

FOR SALE 244 ACRES

OVER LOOKING KAW RIVER VALLEY | LAWRENCE, KANSAS



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Selling Land & Farms Since 1976

PROPERTY INFO

IDEAL PROPERTY FOR DEVELOPMENT OF LARGE COUNTRY ESTATE LOTS ON WOODED HILL SIDES

LOCATION Approximately 5 miles North Of East Lawrence INTERCHANGE OF I-70 (TURNPIKE) North on 59 HGWY to Wellman Road and then approximately 1.5 miles north to property

ACRES 244 Acres

PRICE \$2,686,970 [\$11,000 per acre]

ZONING Presently agricultural. Needs to be rezoned to rural large estate lots.

SCHOOL DISTRICT MCloud School District (K-12) where schools are 10 miles north of the property.

UTILITIES A letter from Jefferson County Rural Water District No. 13 feasibility study completed on 10.9.25 indicated there is sufficient pressure and flow to accommodate approx. 40 meters for the proposed development of large estate lots on the property. Final approval of meters is subject to an application from a developer.



PROPERTY INFO

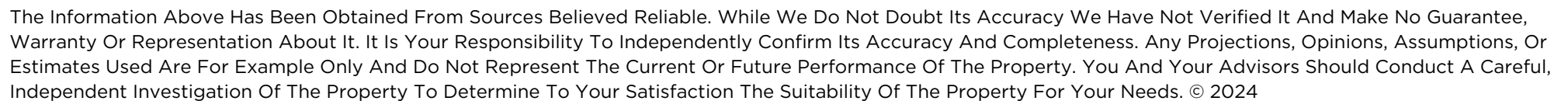
IDEAL PROPERTY FOR DEVELOPMENT OF LARGE COUNTRY ESTATE LOTS ON WOODED HILL SIDES

This property offers a unique opportunity for the development of large country estate lots in a scenic, natural setting near Lawrence, Kansas. The rolling, wooded hillsides provide exceptional homesite potential, with select locations offering sweeping views of the Kaw River Valley.

The site's varied topography allows for flexible lot design and the creation of private, high-quality residential settings that blend seamlessly with the landscape. With convenient access to Lawrence, this property combines rural tranquility with proximity to city amenities—an ideal setting for an exclusive country estate community for individual estate homes.

