

**Perfect Rural Build Site in Southern
Mitchell County, KS**
0000 150 Rd.
Beloit, KS 67452

\$120,000
23 +/- acres
Mitchell County



Perfect Rural Build Site in Southern Mitchell County, KS Beloit, KS / Mitchell County

SUMMARY

Address

0000 150 Rd.

City, State Zip

Beloit, KS 67452

County

Mitchell County

Type

Farms, Hunting Land, Recreational Land,
Undeveloped Land, Lot

Latitude / Longitude

39.255172 / -98.397881

Taxes (Annually)

134

Acreage

23

Price

\$120,000

Property Website

<https://redcedarland.com/detail/perfect-rural-build-site-in-southern-mitchell-county-ks-mitchell-kansas/12689>



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PROPERTY DESCRIPTION

Perfect Rural Build Site in Southern Mitchell County, KS

Rarely do you find a site to build a rural home that is more "ready" than this one. It checks all the boxes for an individual or family that is looking to find that perfect place to build a new rural home. There is rural water and power at the road and would only require a short run to service the property. The existing shelterbelt runs the entire north border of the property providing protection from the winter winds. This shelterbelt was planted 40 years ago and is well established and thriving. Bacon Creek flows along the west and south border. There is substantial timber along the banks of the creek, creating seclusion and privacy. The creek provides cover and refuge for many turkeys and is a travel corridor for deer from north to south. There is abundant deer sign throughout the property. The 8 +/- acres of alfalfa provide a top notch food source for all the wildlife in the area throughout the growing season. The adjacent ag fields to the west will provide additional nutrition and attraction throughout the year.

If you're looking for a location to build a home it just doesn't get any better than this. Small acreage tracts like this are very rare and typically don't stay on the market very long. The absolute best rural living in North Central Kansas is waiting for you. Contact Mark Morris at 785-324-1495 or mark@redcedarland before this one is gone.

2020 Taxes: \$134

Driving Directions: From Hunter, KS, 1.5 miles north on the west side of 150th Rd.

All mineral rights held by seller will transfer to buyer. Mineral rights are believed to be 100% intact.

Legal Description: 23+/- acres in SE 1/4, S23, T09, R10W

KEY FEATURES:

Extremely rare, build ready site

Blacktop road frontage



Good deer and turkey numbers

Alfalfa bottom field provides some income

Creek bottom timber

30 minutes SW of Beloit, KS

2.5 hours from Wichita

3.5 hours from Kansas City

6 hours from Denver

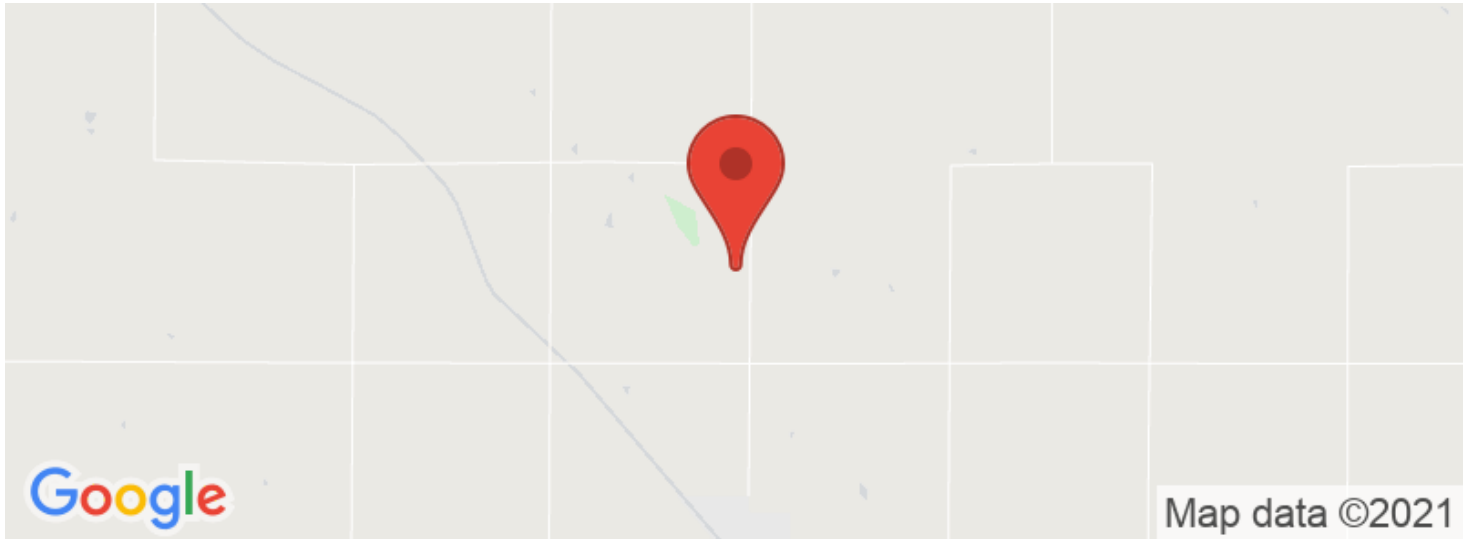


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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Mark Morris

Mobile

(785) 324-1495

Email

mark@redcedarland.com

Address

2 NE 10 Ave

City / State / Zip

St John, KS 67576

NOTES



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.



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.



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