



Property Lines are Approximated
& for Visual Reference Only



P R E S E N T I N G

PRATT'S MOUND

6880 SE US 40 HWY
TECUMSEH, KS 66542

30 +/- ACRE PARCEL

3 BED / 3 BATH SPLIT LEVEL HOME

VERSATILE OUTBUILDING

For the first time in over 50 years, this extraordinary 30-acre estate on Highway 40 is being offered to the public. Just 5 minutes from Tecumseh and 11 minutes from downtown Topeka, this property offers an exceptional blend of privacy, history, and convenience—easily accessible via hard-surfaced roads and equipped with fiber optic internet for today's connectivity needs.

Set on a high elevation with panoramic views of the surrounding countryside, the homesite showcases breathtaking sunrises and sunsets from two expansive decks. On a clear day, you can even catch a distant glimpse of the Kansas State Capitol dome. A tree-lined, asphalt driveway leads to a well-cared-for 1974 home featuring 3 bedrooms, 3 bathrooms, a finished basement with a non-conforming bedroom and additional living space, plus a one-car attached garage.

The homestead is beautifully framed by lush brome fields, adding both agricultural value and scenic appeal to the landscape. Whether for hay production, hobby farming, or simply open space to enjoy, the fields enhance the property's versatility.

Outbuildings include a 36' x 26' multi-use structure with three parking bays, a workshop area, and a loft—ideal for hobbies, storage, or workspace—plus three additional sheds for added utility.

What truly sets this property apart is its rich historical legacy. Believed to be Pratt's Mound, named after Robert Pratt—the original deed holder in 1879—this land is deeply rooted in Kansas heritage. Even more remarkably, original 1843 Oregon Trail ruts still traverse the property, offering a rare and tangible link to America's westward expansion.

For those with a creative eye and a long-term vision, the land may also offer development potential. With its proximity to major highways and Topeka's urban core, the topography and access could support future residential build sites or a small-scale, conservation-minded development if and when the time is right. While its currently a peaceful retreat, it also holds opportunity for strategic investment down the road.

Whether you're searching for a peaceful retreat, a scenic homestead, or a place steeped in history, this one-of-a-kind property is a rare and meaningful opportunity.



HECK



785-917-5700



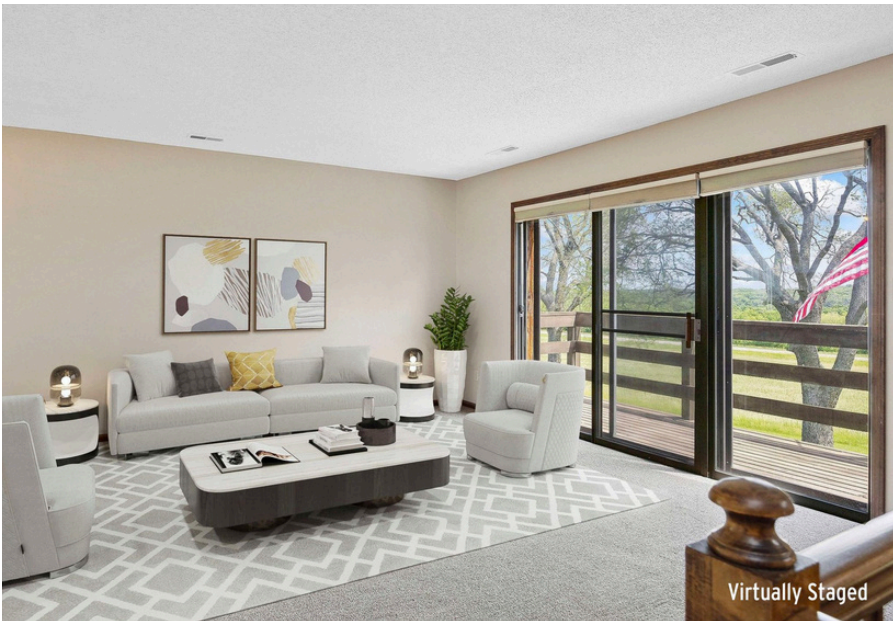
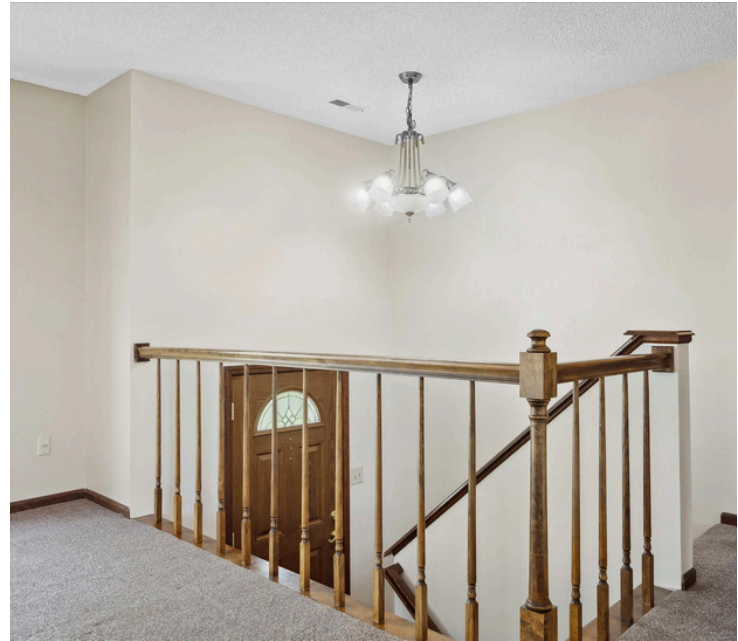
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PRIMARY BEDROOM



