

LILY CREEK LOTS

Marysville, Kansas



Discover your perfect location to build your dream home at Lily Creek Subdivision! Offering premium build-ready lots ranging from 3-5 acres. With a minimum residential build size of 1,800 sq ft and an allowance for outbuildings, you can be confident the neighborhood will maintain its value and allure. Just outside Marysville city limits, enjoy the convenience of this location. Experience freedom in selecting your builder with board approval. JD Construction stands as the preferred builder in the community, ready to assist in crafting your custom home or bringing your own floor plan to life.

NEIGHBORHOOD HIGHLIGHTS:

- Enjoy the ease of an asphalt milling two-lane road, minimizing dust, and maintained by the township
- The option to combine lots for a larger estate is available
- Electric service for lots 1-8 provided by Westar Energy, lots 9-20 provided by REA
- Buyer will be responsible for cost associated with utility hook ups and installation of septic & propane
- Television, internet, and telephone services available through AT&T, Blue Valley Telecommunications and Dish
- Explore the advantages of the Marshall County Home Ownership Program; contact the county appraiser for further details
- Minimal HOA dues cover upkeep and maintenance, including the pond and green space

Secure your slice of paradise at Lily Creek Subdivision and embark on the journey of building your dream home today!

Lot 4: 3.1 Acres - \$45,250

Lot 16: 3.1 Acres - \$44,380

Lot 5: 3.1 Acres - \$45,260

Lot 19: 4.4 Acres - \$58,050

Lot 6: 3.1 Acres - \$45,260

Lot 20: 3.2 Acres - \$45,360



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