



## Rural Topeka Build Site and Diverse Acreage

145 +/- Acres (\$4,550/acre) | Shawnee County, KS | \$659,750



### ADDRESS

0000 SW Docking Rd.  
Auburn, KS 66402

### LOCATION

West out of Auburn on 89th St,  
then north on Docking Rd to  
dead end at Property.

### PROPERTY SUMMARY

The perfect acreage for a country homesite or hobby farm consisting of tillable farmland, hay production, pastureland, or hunting land, all just SW of Topeka. The neighboring farm just sold, but this one is still available! It lies at the end of a dead-end road, giving you the ultimate peace and quiet so many long for in the country, while also being just minutes from work, school, and the amenities of the city. There are 32 +/- tillable acres and 37 +/- acres in hay production to provide income, plus pasture for cattle or horses. Great hunting potential as well with timber, brush, and native grasses that provide cover for wildlife - including deer and turkeys. There are also 4 ponds on the property providing adequate water sources for potential livestock and wildlife. These ponds also provide possible fishing and waterfowl hunting opportunities. We are also willing to look at other smaller splits a buyer may have in mind, so call broker with ideas!

[nationalland.com/listing/rural-topeka-build-site-and-diverse-acreage](https://nationalland.com/listing/rural-topeka-build-site-and-diverse-acreage)



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