



Stone Ridge Estates #3

20+/- Acre Parcel



*Visual Reference Only



STONE RIDGE ESTATES #3



1200b E 100 Road, Berryton, Kansas
(non-legal address - for reference only)

COUNTY: Douglas

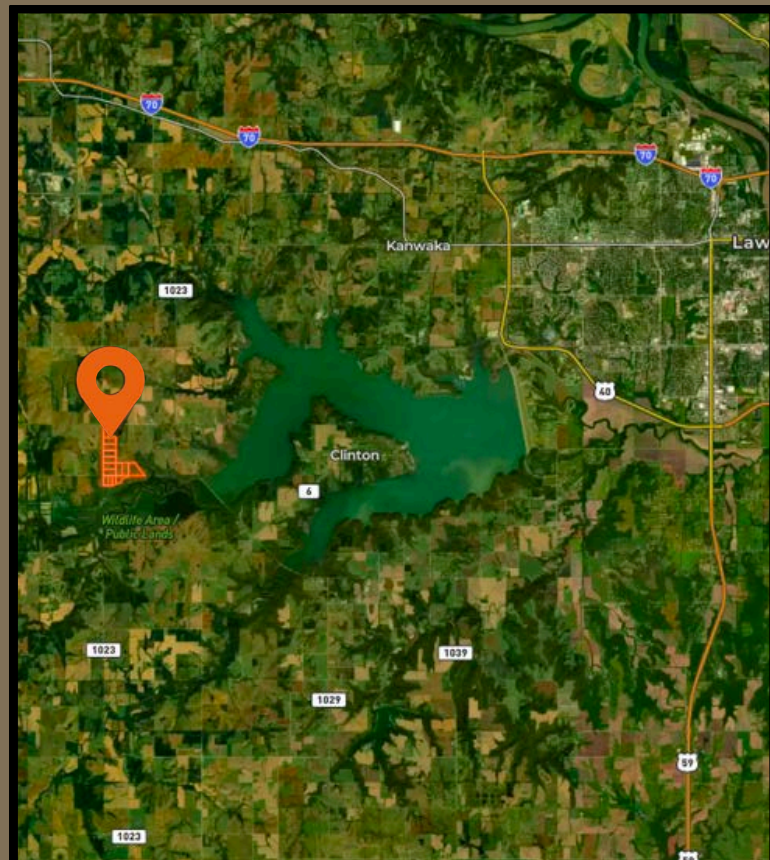
SIZE: 20 +/- Acres

Welcome to Stone Ridge Estates Tract 2, an exceptional 20 +/- acre offering west of Clinton Lake in Douglas County, Kansas. Located just 1.5 miles west of County Road 1023 and about 10 minutes from Bloomington Beach, this parcel combines privacy, scenery, and convenience—only 20 minutes to both Lawrence and Topeka, and roughly an hour from Kansas City International Airport.

Featuring rolling terrain, open meadows, and wide views of the countryside, this tract includes its own installed water meter, two small ponds, and contour changes that frames ideal build sites overlooking the water and surrounding hillsides.

This tract is partially fenced and is situated within a mile of U.S. Army Corps of Engineers property around Clinton Lake, offering nearby access to public recreation, hunting, and wildlife habitat. The area includes boat ramps, the Kansas Sailing Association, and multiple campgrounds, adding year-round opportunities for outdoor activity.

Several internet options—including Starlink—are available. With reliable county-maintained roads, easy access to K-10 and I-70, and outstanding natural beauty, Stone Ridge Estates offers the perfect balance of space, convenience, and lasting Kansas appeal.



PRESENTED BY:

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