

Potential Build Site off Hwy 75  
0 1800 Rd  
Altoona, KS 66710

**\$92,120**  
18.8± Acres  
Wilson County



**Potential Build Site off Hwy 75**  
**Altoona, KS / Wilson County**

---

**SUMMARY**

**Address**

0 1800 Rd

**City, State Zip**

Altoona, KS 66710

**County**

Wilson County

**Type**

Undeveloped Land

**Latitude / Longitude**

37.6296 / -95.63435

**Acreage**

18.8

**Price**

\$92,120

**Property Website**

<https://l2realtyinc.com/property/potential-build-site-off-hwy-75/wilson/kansas/99207/>





## Potential Build Site off Hwy 75 Altoona, KS / Wilson County

---

### **PROPERTY DESCRIPTION**

This **18.8-acre parcel** offers the perfect blend of build potential, income opportunity, and usable land. With **water already on the property** and **electric available at the road**, this tract is well-positioned for your future home or investment plans.

The property includes a **small income-producing gas lease**, with **all mineral rights transferring to the new owner**, adding long-term value. A **small pond** enhances the landscape, while **scattered trees** provide character and natural beauty.

Toward the back, you'll find **tillable acreage**, offering agricultural potential, while the front features **native prairie grass**, creating an ideal setting for a homesite with wide-open views.

Whether you're looking to build, invest, or enjoy a versatile piece of land, this 18.8-acre tract offers opportunity and flexibility in one package.

Call Angela Baker [620-330-3857](tel:620-330-3857) for more information!

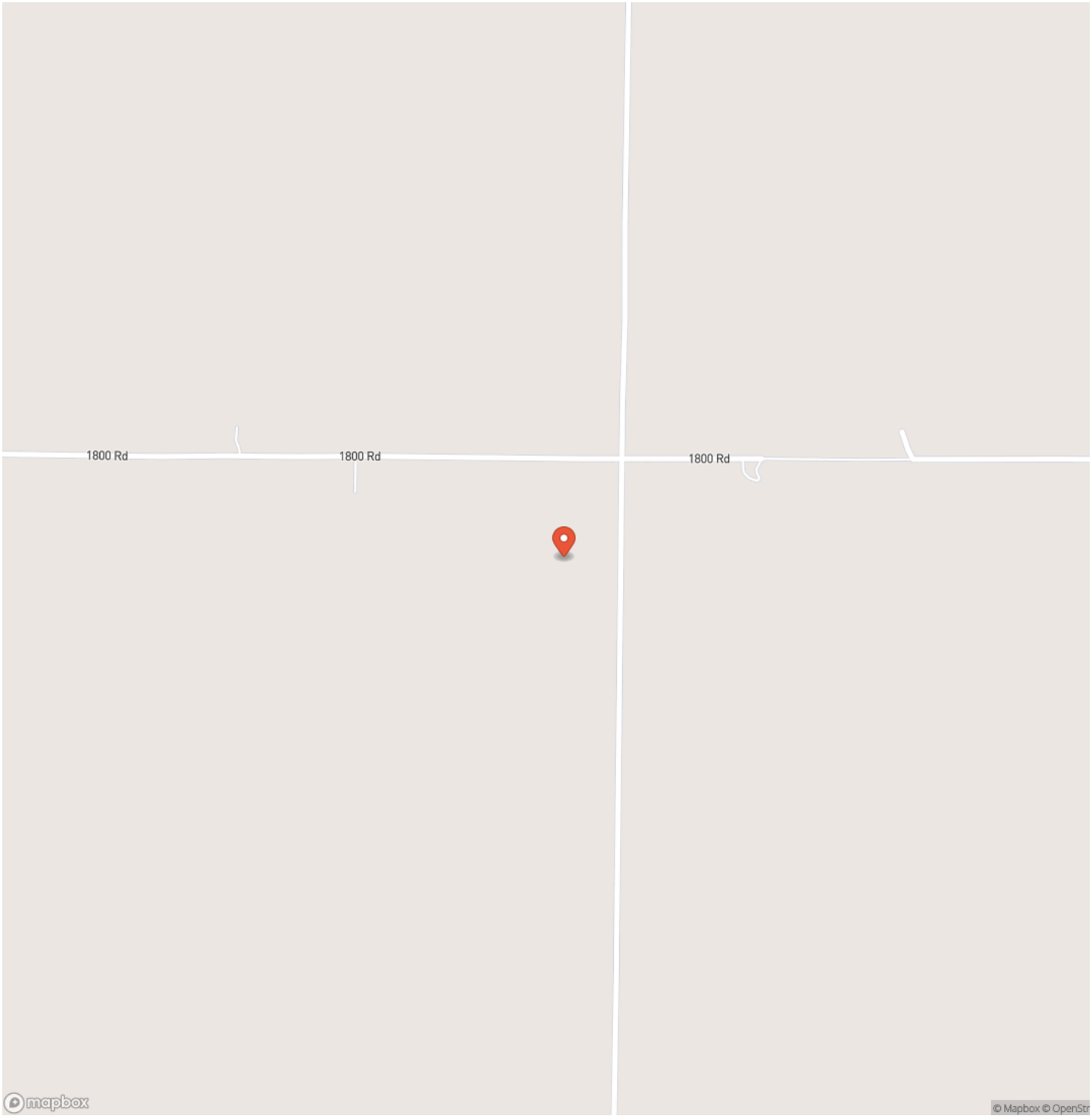
- **18.8 acres** with excellent build potential
- **Water on the property & electric at the road**
- **Income-producing gas lease**
- **All mineral rights transfer**
- Small **pond** & scattered trees
- **Tillable acreage** in the back
- Native **prairie grass** in the front
- Great opportunity for building, farming, or investment



