HECK

High View Hill North

20+/- Acre Parcel







heck.realestate | 3200 Haskell, Suite 130, Lawrence, KS 66046 | 785-917-5700

HIGH VIEW HILL NORTH

HECK

856 E 1000 Road - Parcel 2, Lawrence, Kansas 66046

(non-legal address - for reference only)

COUNTY: Douglas SIZE: 20.12 Acres

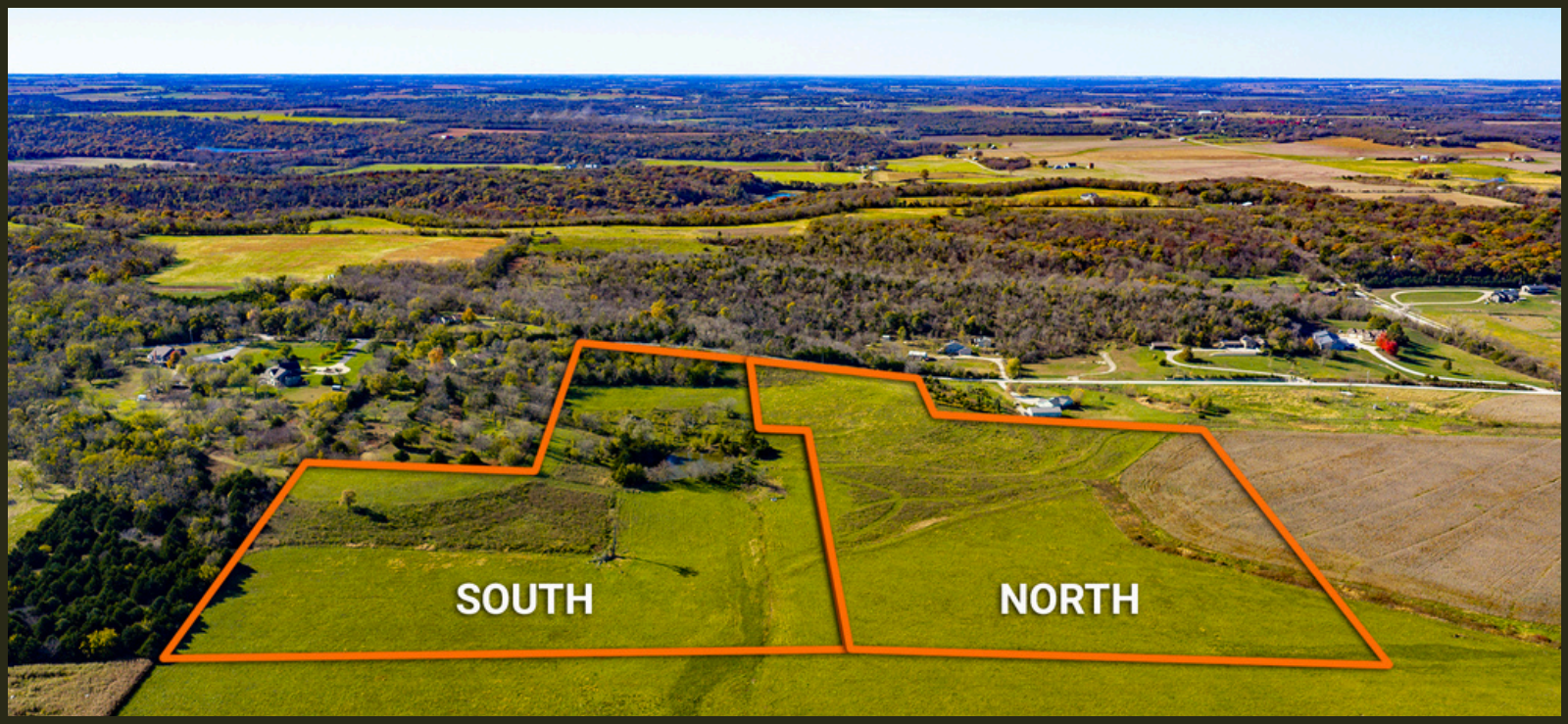
High View Hill North is 20+/- acres of open, rolling ground about 10 minutes from Lawrence, with views you rarely find this close to town. The land has 120 feet of elevation change, giving you several good home site locations that look out over the valley, and that slope opens up the potential for a walkout basement.

With no timber to clear and about 4 acres of tillable ground, the land is ready for a home, a shop, a big garden or a small food plot. If you've wanted a hobby farm or room to run a few head of livestock, there's space here to do it. Wildlife moves through the area from time to time, and we've seen deer and turkey nearby.

This is the kind of place where memories get made: taking in the view from the top of the hill on a clear evening, watching the seasons change across the valley, and pulling sleds back up that hill after the first good snow.

Getting there is easy, with only about a quarter mile of gravel road. You're close to Clinton Lake and have quick access to US-59 and the K-10 Bypass, so Lawrence, Topeka and the KC metro are all within reach. Acreage like this near Lawrence doesn't come up often. Come walk it and pick your building spot.

Zoned agricultural. Sale is subject to the survey being approved and recorded by Douglas County. Buyer to verify utilities, residential build permitting and driveway access. See Offer Instructions in Associated Documents before writing an offer.



PRESENTED BY:

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