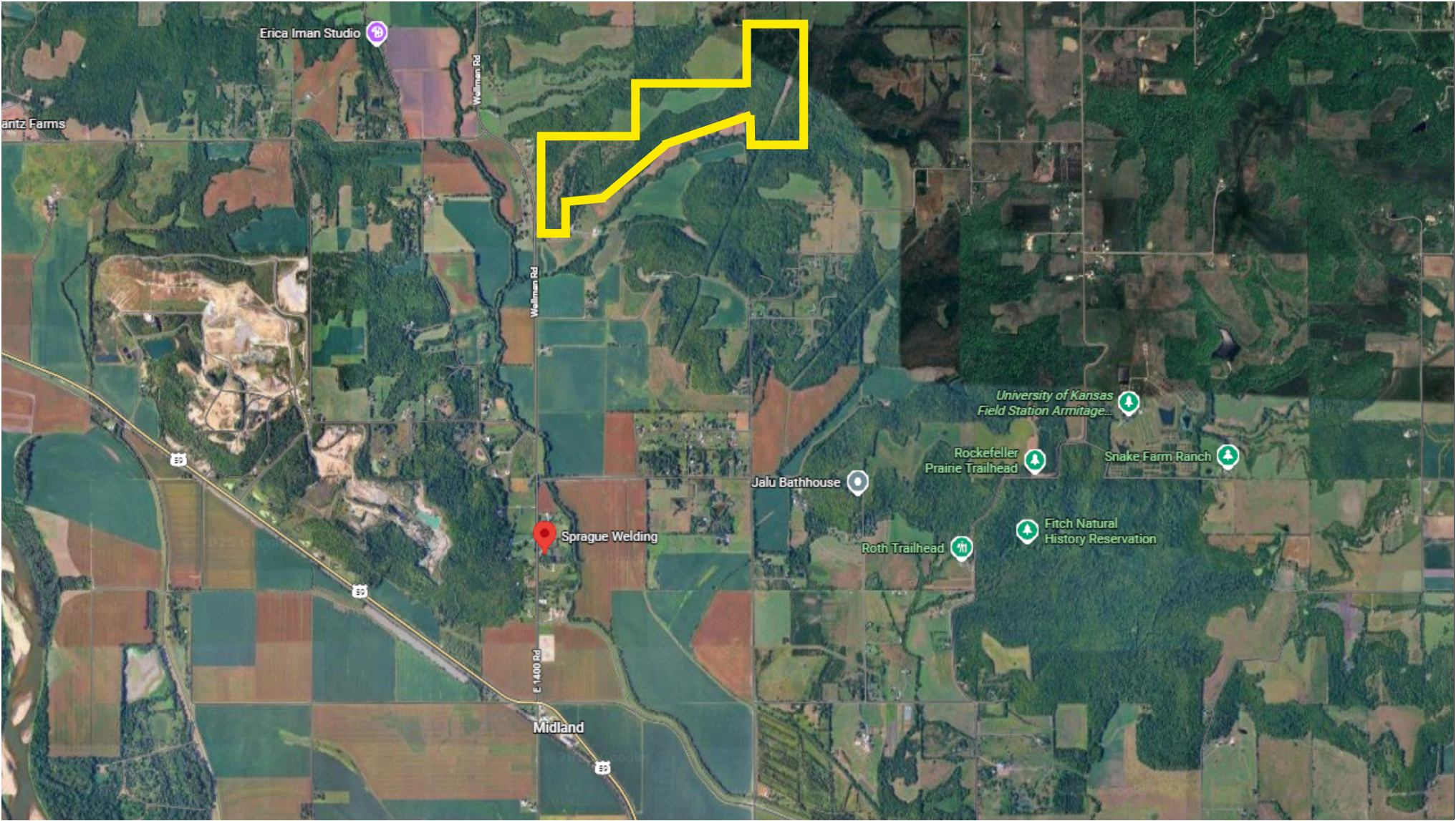


AERIAL



