



Jefferson Sunrise

Nemaha Road
Valley Falls, Kansas



Property Lines
For Visual Reference Only
- Refer to Survey -



14675 Nemaha Road, Valley Falls, Kansas 66088

(non-legal addresses, for reference use only)

**COUNTY: Jefferson****SIZE: 40+/- Acres****ASKING PRICE: \$239,900****BUILDABLE & TILLABLE ACREAGE NORTH OF OSKALOOSA**
Divided for Dual Use or Development

This 40-acre parcel north of Oskaloosa, Kansas offers a rare opportunity to own productive farm ground that's also ready for residential development. The land has already been legally divided into two separate 20-acre buildable tracts—providing excellent flexibility for homebuilders, investors, or those looking to build a home while retaining additional acreage for future use or resale.

With gently rolling terrain and productive tillable soil, this property is ideal for continued agricultural use, homesteading, or creating a peaceful rural retreat. Whether you're seeking a primary residence, weekend getaway, or long-term investment, this land presents multiple possibilities.

Property Highlights:

- 40 total acres of tillable farmland, already surveyed into two 20-acre buildable parcels
- Productive soil currently farmed—generate income or use for your own operation
- Quiet country setting just minutes from Oskaloosa and a short drive to Lawrence or Topeka
- Gently rolling topography with open views and flexible building sites
- Utilities nearby, making development straightforward for new construction or manufactured homes
- Ideal setup for multi-generational living, investment resale, or building on one and leasing/farming the other

Enjoy the beauty and simplicity of rural Kansas while still being conveniently close to town amenities. This is a practical and versatile land ownership opportunity in a peaceful setting.

Contact HECK today for more details or to schedule a showing.

Directions: From Oskaloosa, take 59 Highway North 8 miles to 16 Highway/158th St, go west (left) 2 miles to Nemaha Rd, go south/left approximately 1.25 miles and property is on the east/left side of road.

PRESENTED BY:

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