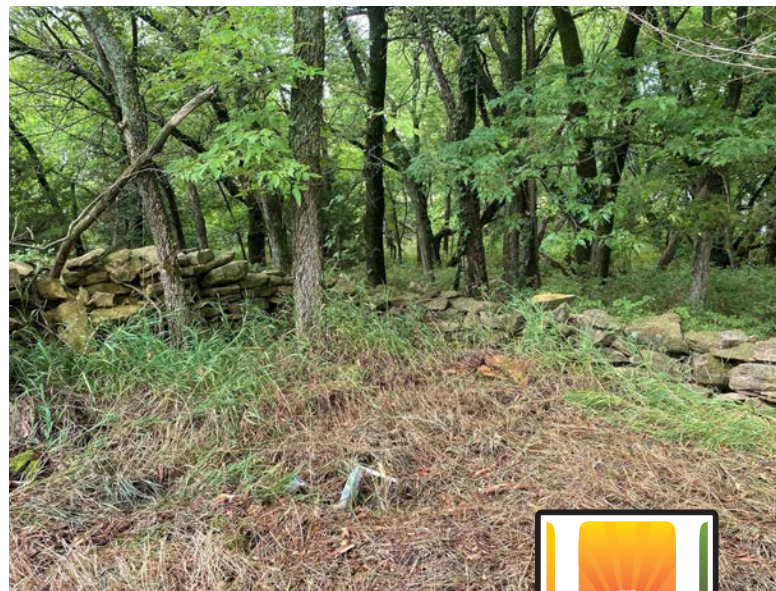


HECK LAND COMPANY
PRESENTS

STONE FENCE ESTATE

Lawrence, Douglas County, KS

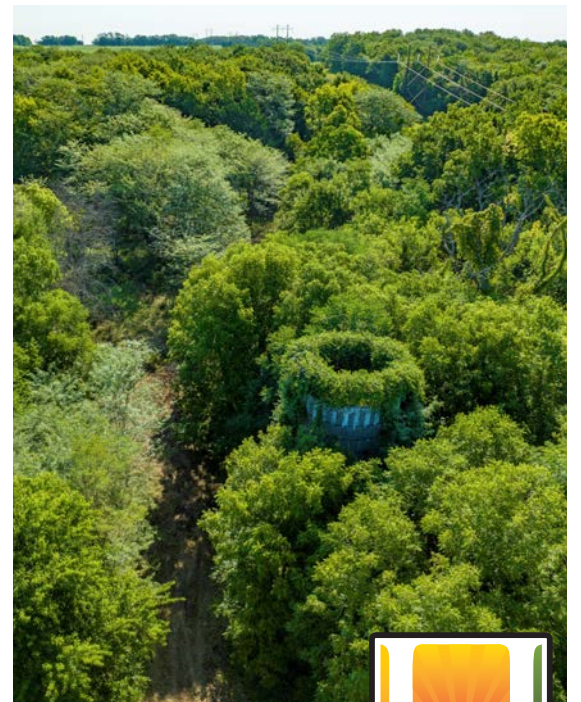
42 +/- ACRES



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COMPANY

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Stone Fence Estate

UNVEILING A NATURAL PARADISE: 42-ACRE HAVEN JUST TWO MILES WEST OF LAWRENCE, KS

713 Highway 40, Lawrence, Kansas*

Price: \$725,000 | **County:** Douglas | **Acres:** 42 +/-

Nestled just 2 miles outside the city of Lawrence, Kansas, lies a remarkable 42-acre property that beckons with its breathtaking beauty and a myriad of opportunities. Embracing the tranquil countryside, this exceptional parcel of land presents a harmonious blend of nature's wonders, mature red cedar trees, and the alluring call of outdoor adventure. With its unique topography, shared access to two expansive ponds as well as a feeder pond, and a history-rich landscape, this property promises a lifestyle that seamlessly melds recreation, relaxation, and rustic elegance.