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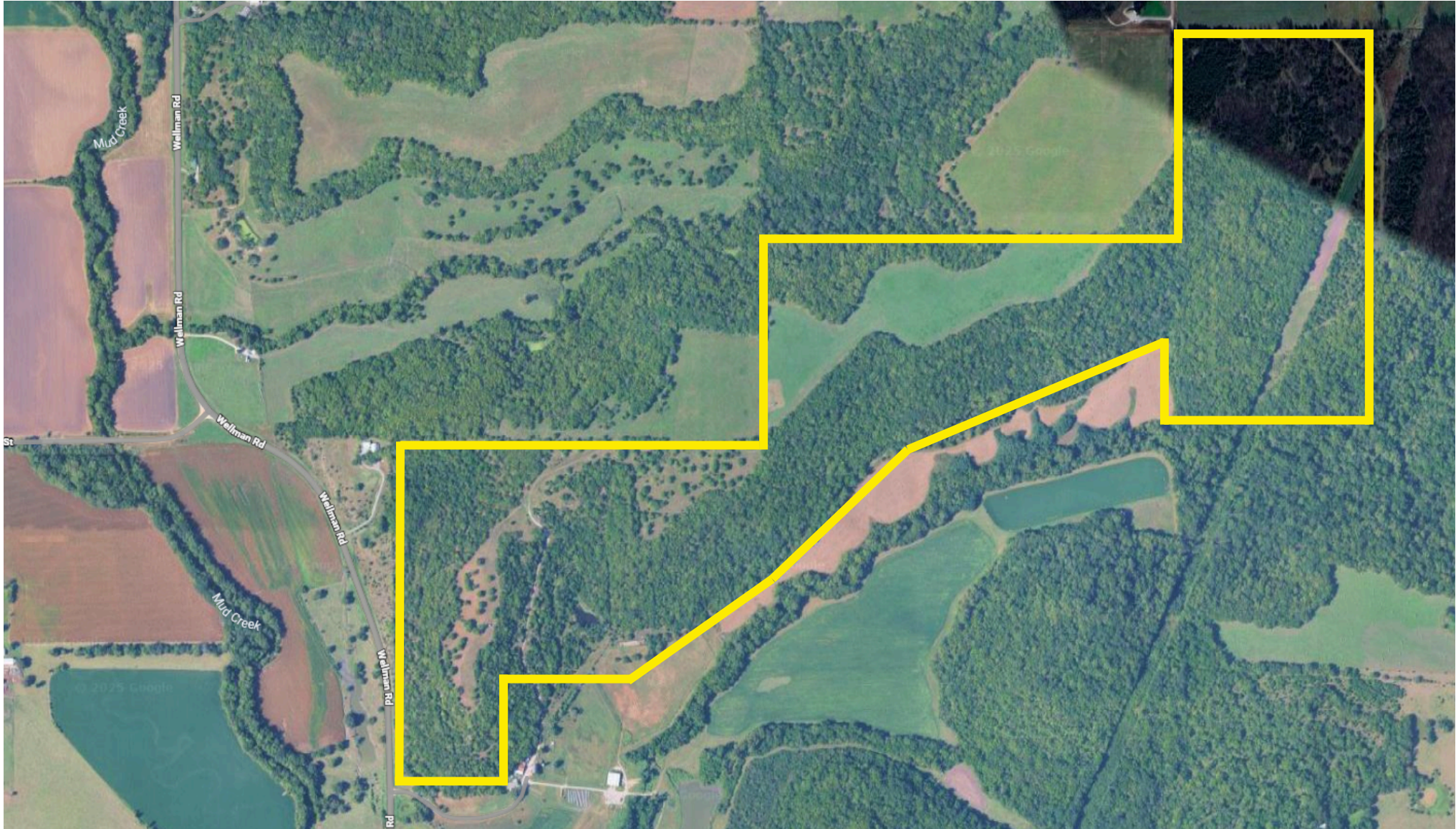
AERIAL



