



AMERICAN LEGACY LAND CO

FOR SALE

BUILD SITE/HUNTING PROPERTY

Cloud County, KS

21.84 +/- Acres

OFFERED AT:

\$168,500

ABOUT THIS PROPERTY:

Just a short drive south of Concordia, Kansas is this 21.84 +/- acre tract boasting opportunities to hunt, build, and relax in the country. This is the ideal property for people looking to build a home or getaway and enjoy the outdoors.

This acreage holds so many great options for its next owner. As soon as you pull into the driveway and the trees are overhead, you will see the 30 x 50 metal utility building.



More About this Property:

There is lots of space around the metal building and out in the pasture to break dirt and build your future home. There is already water and electricity hooked up on the property. Deer, turkeys, and, upland birds call this place home, and several good bucks are still using the property currently. In the southeast corner, the owners dug out a pit for a pond as well. The property is made mostly of native grass and timber along the west side. This is a quiet and beautiful property waiting for its next owner! Contact Land Agent - Nate Krick (402) 937-3763 for your private showing.

Directions:

From Concordia, KS: Drive south on HWY 81 out of Concordia for 4.8 miles, then turn left onto N 145th RD. Drive south on 145th RD for 1.2 miles and then take a left. Keep right as the driveway splits and you will arrive at the property in a quarter mile.

Legal Description: S33, T06, R03, ACRES 21.84, TR IN SE4 BEG 574.04' NELY ALONG C/L OF 145TH RD; TH NELY ALONG C/L OF 145TH RD 322.23', NELY 1181.55' S 1050.82' W 748.6', NLY 190.11' NWLY 126.02', NLY 147.41', WLY 105.39: NWLY 141.01' & NWLY 147.65' TO POB LESS RD R/W

