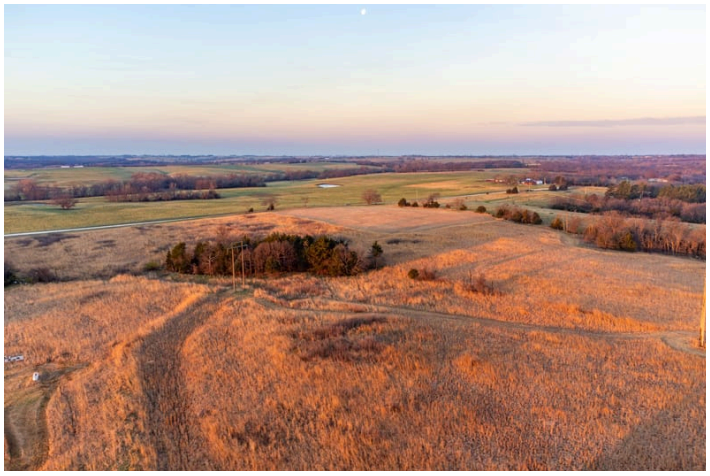
**Northwest Mayetta Legacy Farm**
**T Rd**
**Mayetta, KS 66509**

**$540,000**
**72± Acres**
**Jackson County**







ARROWHEAD
LAND COMPANY



**MORE INFO ONLINE:**

**https://arrowheadlandcompany.com/**

## SUMMARY

**Address**
T Rd

**City, State Zip**
Mayetta, KS 66509

**County**
Jackson County

**Type**
Farms, Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**
39.3504 / -95.68465

**Acreage**
72

**Price**
$540,000

**Property Website**
arrowheadlandcompany.com







## PROPERTY DESCRIPTION

This 72 +/- acre property in Jackson County offers a rare opportunity to own a highly diverse and well-equipped recreational tract that has remained in the same ownership for nearly 70 years! With a proven history of wildlife activity and a strong mix of habitat, this farm checks the boxes for both hunters and those looking to build a getaway. The property is set up exceptionally well from day one, featuring two-sided road access for easy entry and strategic hunting. A build site has already been started, ideal for a future hunting cabin or camper setup. Utilities are in place, including electric, rural water with two hydrants, propane on site, and a sewer system with laterals installed approximately 15 +/- years ago, saving significant time and expense for future improvements. Wildlife habitat is a standout feature. The farm holds strong populations of whitetail deer, with heavy sign throughout including large rubs and well-traveled corridors. Turkeys are frequently seen across the property, while waterfowl activity has been observed overhead. The mix of CRP, native grass, and timber creates excellent conditions for upland game potential as well. Approximately 31.5 +/- acres are enrolled in CRP with five years remaining on the contract, providing both income and ideal bedding cover. The property is regularly burned to maintain quality habitat. An additional four +/- acre patch of native grass is cut for hay annually. On the North end of the farm, you'll find mature timber and a scenic bluff, offering both aesthetic appeal and potential for harvestable timber value. A small pond adds another water source, and the property lies less than 1/16 of a mile from South Cedar Creek, an area well known for its exceptional whitetail genetics and habitat. Conveniently located just 2.5 +/- miles from Highway 75, 5.5 +/- miles from Prairie Band Casino, and approximately 30 +/- minutes to Topeka, this property offers both seclusion and accessibility. Whether you're looking for a proven hunting farm, a build-ready recreational retreat, or a long-term land investment, this is a property with history, character, and opportunity! 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 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact anc must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

