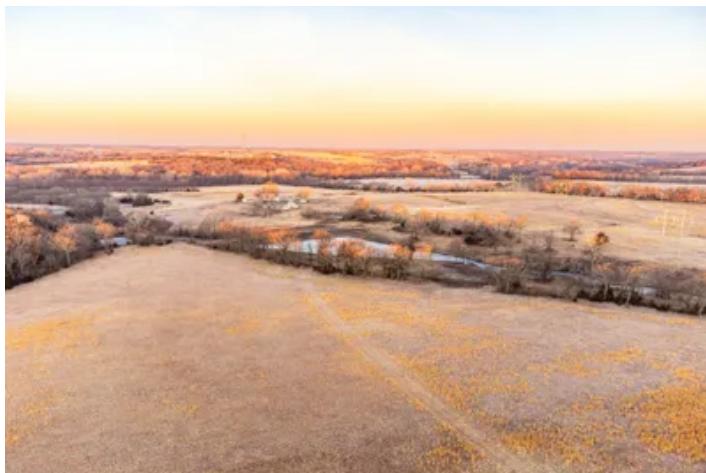


**Muddy Creek Dream Build Site**  
W6 Rd  
Meriden, KS 66512

**\$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**

39.2571 / -95.611

**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**

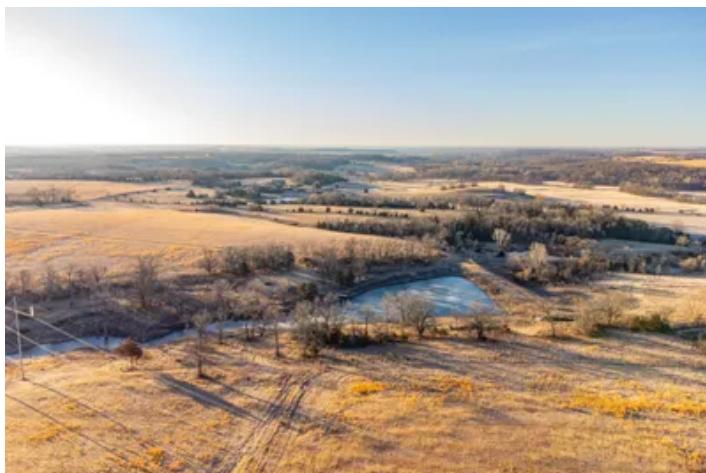
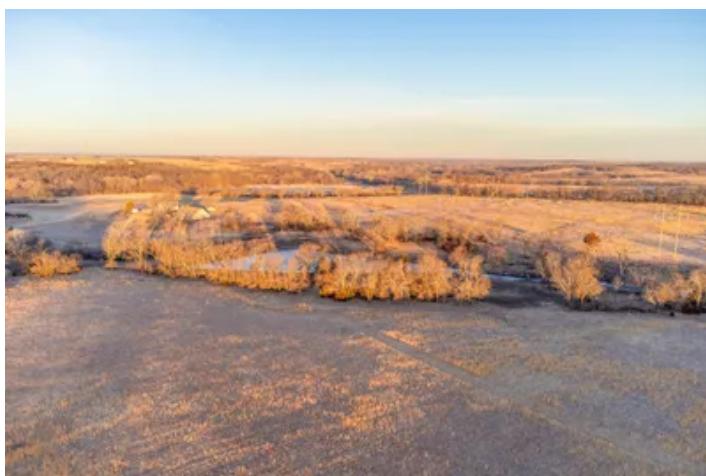
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**PROPERTY DESCRIPTION**