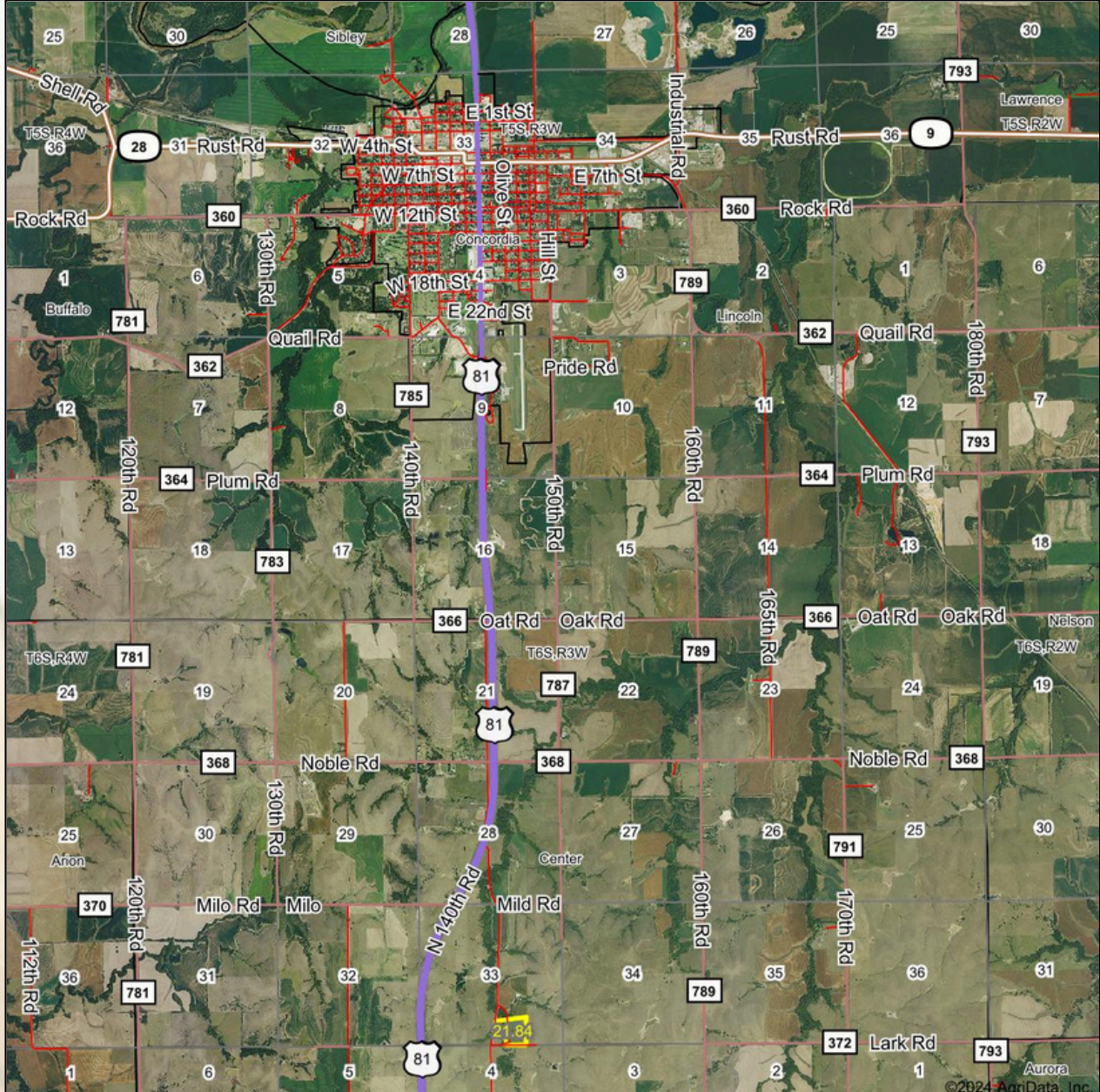
Taxes: \$400 +/-

Available for 2024

FEATURES:

- 21.84 +/- acres
- 30 x 50 metal utility building
- Well on the property
- Electricity available
- Hunting opportunity
- Dug out pond

CLOUD COUNTY, KANSAS



Boundary Center: 39° 28' 57.9, -97° 39' 17.8

0ft 5821ft 11642ft

33-6S-3W
Cloud County
Kansas



Maps Provided By:
surety
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11/3/2024

Field borders provided by Farm Service Agency as of 5/21/2008.



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HELPING YOU BUY
AND SELL LAND



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Boundary Center: $39^{\circ} 28' 57.9$, $-97^{\circ} 39' 17.8$

0ft 386ft 773ft

33-6S-3W
Cloud County
Kansas



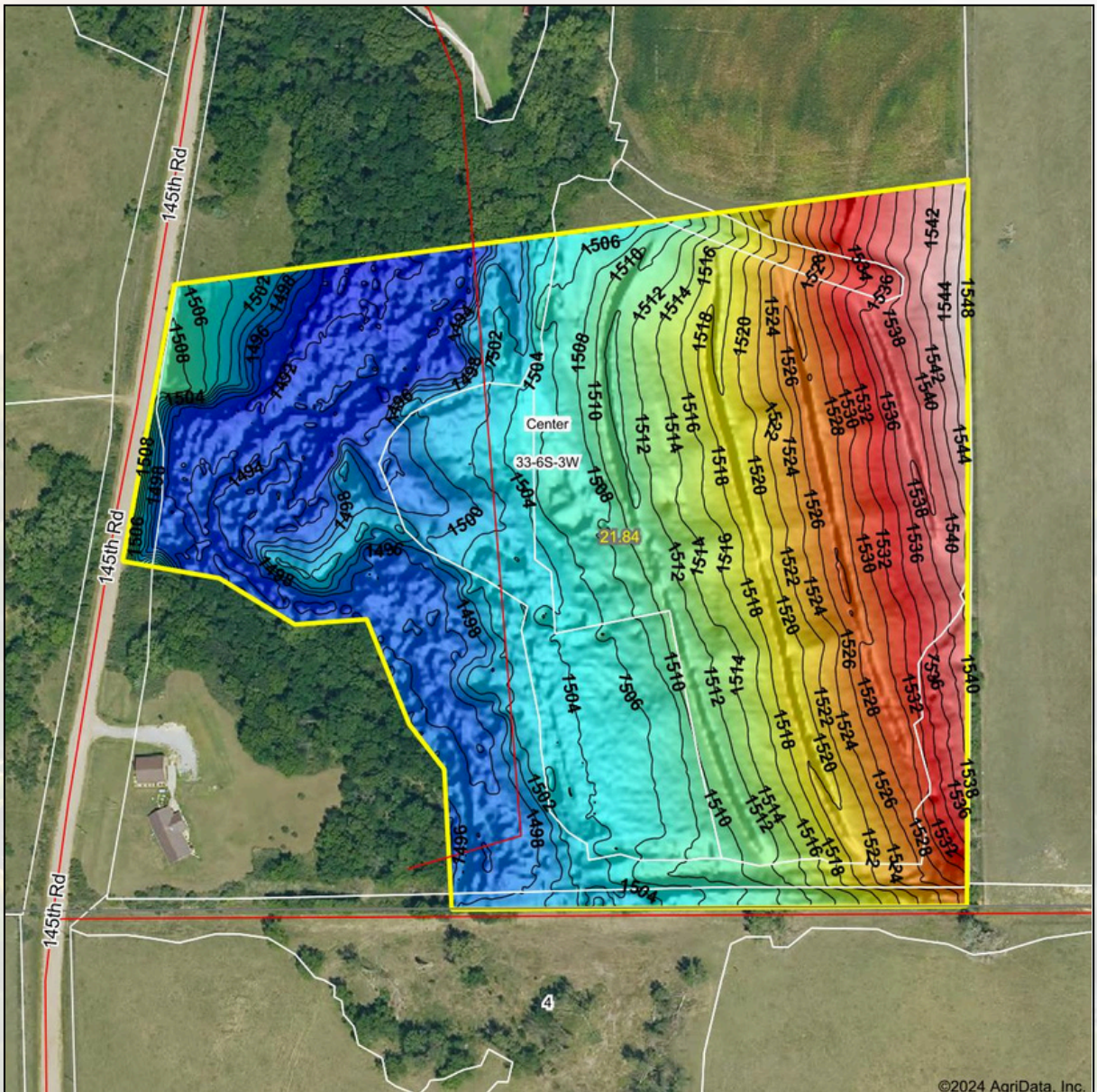
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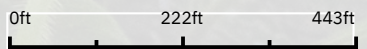
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Source: USGS 1 meter dem
 Interval(ft): 2
 Min: 1,489.9
 Max: 1,547.5
 Range: 57.6
 Average: 1,511.6
 Standard Deviation: 14.3 ft