PRIME LOCATION

Located just off well-maintained hard-surfaced roads, this property offers the perfect balance of seclusion and accessibility. Enjoy the serene countryside while being conveniently close to modern urban amenities, including a large retail shopping area at 6th & Wakarusa Drive, Lawrence Memorial Hospital's beautiful West Campus and Kansas University's Rock Chalk Park, a multi-faceted recreation and sports complex. Notably, this property falls within the Lawrence Unified School District and is only minutes away from Clinton Lake Reservoir, where water-based recreational activities and scenic beauty abound. This property offers the best of both worlds: a serene rural retreat without compromising on modern conveniences.

UNPARALLELED BEAUTY

As you step onto this 42-acre canvas, the captivating topography unfolds before you. Acres of rolling hills covered in mature red cedar trees create a tapestry of natural elegance that captivates the senses. Whether you're a nature enthusiast, a passionate hunter, or simply seeking a tranquil escape, the property's landscape offers endless possibilities for exploration and enjoyment.

HUNTING AND FISHING PARADISE

For outdoor enthusiasts, this property is a true haven. Embark on your hunting adventures amidst the lush woodlands, where wildlife thrives in its natural habitat. Cast your line into the shared ponds, where fishing is a timeless pastime, and create unforgettable moments with family and friends.

ENDLESS RECREATIONAL OPPORTUNITIES

Imagine a morning hike through wooded trails, an afternoon picnic by the pond, or a sunset horseback ride that paints the sky with hues of orange and pink. The property's extensive trails invite exploration and provide a canvas for your outdoor passions, whether it's hiking, horseback riding, or biking.

LEGACY

History whispers through the land, evident from the remnants of the old homestead that once graced this property. A silo and parts of an old barn's rock foundation stand as silent testaments to the property's rich history.

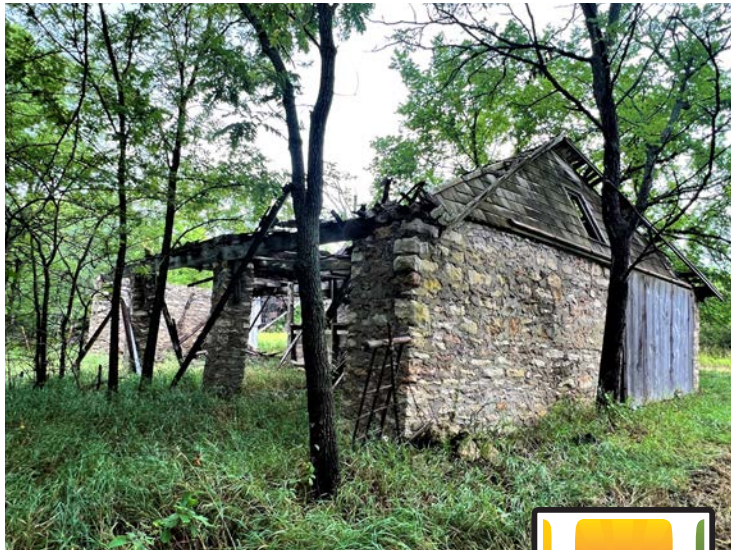
DREAMS TAKE ROOT

This 42-acre property is not just land; it's an opportunity to cultivate your dreams. Create a single-family estate that reflects your unique vision of country living or develop a recreational retreat that caters to the desires of those seeking solace in nature. With its idyllic setting, the property is a blank canvas ready to be transformed into a masterpiece that reflects your aspirations.