PRIMARY BATHROOM



BEDROOM 2



BEDROOM 3



MAIN BATHROOM



NONCONFORMING BEDROOM

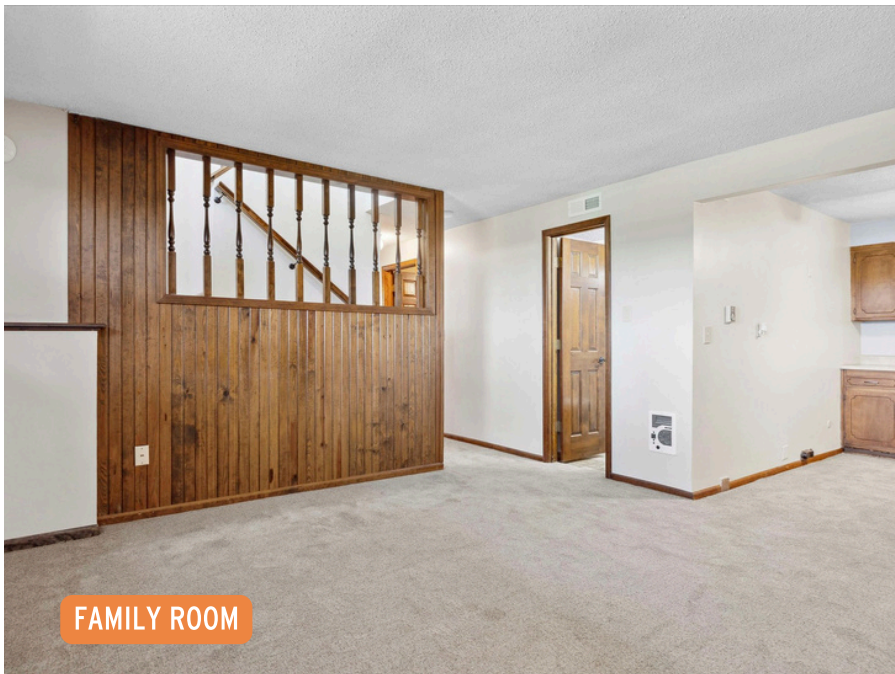




RECREATION ROOM



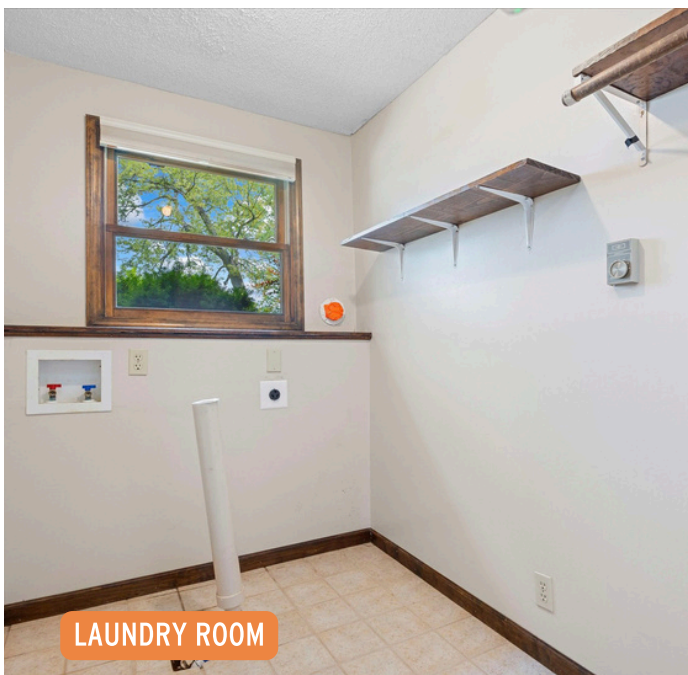
BATHROOM



FAMILY ROOM



BAR AREA



