

Pieschl Potential Tract 1

40.00 Acres | Harvey County, KS | \$558,000



HAYDEN  OUTDOORS.

Pieschl Potential Tract 1

TOTAL ACRES:

40.00

PRICE:

\$558,000

COUNTY:

Harvey County

CLOSEST TOWN:

Hesston, KS

Land Details:

Address: 7705 N Emma Creek Rd,
Hesston, Kansas 67062, USA

Closest Town: Hesston

Total Acres: 40.00

Deeded Acres: 40.00

Zoning: Agricultural

Water Rights: Yes

Convey to Buyer.

Mineral Rights: Yes

Convey to Buyer.

Source of lot size: Unknown

About This Property

This southernmost 40± acre tract offers an attractive opportunity for buyers seeking development-oriented acreage just west of Hesston in Harvey County.

The property features frontage along both North Emma Creek Road and NW 72nd Street, providing strong accessibility and flexibility for future use.

Land

The tract features convenient access from North Emma Creek Road and is situated within the County's rural transition in the comprehensive plan for future use. Making it ideal for light industrial, individual residential use, or platted subdivision lots, utilizing self-supplied water systems and approved sewer systems. While not currently entitled, the property's location and parcel size provide flexibility for a range of future uses.

An overhead Evergy transmission line runs along the eastern boundary, providing readily available electrical infrastructure and reducing future utility uncertainty. The parcel's manageable size, access, and positioning near an established community and across the road from an urban fringe area make it well-suited for investors, developers, or end users seeking long-term land positioning rather than traditional agricultural use.

This tract may be purchased individually or in combination with adjacent parcels.





Tract 1: 40+/- Acres

Region & Climate

Hesston experiences a humid continental climate, typical of south-central Kansas, with four distinct seasons. Summers are generally warm to hot, while winters are cold but moderate, with occasional snowfall. Spring and fall are typically mild, favorable conditions for year-round commercial activity.

Annual precipitation is moderate, contributing to productive farmland and stable groundwater resources commonly used for self-supplied water systems in the region.

Location

Located in Harvey County in south-central Kansas, approximately 30 miles north of Wichita and within the Wichita metropolitan region. The community sits along the I-135 corridor, providing convenient regional access to Wichita, Newton, Salina, and other major markets in central Kansas.

The area is characterized by a strong manufacturing base, with steady population support from nearby Newton and the greater Wichita employment market.

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 Boundary



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