** Non-Legal Address, for Ease of Location Mapping Only*



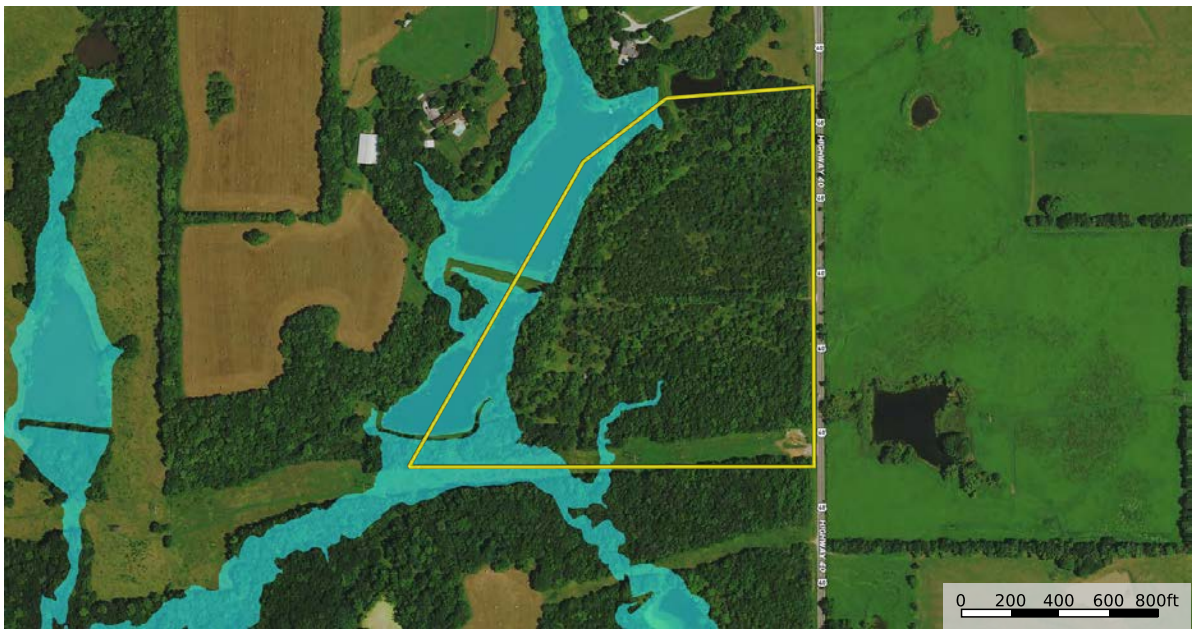




Topography Map



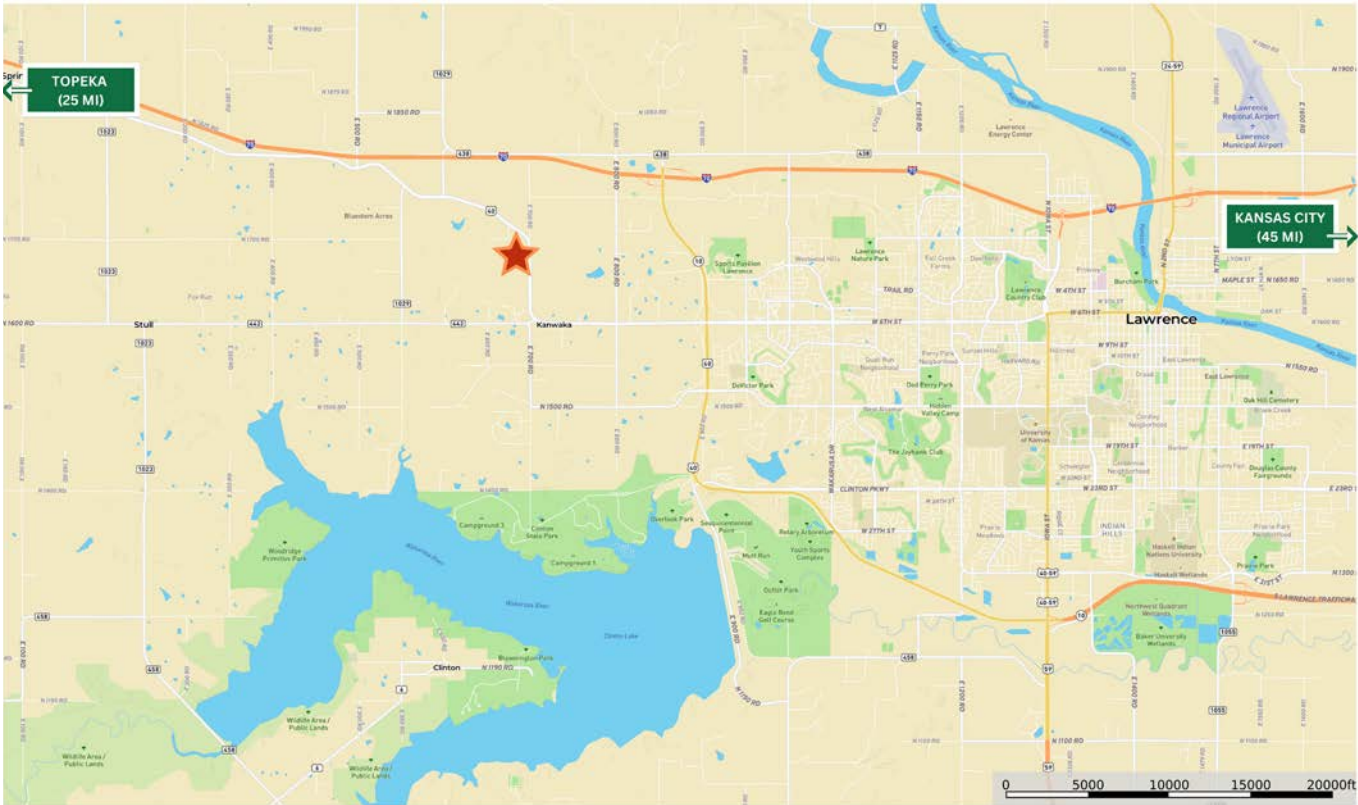
Flood Map



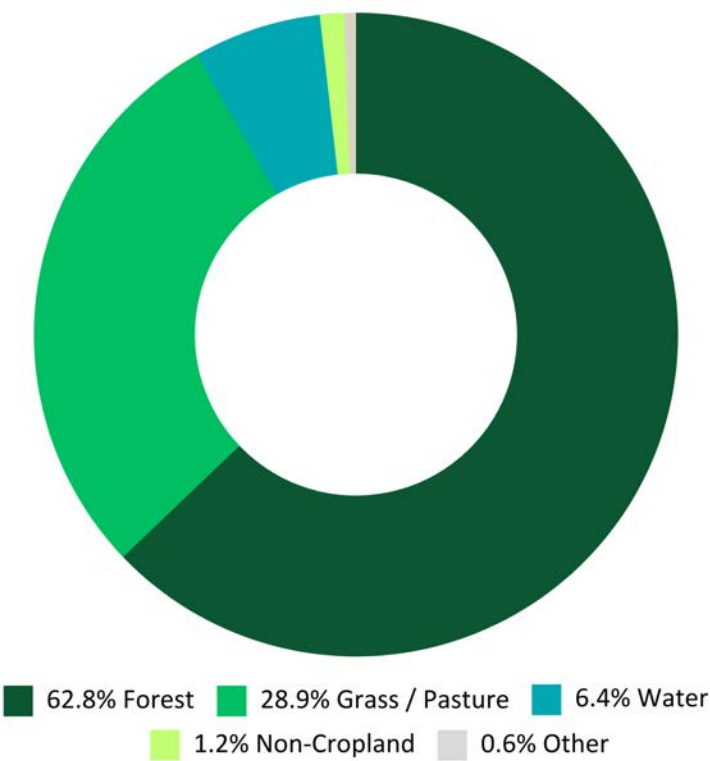
Boundary 1 Boundary 100 Year Floodplain 500 Year Floodplain Floodway Special Unmapped/ Not Included



Area Map



Land Details



Stone Fence Estate

713 Highway 40, Lawrence, Kansas*

Price: \$725,000 | **County:** Douglas | **Acres:** 42 +/-

This enchanting 42-acre property just 2 minutes beyond Lawrence, KS, is where the beauty of nature and the allure of outdoor living converge. With its distinctive topography, mature red cedar trees, hunting and fishing potential, and historical remnants, this parcel of land is a treasure waiting to be discovered. Whether you seek a private sanctuary for your family or an adventurous escape, this property invites you to embrace its boundless potential and create a life enriched by the wonders of the Kansas countryside. Your journey begins here, amidst acres of possibility and the promise of a future defined by nature's bounty.



Kelvin Heck

Heck Land Company
785.865.6266 Mobile
785.917.5700 Office
kelvin@hecklandco.com



Brian Pine

Heck Land Company
785.423.1220 Mobile
785.917.5700 Office
brian@hecklandco.com

