

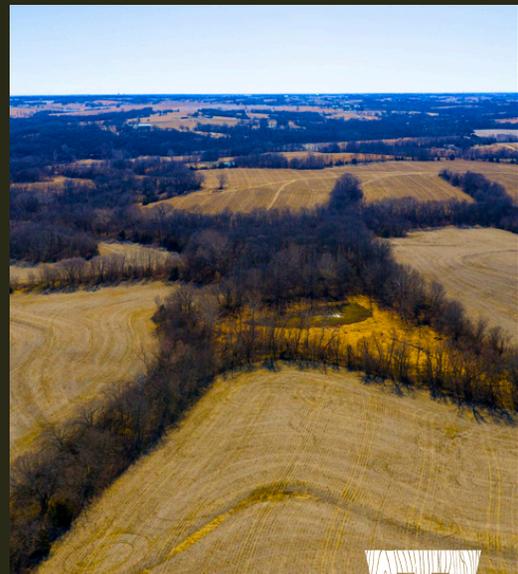
# HECK

## JC FARMS

157+/- ACRES  
JEFFERSON COUNTY, KS



\*Visual Reference Only



# JC FARMS

# HECK

COUNTY: Jefferson | SIZE: 157 +/- Acres | ASKING PRICE: \$950,000

## 18550 118th Street, McLouth, Kansas

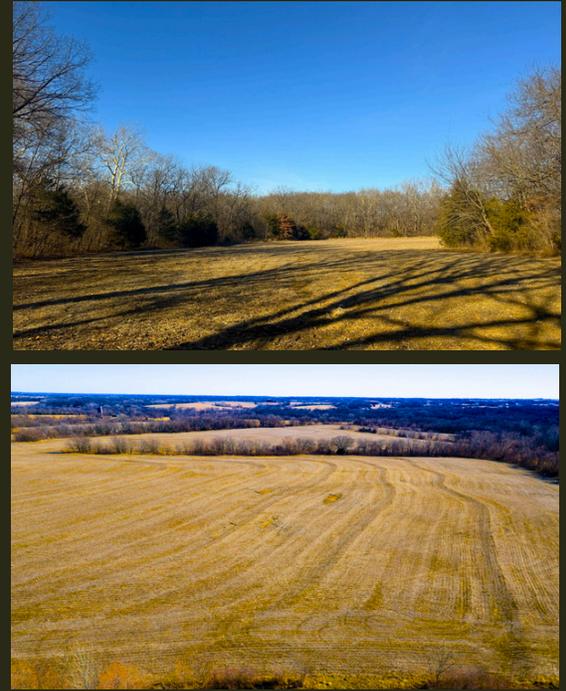
JC Farms is a 157± acre tract offers an excellent combination of productive farm ground, recreational opportunity, and future homesite potential in a highly convenient location. Situated just 15 minutes from Tonganoxie, approximately 30 minutes from Lawrence, and within 45 minutes of both Topeka and the Kansas City metro, this property provides rural privacy without sacrificing accessibility.

The land features approximately 127 acres of tillable ground currently under a cash rent agreement, providing immediate income for investors or operators. An additional 30 acres of timber and natural draws offer excellent wildlife habitat, making this property well suited for hunting and outdoor recreation.

Access is exceptional with hard-surface road frontage on the north boundary and gravel road frontage along the west side, offering multiple entry points and strong long-term development flexibility. The gently rolling layout and scenic wooded areas create an ideal setting for a future home or farmstead, while maintaining strong agricultural productivity.

Whether you are looking for good quality farmland, a solid investment property, a recreational hunting tract, or a beautiful location to build your country home, this versatile property checks all the boxes.

**DIRECTIONS:** From Tonganoxie at the intersection of Hwy 40 & KS-16, go west on KS-16 Hwy towards McLouth 9.5 miles, turn right/north on KS-92/Union St and go 4.5 miles to 118th St. Turn left/west on 118th St and go 1 mile. Property on the left/south side of the road.



PRESENTED BY:

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