



# **AMERICAN LEGACY** LAND CO

# **FOR SALE**

## **HUNTING PROPERTY**

Franklin County, KS

## **161.35 +/- Acres**

**OFFERED AT:**

## **\$645,600**

### ***ABOUT THIS PROPERTY:***

Here is 161 acres of pure recreational fun! Kansas is known for its hunting, and this property boasts everything people love about Kansas hunting. This property is just over 161 acres in Franklin County, Kansas. Only 10 miles east of Ottawa, Kansas and less than an hour to Kansas City.

This recreational tract is made up of oaks, hedge, cedars, and lots of open pasture. There are about 24 tillable acres that have not been in production for a few years. The property currently has an oil and cattle lease. There are many maintained driving paths through the property for easy access throughout.

## More About this Property:

A quick drive through the property and you will see lots of deer sign and turkey tracks. November mornings are magic on this property and big bucks call this property home and the last few years of hunting and trail camera photos prove that. This property is also ideal for nonresident hunters looking for their next deer hunting property. Being 161 acres, the property allows for two nonresident tags. Don't hesitate on this incredible hunting farm with income potential.

Directions from Ottawa Kansas:

Take HWY 68 East for 9 miles until Vermont Road. Turn right on Vermont Road and drive 2 miles. After 2 miles turn left onto Marshall Road. Drive on Marshall Road for 1 mile and then turn right onto Virginia Road. Take Virginia Road for 1 mile until you reach Labette Road. In one mile the property will be on your left side.

Legal Description: S10, T17, R21E, ACRES 161.35 W2 SE4 & E2 SW4 LESS ROW

Taxes: \$600 (County Appraiser Website)

Income Potential: There is income potential on the Oil Lease and Cattle Lease.

Available for 2024

## FEATURES:

- Big Bucks (daylight photos of big bucks during the fall)
- Income potential
- Heavy deer and turkey sign
- Roads throughout for access
- Mature timber
- Possible tillable acres
- Food plot locations

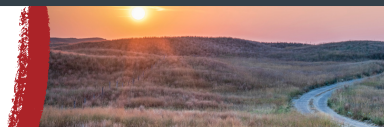


**FRANKLIN COUNTY,  
KANSAS**



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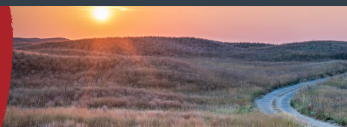
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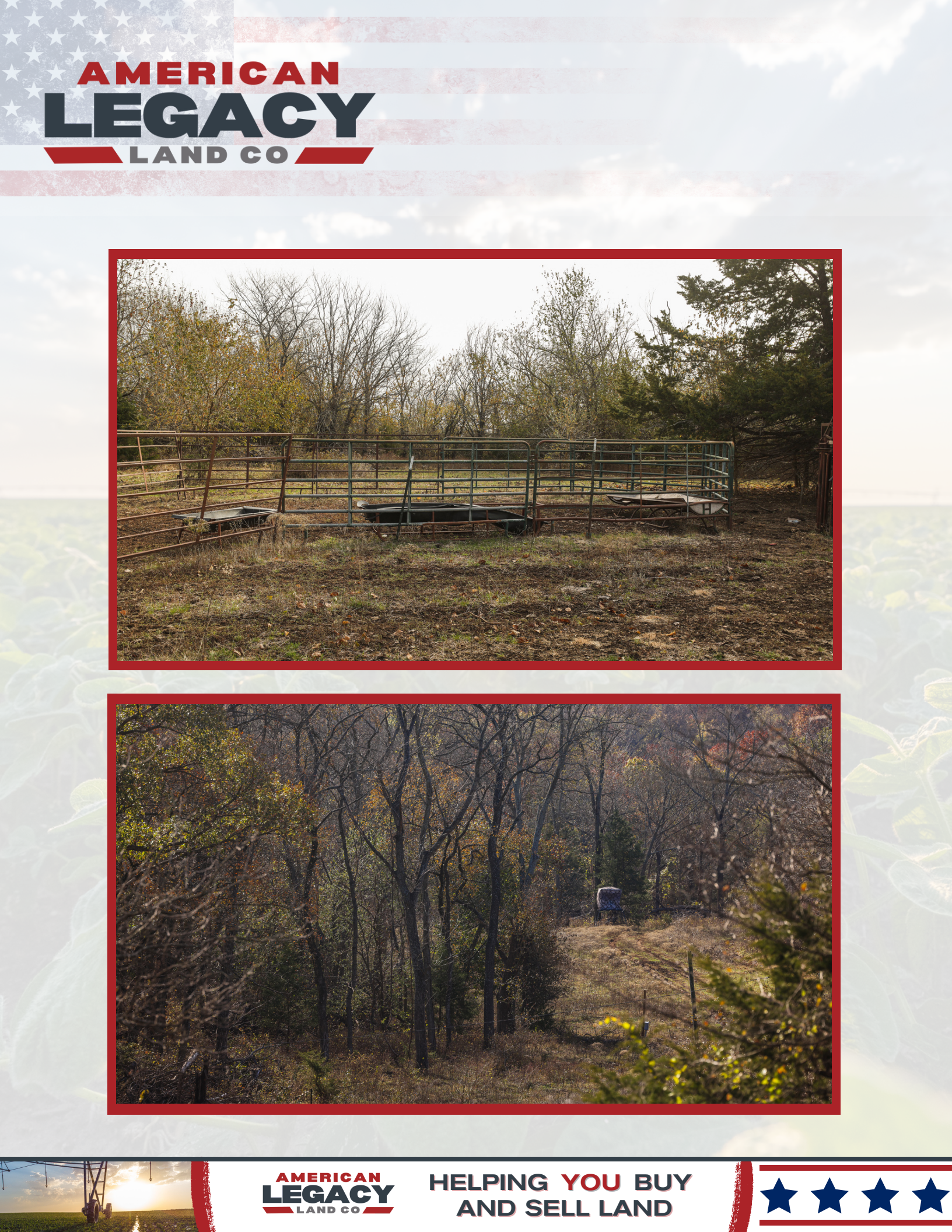


