

AMERICAN LEGACY LAND CO

FOR SALE

HICKORY FARMS ACREAGE

Republic County, KS

10.31+/- Acres

OFFERED AT:

\$335,000

ABOUT THIS PROPERTY:

This is a beautiful home in northern Kansas ready for its next owner! This is the perfect combination of country living and modern home features. Only a few minutes from town, but surrounded by mature cottonwoods giving you a quiet acreage ready for outdoor activities.

Located just 5 miles north of Belleville, KS is this beautiful country home. This property has everything you need for your next home or hobby farm. This is a 4 bedroom, 3 bath, open concept home. The kitchen boasts lots of natural light and a great dining room table to gather around for meals. You can walk outside the kitchen and grill on the back porch or enjoy a great Kansas sunset.



More About this Property:

The family room has lots of space and a fire place for the cold winter days. The master bedroom has a large walk-in closet and a rain-fall shower. On the main floor, there is a jetted spa tub, 2 additional bedrooms, and an indoor sunroom that would be the perfect place to host a gathering. There have been several huge improvements on the property including a new roof, gutters, AC units, carpet, paint, and decking.

Outside the house there are over 10+ acres to explore, hunt, and live out your hobbies. This includes large mature cottonwoods, perfect for a deer stand. This property is surrounded by agriculture and sure to be a great honey hole. There is a 40 x 60 barn, and a 20 x 30 shed near the entrance of the property ready for any projects you have. Contact Nathan Krick at 402-937-3763 to schedule a private showing.

Directions: From Belleville, KS, travel 5.5 miles north on HWY 81 until you reach Hickory Road. Turn left on Hickory Road, heading west and travel 0.4 miles. The property will be on the north side of the road.

Legal Description: S02, T02, R03W, ACRES 10.31, BEG 602'E OF SW COR SE1/4 TH E 917' & NELY 260' & NELY 640' & E 205' & SELY 61' & SELY 451' & SEL Y 343' & W 916' TO POB LESS ROW

Taxes: \$3900 +/-

Available for 2024

FEATURES:

- 10.31 +/- acres
- Beautiful country home
- Quick access to Hwy 81
- Quiet living, but not far from town
- Several barns/sheds
- Hunting possibility