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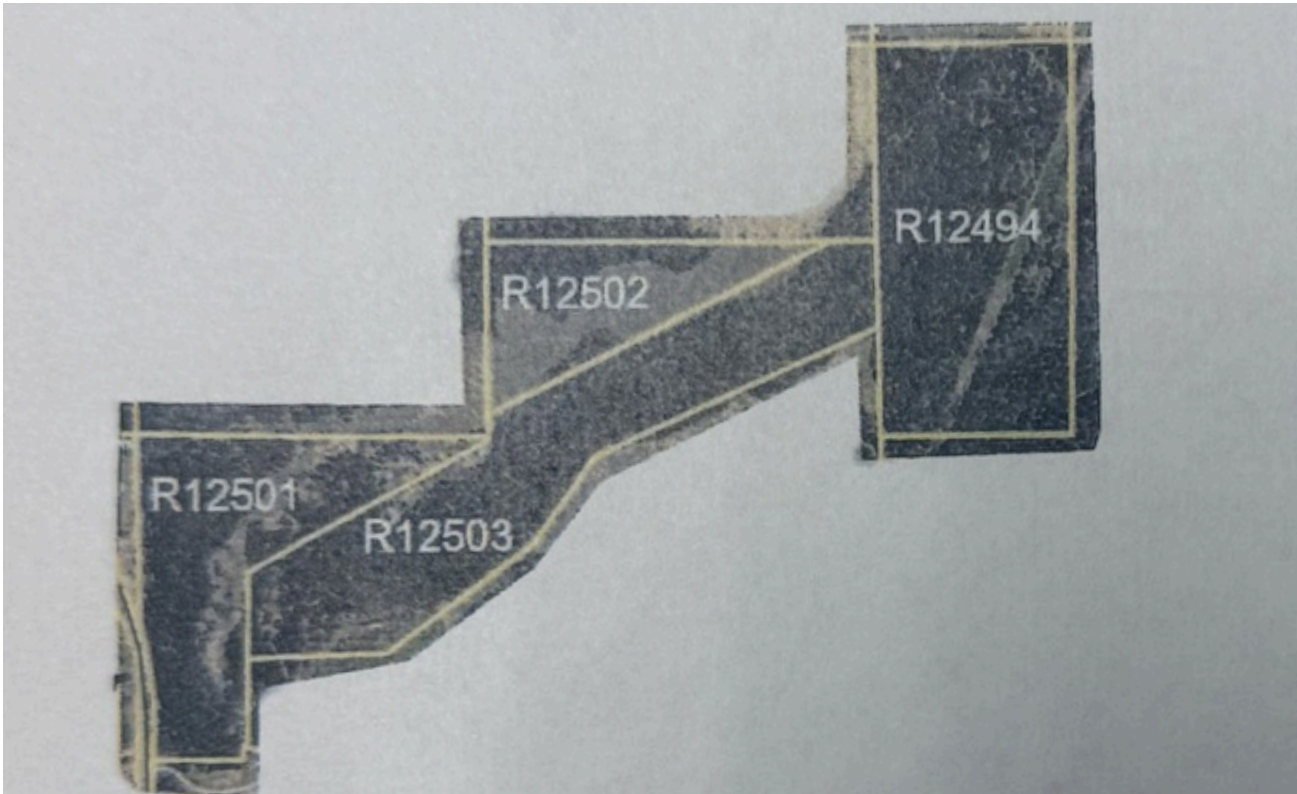
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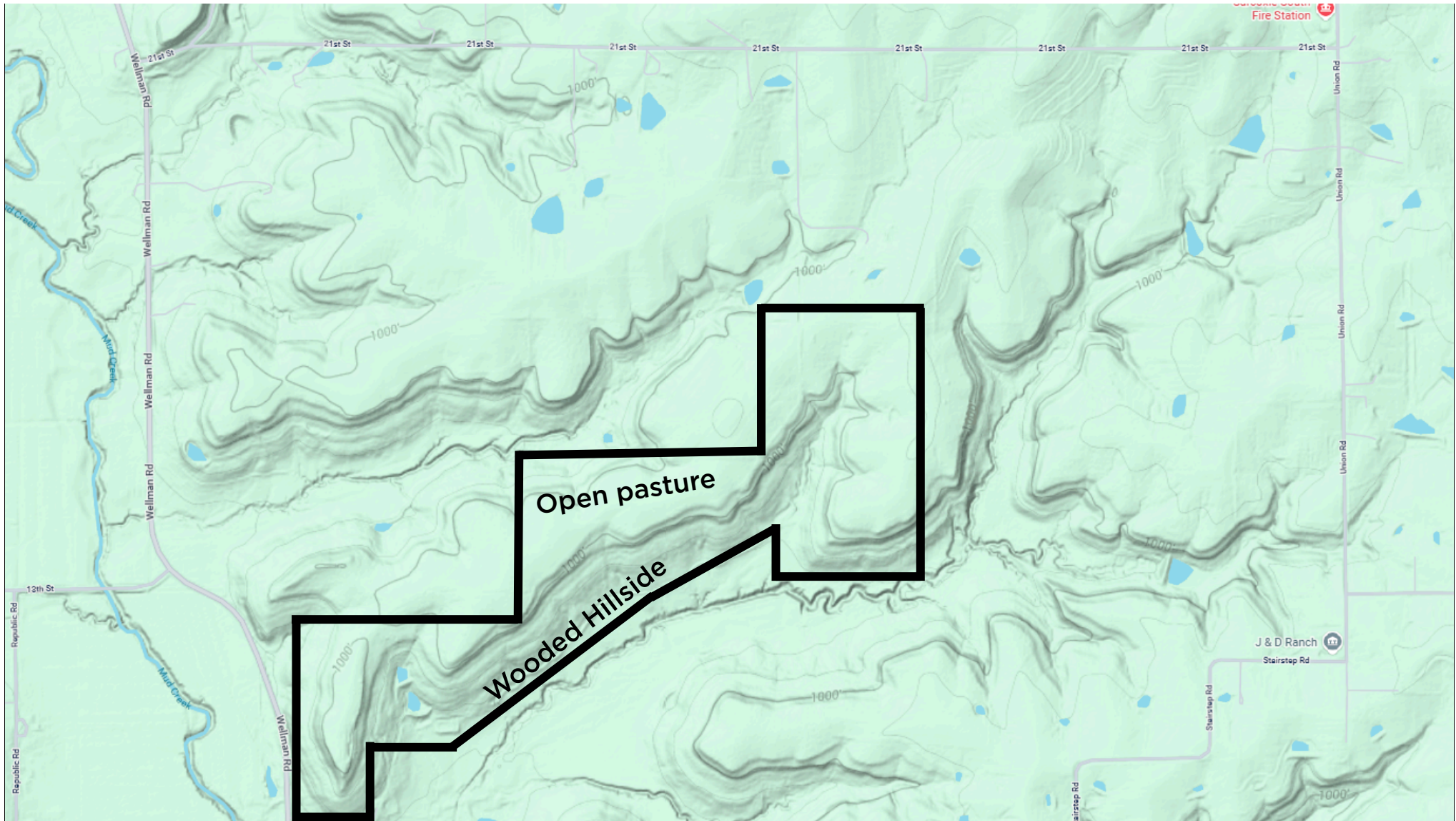
<u>Quick Ref ID</u>	<u>Acres</u>
R12494	80.7
R12502	31.28
R12503	79.46
R12501	52.83
Total: 244.27	