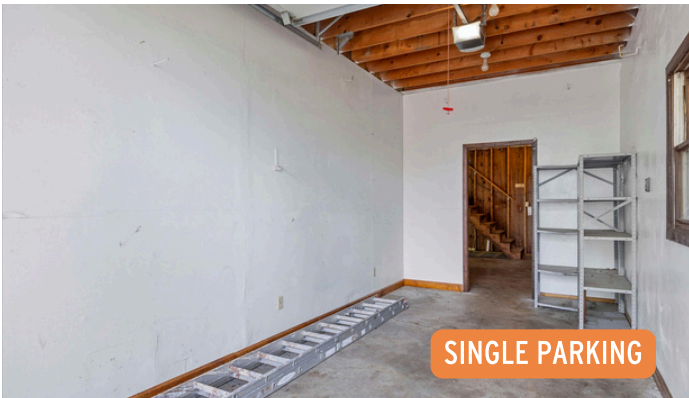
LAUNDRY ROOM



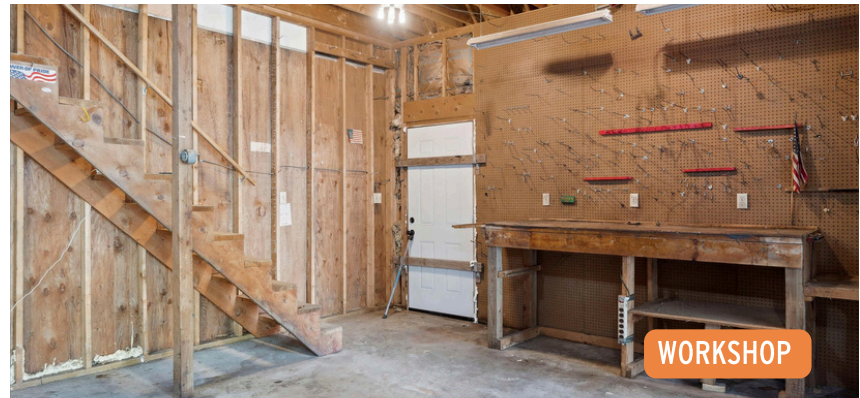
FAMILY ROOM



DOUBLE PARKING



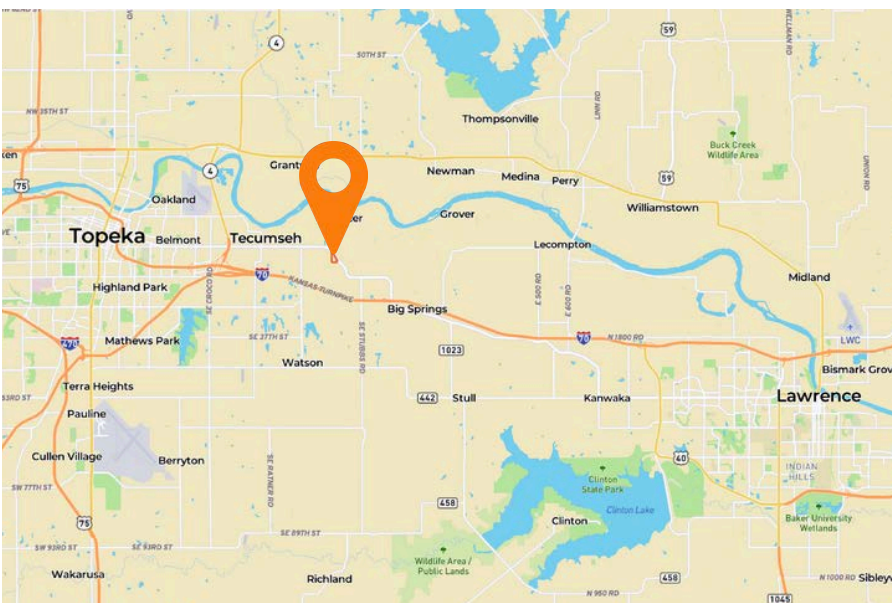
SINGLE PARKING



WORKSHOP



LOFT STORAGE



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