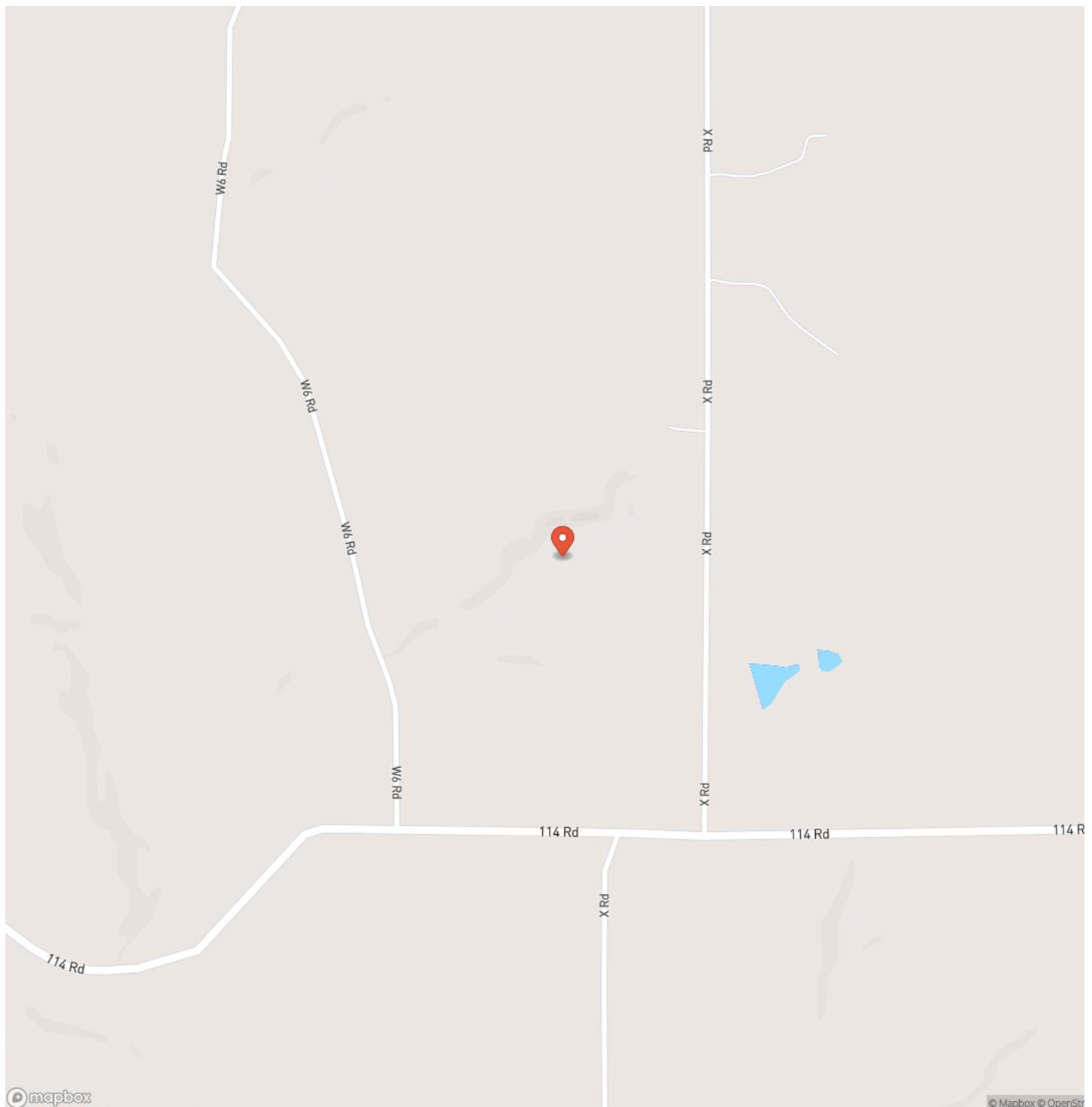
This outstanding 82± acre property near Meriden, Kansas offers a rare opportunity to own a beautiful tract with an excellent build site and strong recreational appeal! Located near Muddy Creek, an area known for producing large whitetail deer, this property is ideal for those seeking privacy, outdoor 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:(785)249-0257). 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