REPUBLIC COUNTY,
KANSAS



Boundary Center: 39° 54' 2.34, -97° 37' 12.47

0ft 341ft 683ft

2-2S-3W
Republic County
Kansas



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

9/10/2024

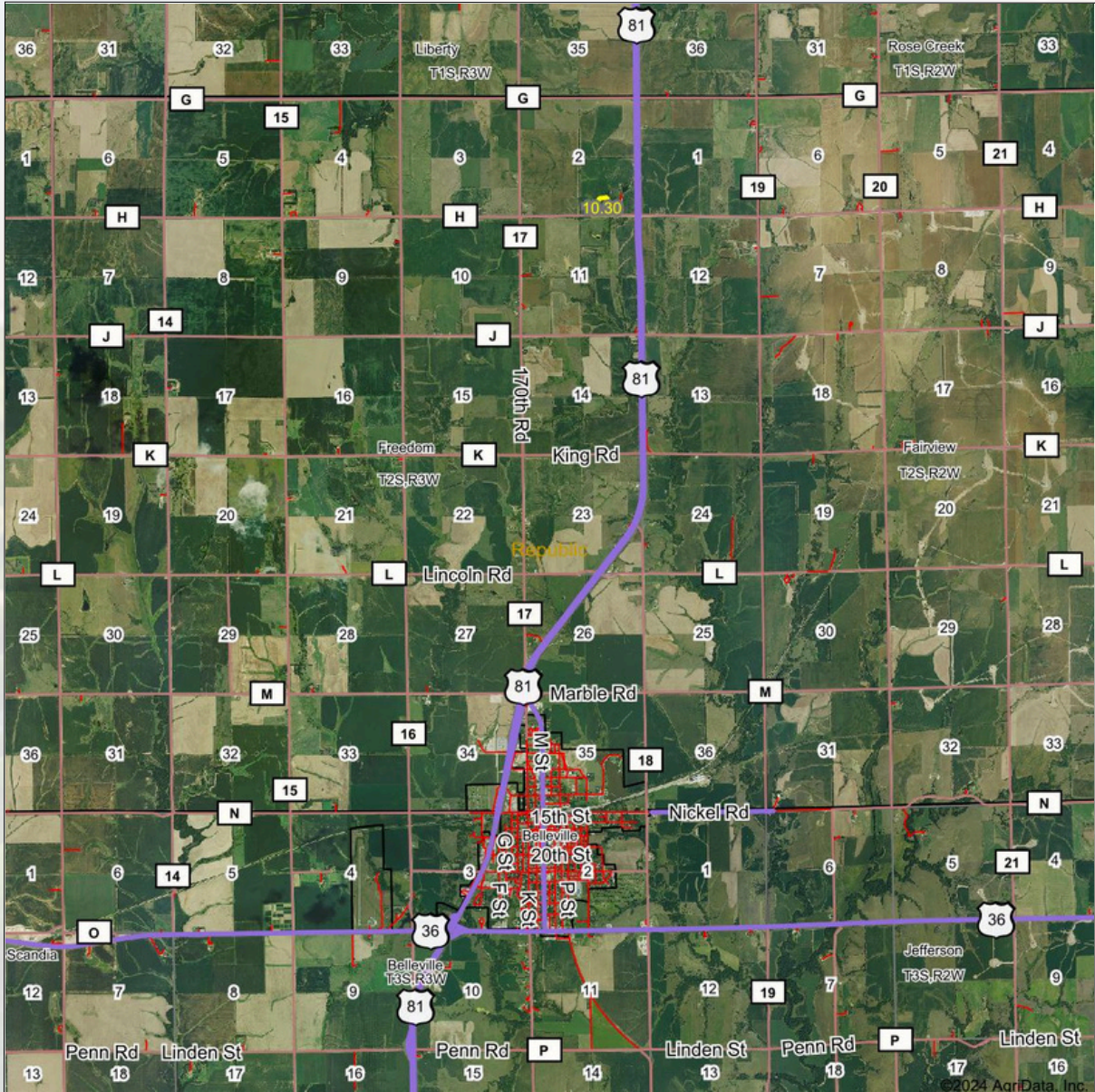


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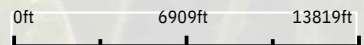
HELPING YOU BUY
AND SELL LAND



AMERICAN LEGACY LAND CO



Boundary Center: 39° 54' 2.34, -97° 37' 12.47



2-2S-3W
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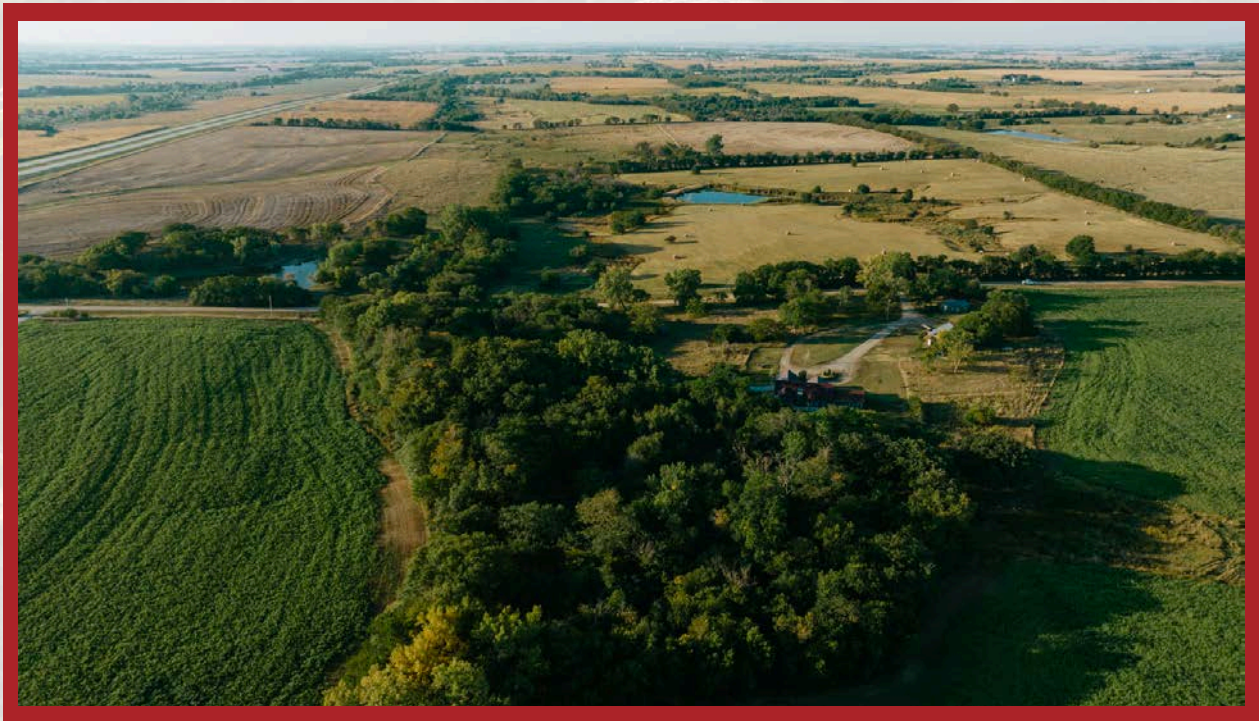