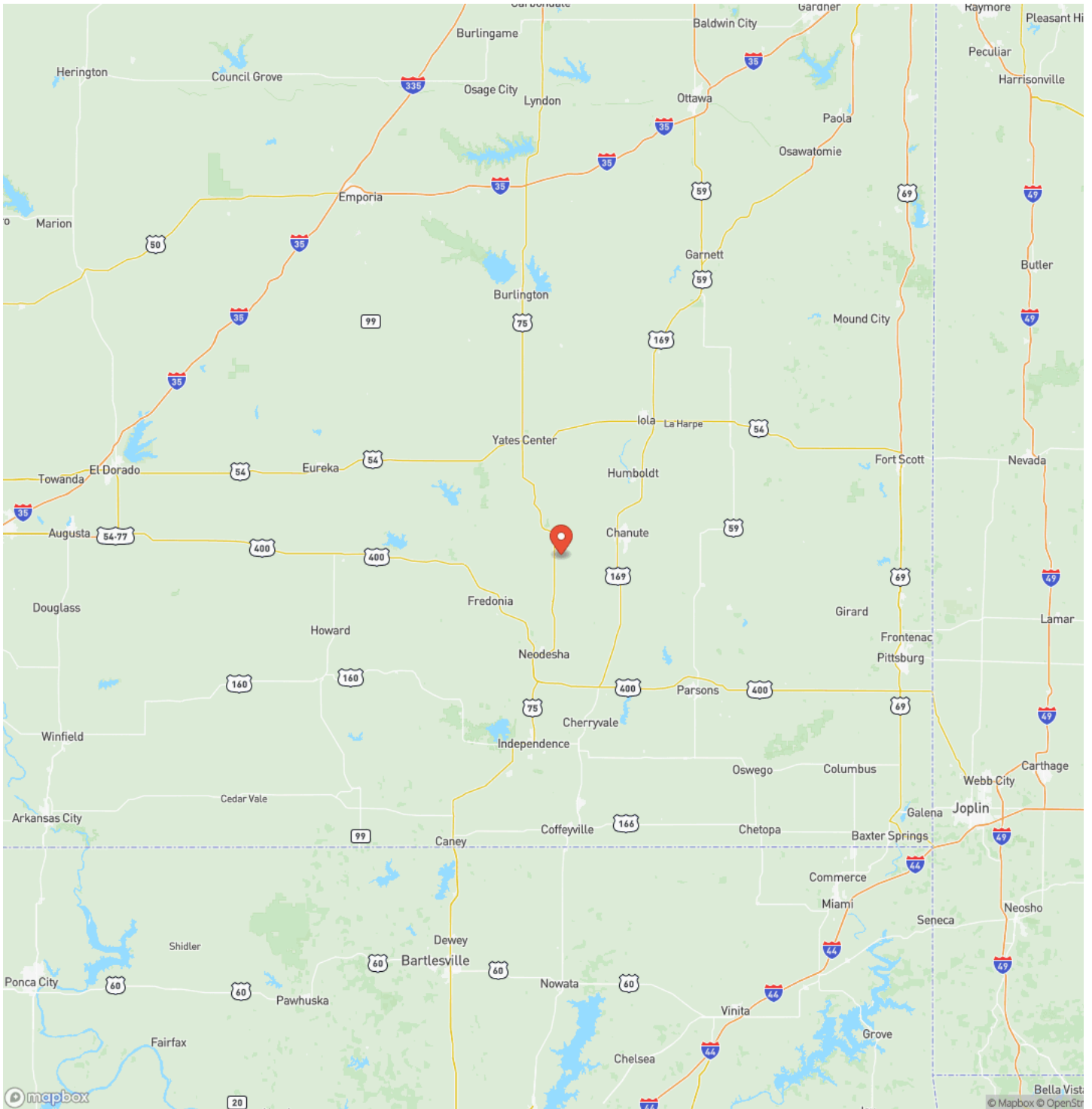
Potential Build Site off Hwy 75  
Altoona, KS / Wilson County



# Locator Map



## Locator Map





## Satellite Map



## Potential Build Site off Hwy 75 Altoona, KS / Wilson County

### LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Angela Baker

## Mobile

(620) 330-3857

## Office

(620) 577-4487

## Email

abaker@L2realtyinc.com

**Address**

## City / State / Zip

Neodesha, KS 66757

## NOTES

[illegible]



## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**L2realtyinc.com**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



---

**L2 Realty, Inc - Land and Lifestyle Properties**  
4045B CR 3900  
Independence, KS 67301  
(620) 577-4487  
L2realtyinc.com

---