33-6S-3W
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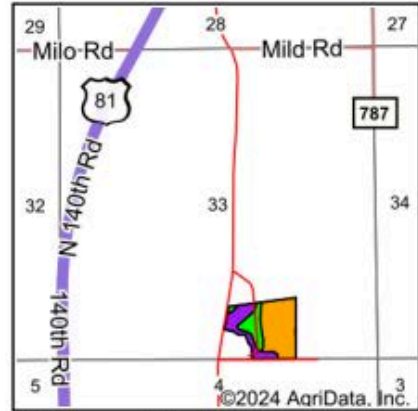
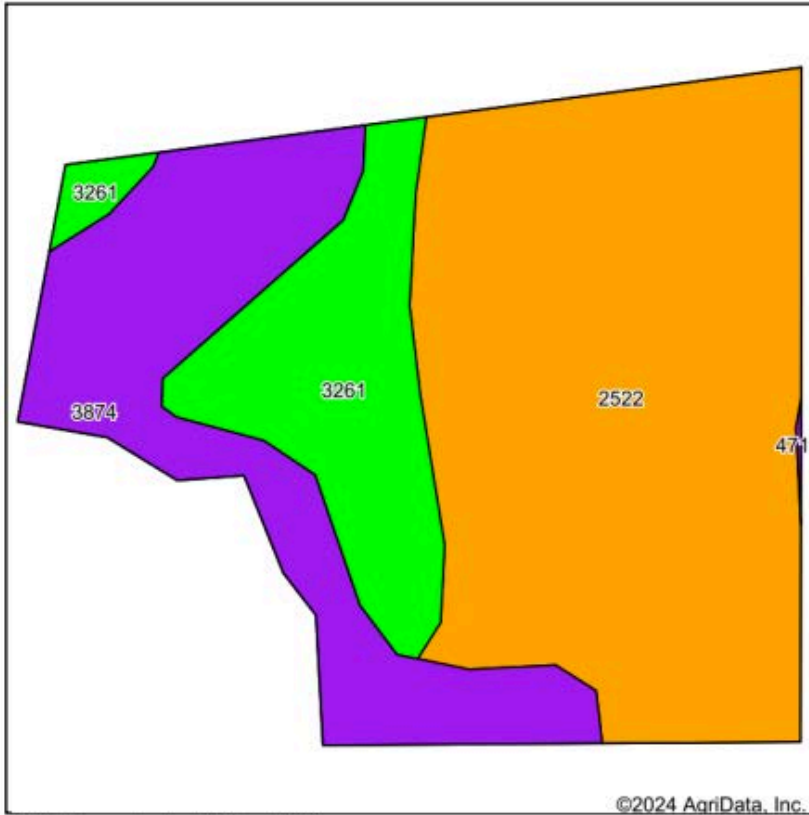


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Soils Map



State: **Kansas**
 County: **Cloud**
 Location: **33-6S-3W**
 Township: **Center**
 Acres: **21.84**
 Date: **11/3/2024**

Maps Provided By: **surety**
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Area Symbol: KS029, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
2522	Armo silt loam, 3 to 7 percent slopes	12.55	57.4%		Ille	Ille	2673	56	36	43	55	
3874	Hastings-Hobbs complex, 0 to 25 percent slopes	5.39	24.7%		Vle		3820	66	52	57		66
3261	Muir silt loam, very rarely flooded	3.90	17.9%		Iw	Iw	4540	82	74	70	82	6
Weighted Average					3.38	*-	3289.5	*n 63.1	*n 46.7	*n 51.3	*n 62.5	*n 1.1

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*-: Irr Class weighted average cannot be calculated on the current soils data due to missing data.





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10:20AM 10/19/24 69F DE

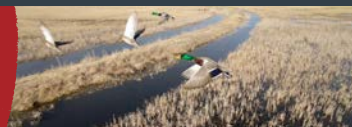


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About the Agent:

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