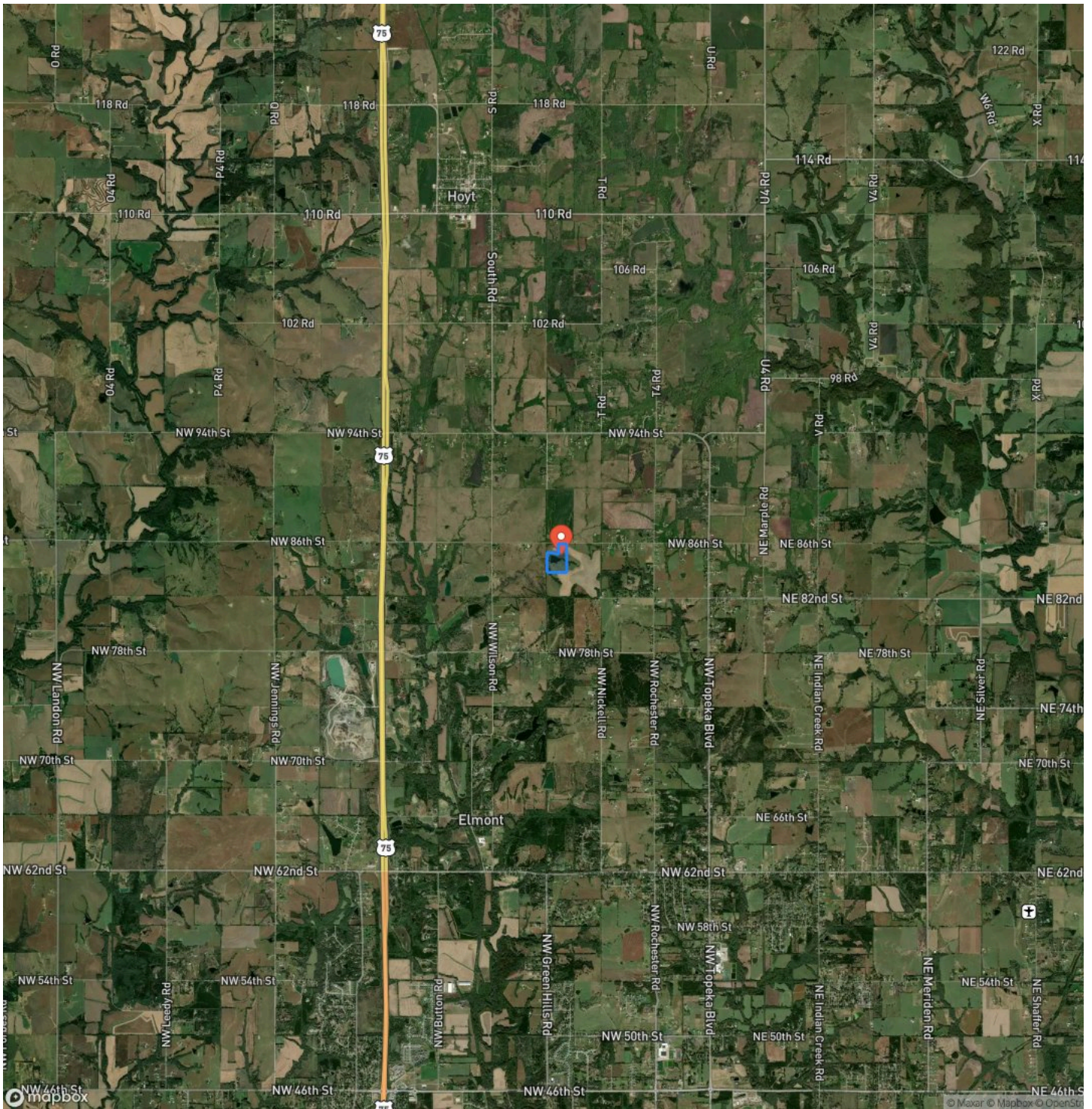
Mayetta, KS / Shawnee County

Locator Map



AUCTION! 20+/- Acre Build Site With 3 Acre Stocked Pond in Shawnee County, KS
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Satellite Map



**AUCTION! 20+/- Acre Build Site With 3 Acre Stocked Pond in Shawnee County, KS
Mayetta, KS / Shawnee County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Shane Kolde

Mobile

(785) 617-0456

Email

shane@redcedarland.com

Address

City / State / Zip

Manhattan, KS 66502

NOTES

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This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal grey lines across its entire width, providing a template for writing or drawing. The margins are consistent on all sides.



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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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