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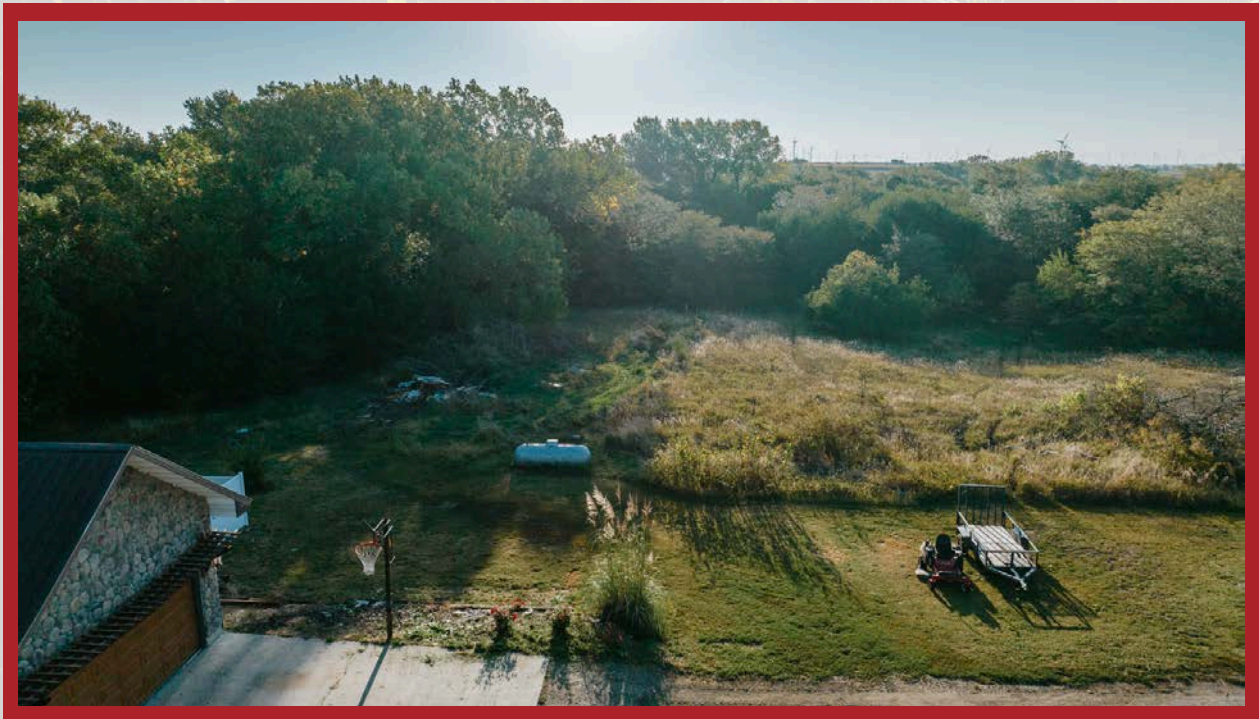
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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



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- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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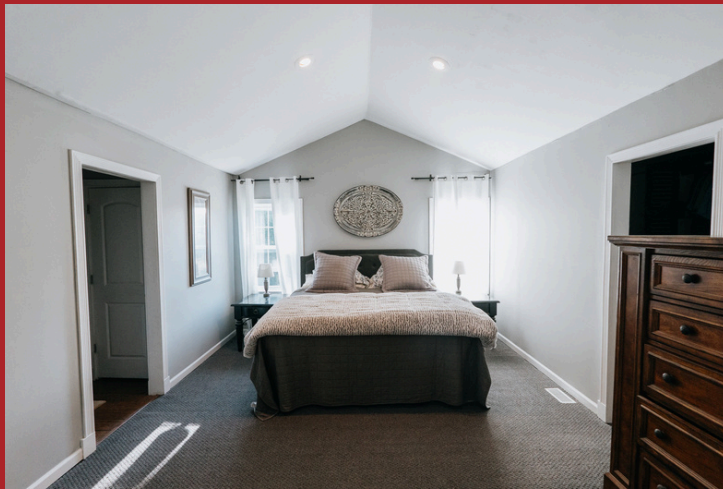
**COMMITTED • DETERMINED
TRUSTED**



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**HELPING YOU BUY
AND SELL LAND**







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HUNTING • DEVELOPMENT**



About the Agent:

Nate Krick found his passion for the outdoors at a young age, as he spent every bit of “free time” he had outside learning to bow hunt, fish, and appreciate many aspects of nature from the men in his life. From hunting trips with his brothers, dad, and grandpa as a child to now successfully co-owning his outdoor media production company, Identical Draw, Nate has experienced the ins and outs of what farming, recreational, and agricultural land has to offer. Nate has developed skills to properly manage his family hunting land through timber stand improvement, prescribed fire, and regular maintenance to enhance the land for wildlife to thrive. Nate learns from and works with professional outdoorsmen, and creates lasting relationships based on honesty, integrity, and kindness. With this background, Nate has carried over his vast knowledge and experiences into caring for the people he serves as a licensed agent in Nebraska and Kansas through American Legacy Land Co. .



Nate currently lives in Lincoln, Nebraska with his wife, Makayla, and two young children, ReyAnna and Callahan. Spending time outdoors as a family has been a priority for Nate from the start, and they regularly make the trip to the family land in Kansas to get some fresh air. When at home, you'll find Nate searing a deer steak on the cast iron, picking a James Taylor song for his kids on the guitar, or going for a run around the neighborhood. At the end of the day, Nate entrusts the Lord with all the things he loves and he is grateful to meet and work with some incredible people through land real estate.

NATE KRICK, LAND AGENT



402-937-3763



NathanKrick@AmericanLegacyLandCo.com