

Greenhill Ridge

24.35 Acres | Shawnee County, KS | \$290,000



HAYDEN  OUTDOORS.

Greenhill Ridge

TOTAL ACRES:

24.35

PRICE:

\$290,000

COUNTY:

Shawnee County

CLOSEST TOWN:

Topeka, KS

Activities & Amenities:

ATV/Off Road
Development Potential
Hunting - Big Game, Predator/
Varmint & Small Game

Land Details:

Address: 2337 NW 49th Terr,
Topeka, Kansas 66618, USA
Total Acres: 24.35
Zoning: Residential
Water Rights: Yes
Mineral Rights: Yes
Estimated Taxes: \$1,681.88 - 2024
Source of lot size: Assessor/Tax Data

About This Property

Greenhill Ridge, a 24.35 +/- acre property just outside Greenhills Pointe, offering great views, privacy, and no build restrictions. The land includes gentle slopes, a new pond, a seasonal creek, and mature hardwoods with producing walnut trees that could bring future income. Utilities are nearby, and the drive is in—ready for your dream home or country retreat.

Land

This 24.35 +/- acre tract sits just off the Greenhills Pointe development, offering the location benefits without HOA dues or build restrictions. A water meter and electric line run along the front of the driveway (buyer to verify availability). The driveway and tree clearing are already done, so it's ready for your vision. The land has a gentle slope with several great build sites and open countryside views. A seasonal feeder creek runs along the southeast portion of the acreage. Mature hardwoods surround the property on all sides except the north entrance, providing privacy and character. The woods on the south side include a mature grove of producing black walnut trees, with several older trees suitable for future harvesting. The rich bottomland soils could support additional plantings, offering potential for long-term income. Barbwire and hedge fence posts will also convey with the sale. Located in the Seaman School District and within Soldier Township, this property sits only 9 miles from downtown Topeka yet remains outside the city limits.

This acreage offers the flexibility to bring nearly any vision to life—build your dream home, create a hobby farm, or design a private retreat surrounded by nature. A newly constructed pond adds extra charm and potential for future fishing or relaxing by the water. The setting provides the peace and privacy of country living with the convenience of being just minutes from Topeka. Whether you want space for recreation, gardening, or simply room to breathe, Greenhill Ridge is the ideal spot to make it happen.

Region & Climate

Shawnee County has a typical Kansas climate with four distinct seasons. Summers are warm and sunny, with average highs in the upper 80s, while winters are cold, often dipping into the 20s. The area gets around 38 to 40 inches of rain each year, keeping the land green and productive. Snowfall averages about 15 inches annually. Spring and fall are mild and pleasant—great seasons to enjoy the outdoors.