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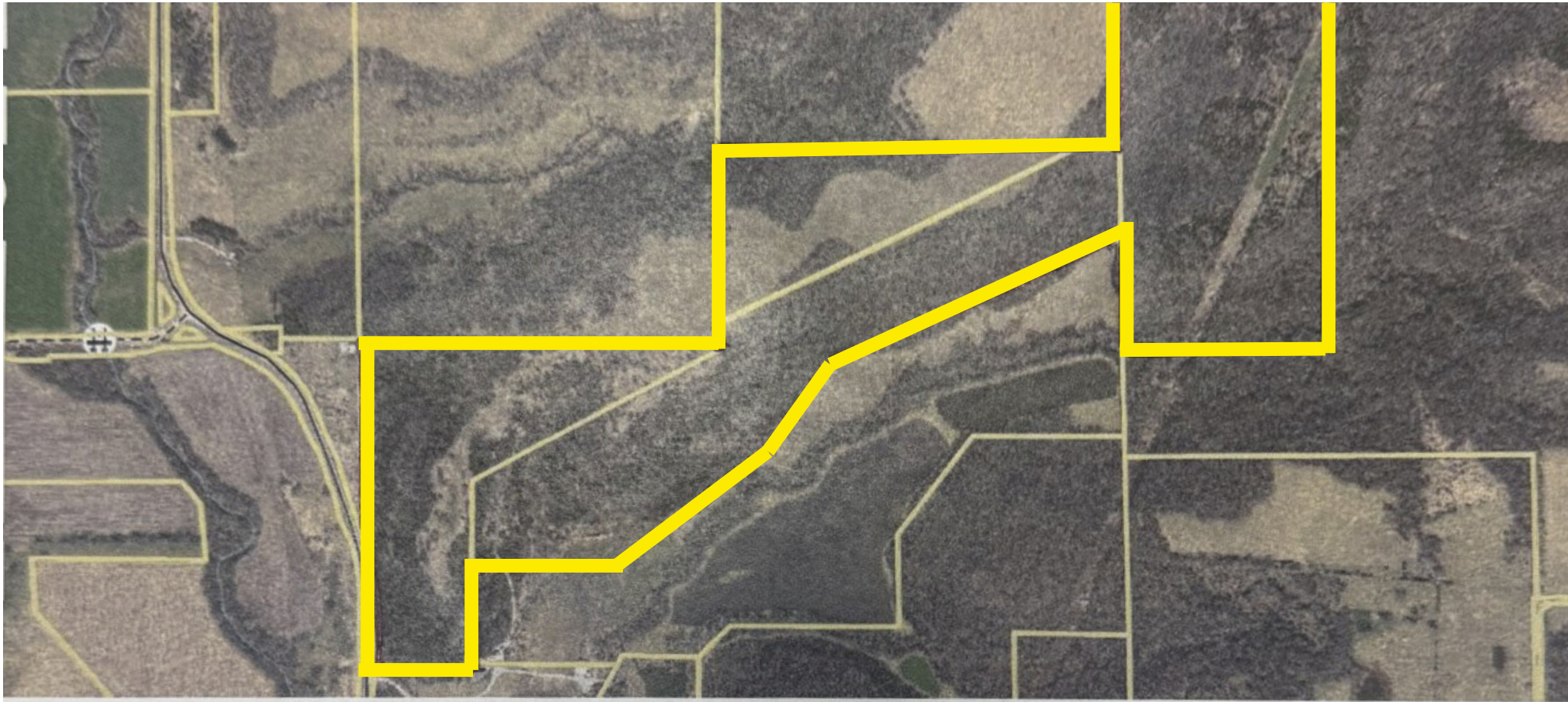
TOPOGRAPHY MAP



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PARCEL MAP



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West end of property.
Wooded hillside pasture on top
looking north.



Looking North at wooded hillside
with open pasture on top.



Looking North at wooded hillside
with open pasture on top.



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