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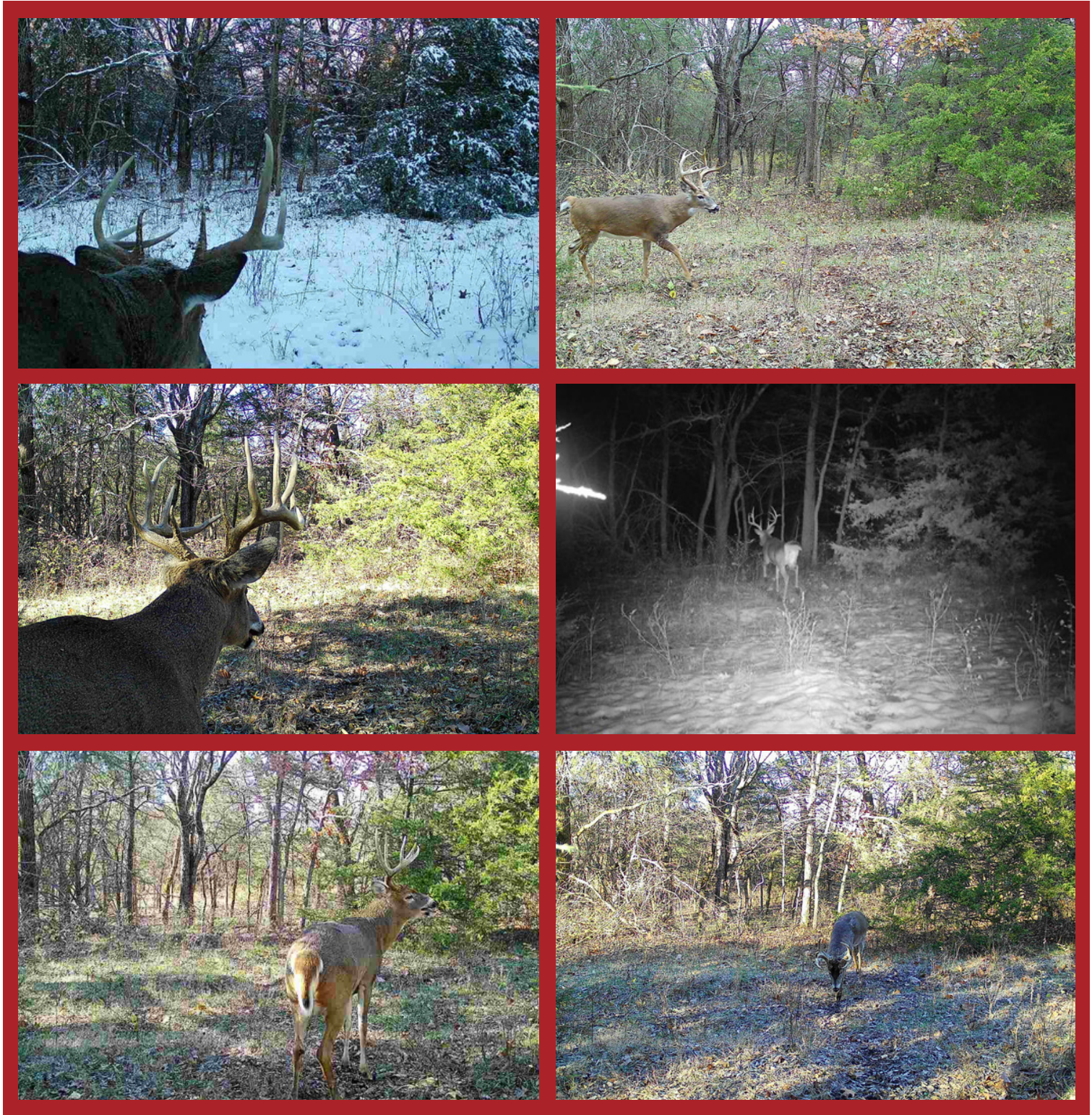
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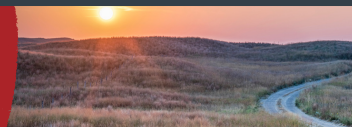


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## About the Agent:

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](mailto:NathanKrick@AmericanLegacyLandCo.com)