History

History Near Soldier Township & North Topeka

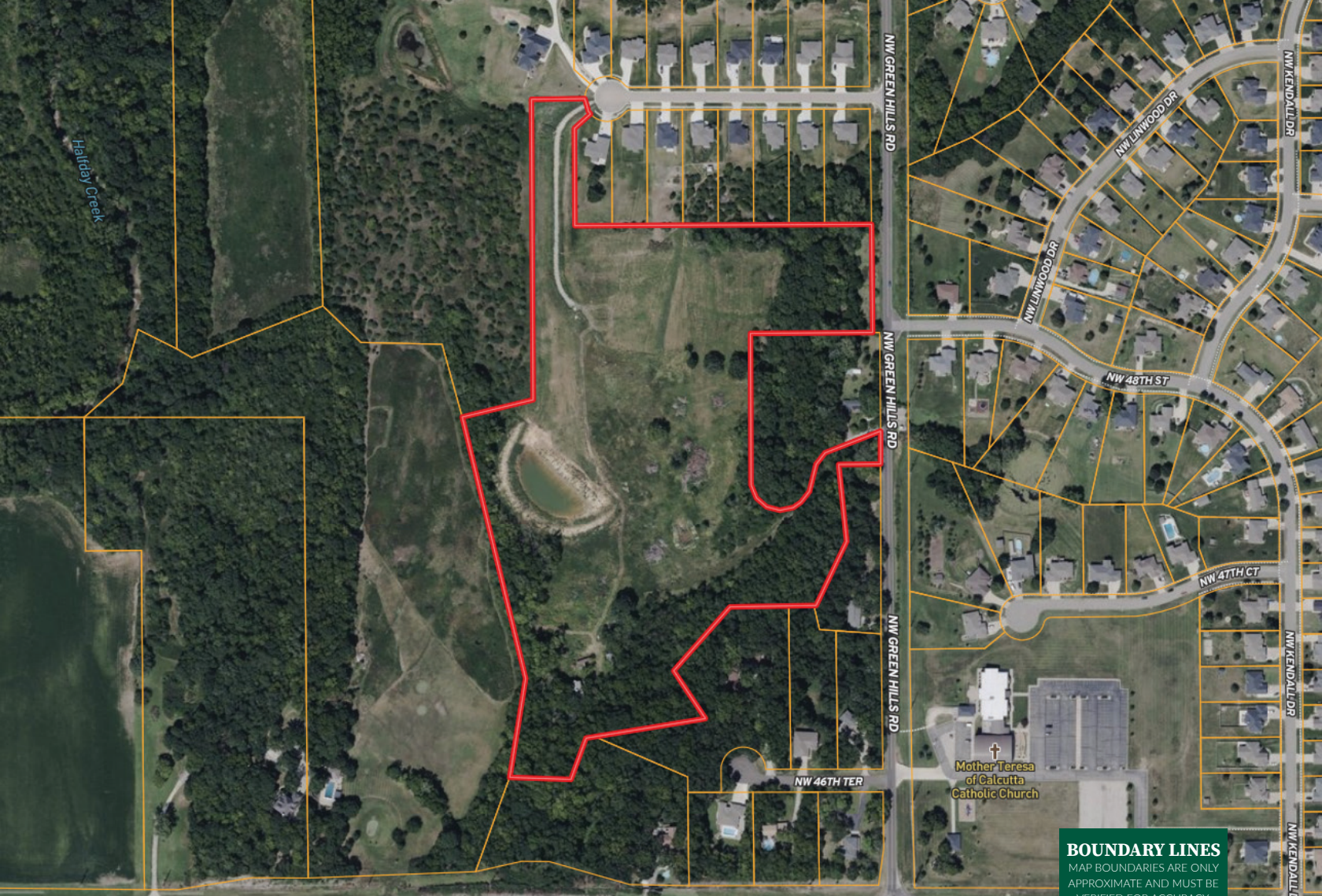
Soldier Township was officially organized in 1887, though settlers had been in the area long before. Early floods, including the Great Flood of 1844, shaped the land and nearby communities. North Topeka began around 1865 as a settlement called Eugene and grew quickly with the arrival of the railroad, becoming a busy trade and industrial hub. Despite major floods, including one in 1903 that damaged much of the area, North Topeka rebuilt and many of its historic buildings still stand today, reflecting the area's resilience and strong pioneer roots.

Location

Conveniently located just 9 miles from downtown Topeka, Greenhill Ridge offers peaceful country living with city convenience close by. Whether you're looking to build, relax, or enjoy wide-open space, this property has it all. Opportunities like this don't come around often—**call the listing agent today to schedule your private tour of this beautiful acreage!**

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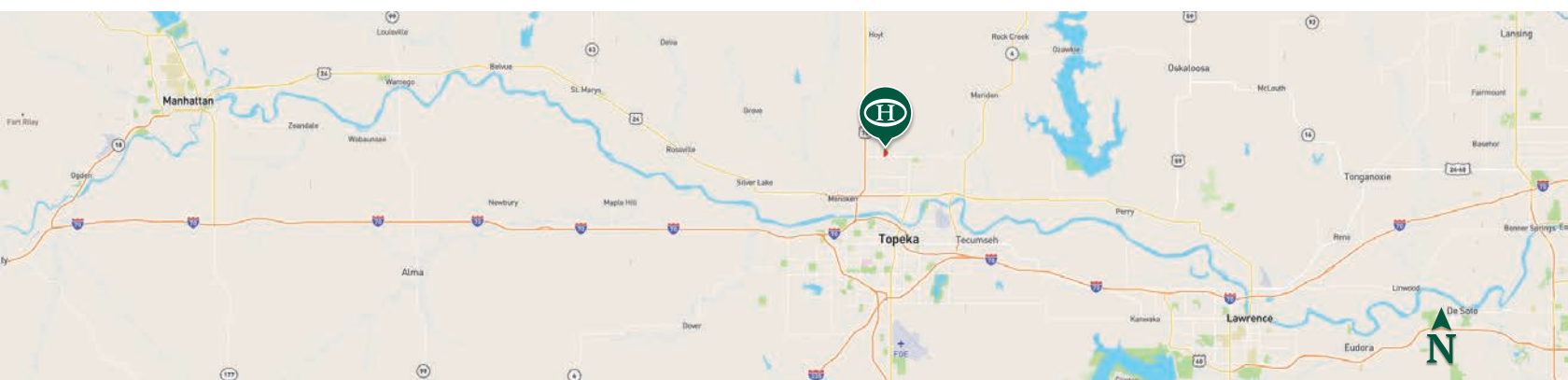




 Boundary

BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE



Penny Sheldon

📍 Salesperson, Licensed in KS
✉ Penny@HaydenOutdoors.com
📞 785.821.2011



Shad Sheldon

📍 Salesperson, Licensed in KS
✉ Shad@HaydenOutdoors.com
📞 785.821.2666