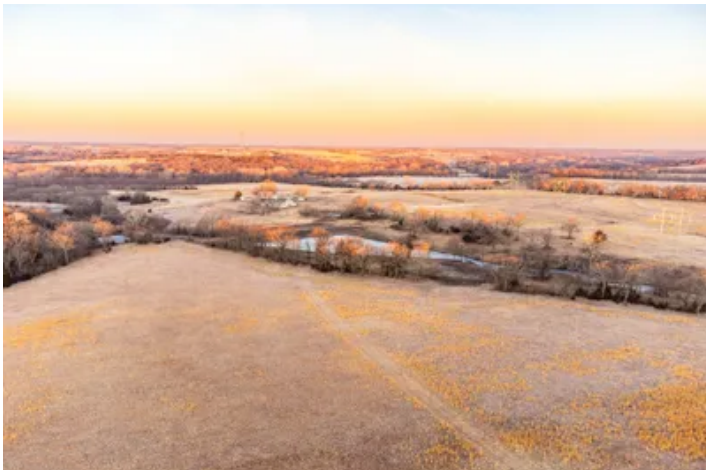


Muddy Creek Dream Build Site
W6 Rd
Meriden, KS 66512

\$540,600
82± Acres
Jackson County



Muddy Creek Dream Build Site
Meriden, KS / Jackson County

SUMMARY

Address

W6 Rd

City, State Zip

Meriden, KS 66512

County

Jackson County

Type

Hunting Land, Farms, Recreational Land, Undeveloped Land

Latitude / Longitude

39.257072 / -95.612145

Acreage

82

Price

\$540,600

Property Website

<https://arrowheadlandcompany.com/property/muddy-creek-dream-build-site/jackson/kansas/98889/>



Muddy Creek Dream Build Site Meriden, KS / Jackson County

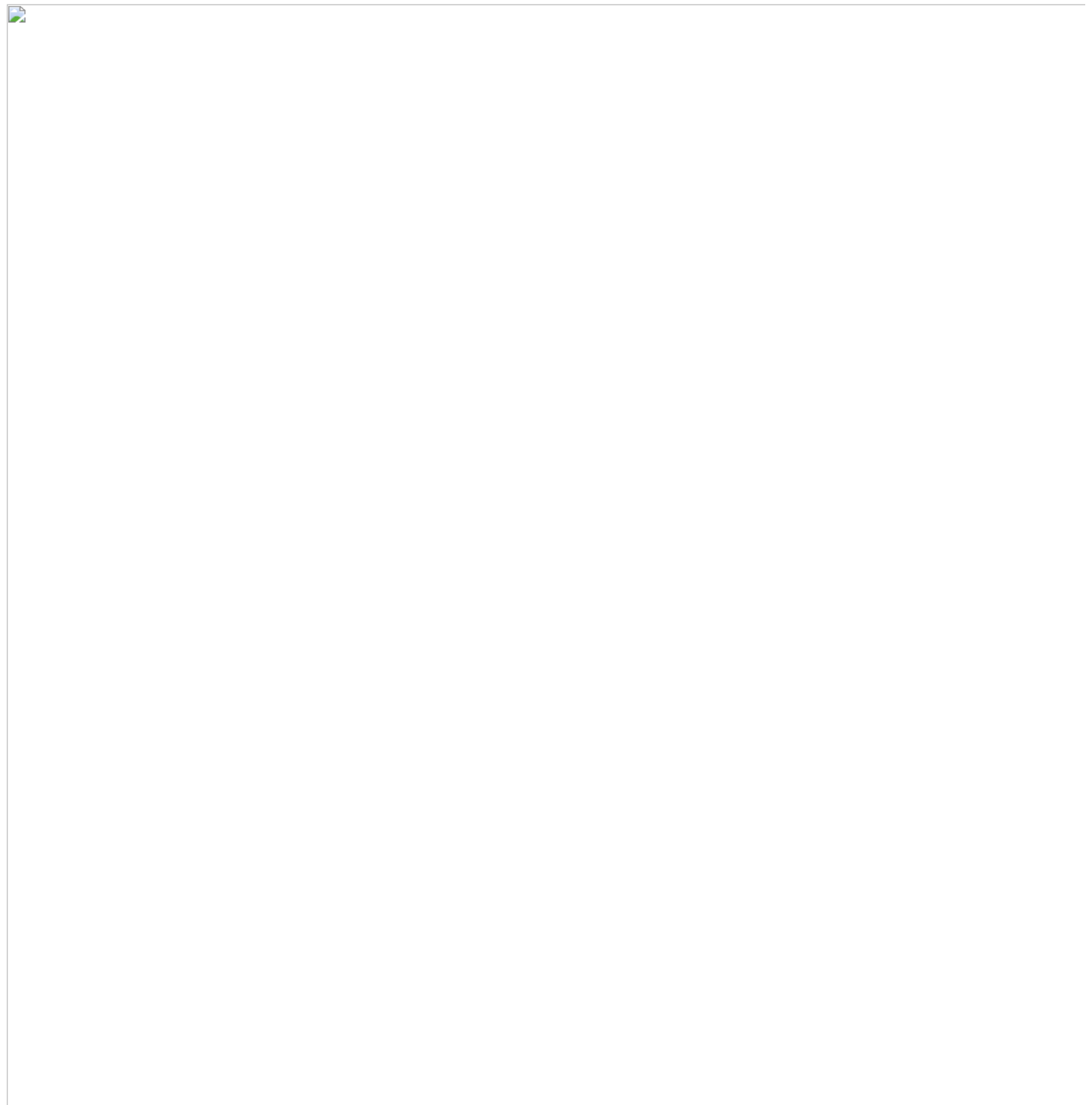
PROPERTY DESCRIPTION

This outstanding 82± acre property near Meriden, Kansas offers a rare opportunity to own a beautiful tract with an excellent build site and strong recreational appeal! Located near Muddy Creek, an area known for producing large whitetail deer, this property is ideal for those seeking privacy, outdoor enjoyment, and long-term value. Ducks and geese were observed on the property, with additional potential for turkey hunting. Approximately 60 +/- acres are currently in hay production, providing reliable supplemental income. This Jackson County property features four ponds, highlighted by a newly constructed 1.75± acre pond built last year. This impressive pond is 20-30 +/- feet deep and fully stocked with baitfish, bass, and catfish. Two of the ponds include docks, creating excellent spots for fishing and relaxing. Two recently installed bridges provide ample support for trucks and ATVs, making access throughout the property easy and convenient year-round. A scenic and elevated area offers an outstanding opportunity for your dream home or cabin, overlooking the ponds and surrounding countryside. Located just 30± minutes from Topeka and 50± minutes from Lawrence, this is a rare opportunity to own a versatile and highly desirable acreage in northeast Kansas. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Garrett Currie at [\(785\) 249-0257](tel:7852490257). Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

**Muddy Creek Dream Build Site
Meriden, KS / Jackson County**



Locator Map



Locator Map



Satellite Map



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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

