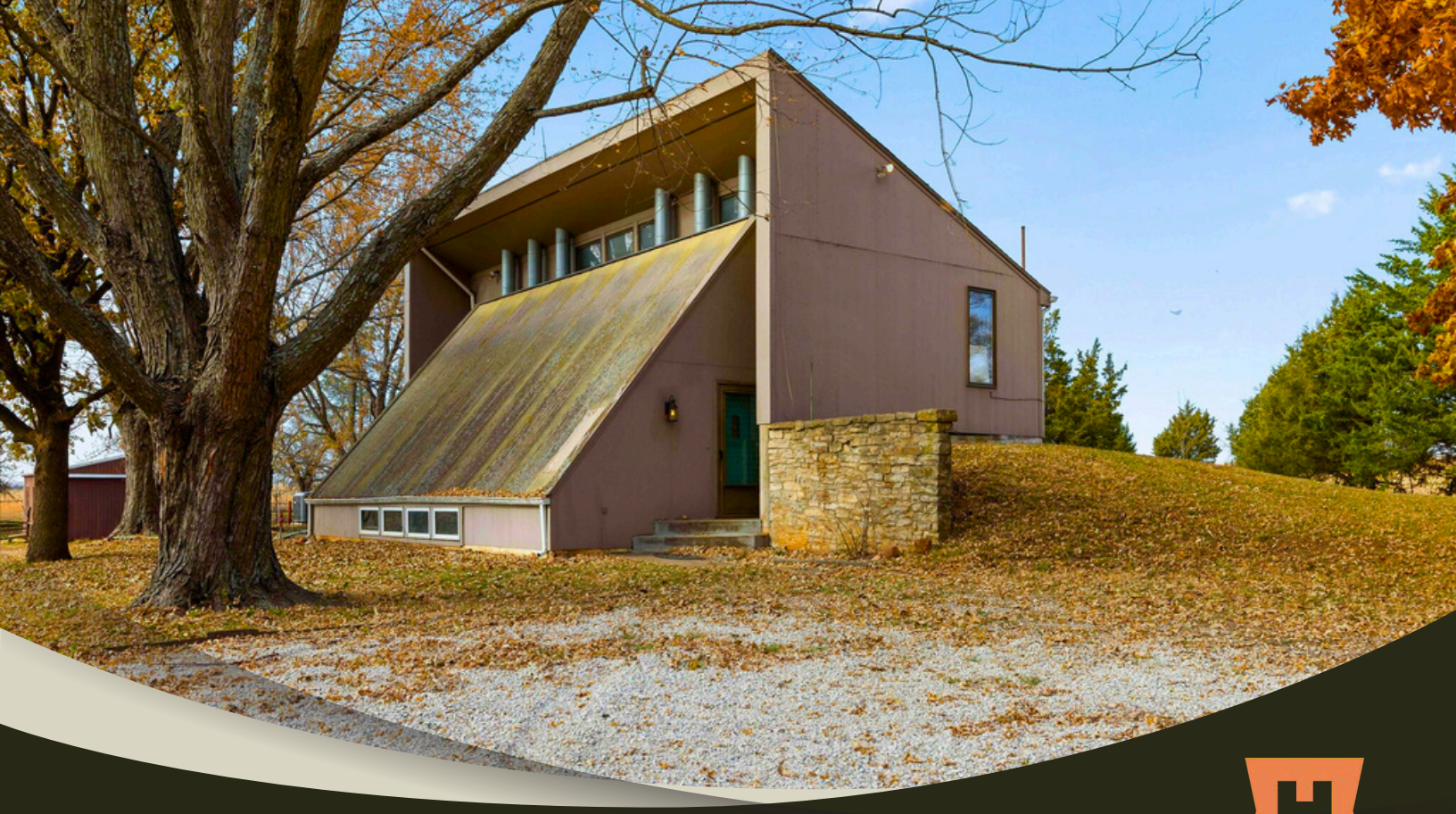

PRESENTING

STONE RIDGE PLACE

125 N 1150 ROAD
BERRYTON, KS 66409

6.875 ACRE PARCEL

2 BED / 2 BATH MULTI-LEVEL HOME

OUTBUILDING + CHICKEN COOP

Welcome to Stone Ridge Place, a rare 6.875-acre retreat bordered on the south by protected Corps of Engineers ground and offering a private setting just minutes from town. This multilevel home, built in 1979, features approximately 1,832 sq ft of finished living space, including 2 conforming bedrooms, 1 non-conforming bedroom, and 2 full bathrooms. The home's unique floor plan includes an interior greenhouse/atrium, originally designed to supplement passive heating and bring natural light throughout the living spaces. The property functions beautifully as a hobby farm with an outbuilding offering two stalls, a fenced pasture for livestock, raised garden beds, a chicken coop, multiple small sheds, and a variety of mature and ornamental trees—including a producing pear tree.

Fencing is already in place for animals, and the grounds include the site of an older pond area ready for restoration. The home is all electric, serviced by a private well, and the well and septic have already passed county inspection. The property is being sold As-Is, but inspections are welcome. Adjacent to Stone Ridge Place is Stone Ridge Estates Parcel 14, a 12.66-acre timber tract listed separately. A contract on Parcel 14 will not be accepted until a contract has been executed on Stone Ridge Place. Together, the two parcels provide a rare opportunity to secure an expansive, private homestead with unmatched natural surroundings.

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