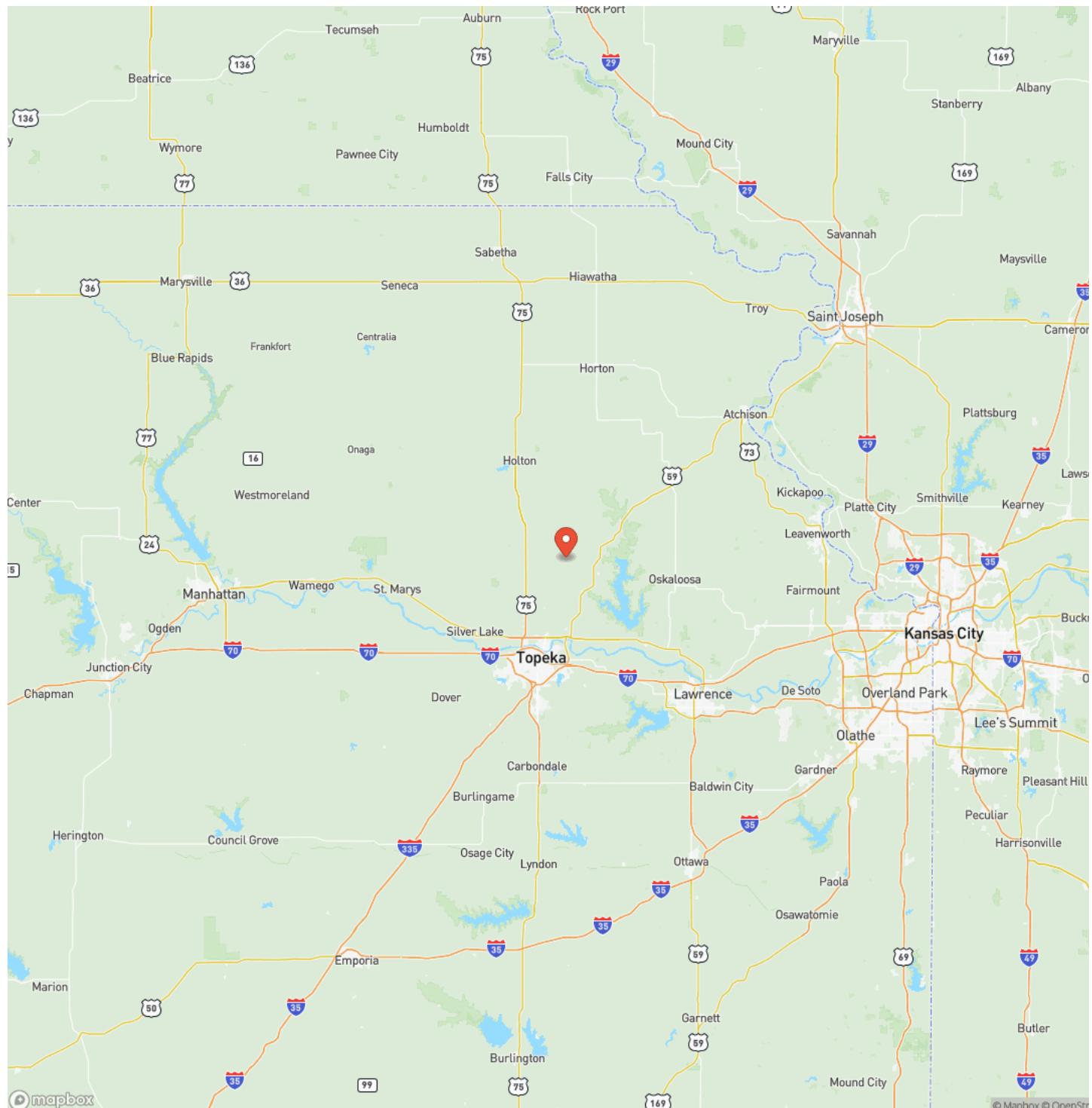
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## Locator Map



## Locator Map



## Satellite Map



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

## **LISTING REPRESENTATIVE**

**For more information contact:**



## Representative

Garrett Currie

## Mobile

(785) 249-0257

## Email

garrett.currie@arrowheadlandcompany.com

## Address

**City / State / Zip**

Topeka, KS 66617

## NOTES



## NOTES



**ARROWHEAD  
LAND COMPANY**

## **DISCLAIMERS**

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