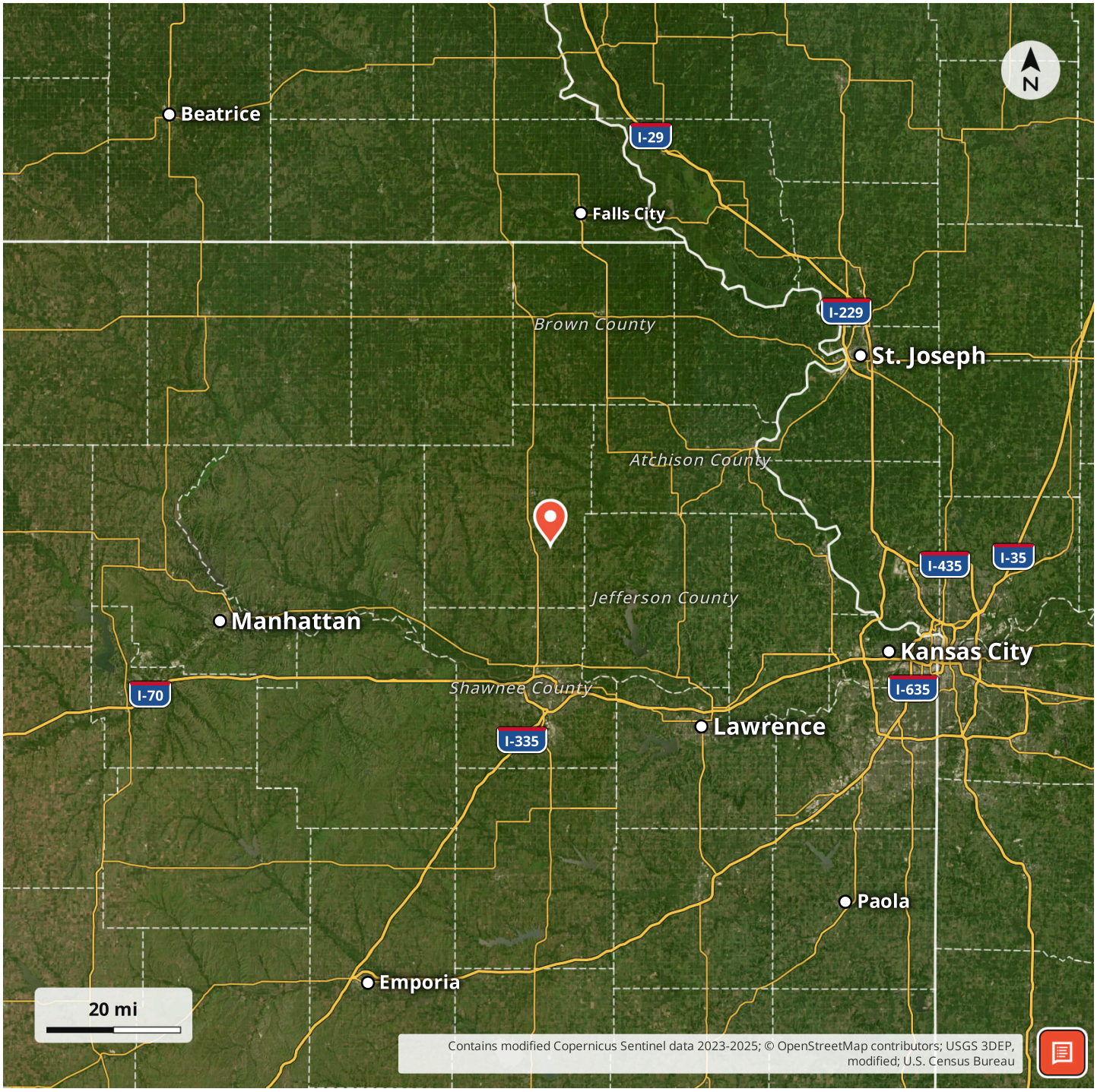
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.








# Regional Map



# Locator Map



# Aerial Map



## LISTING REPRESENTATIVE

**For more information contact:**



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Garrett Currie

**Mobile**
(785) 249-0257

**Email**
garrett.currie@arrowheadlandcompany.com

**City / State / Zip**
Topeka, KS 66617

**NOTES**

**NOTES**

## DISCLAIMERS

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