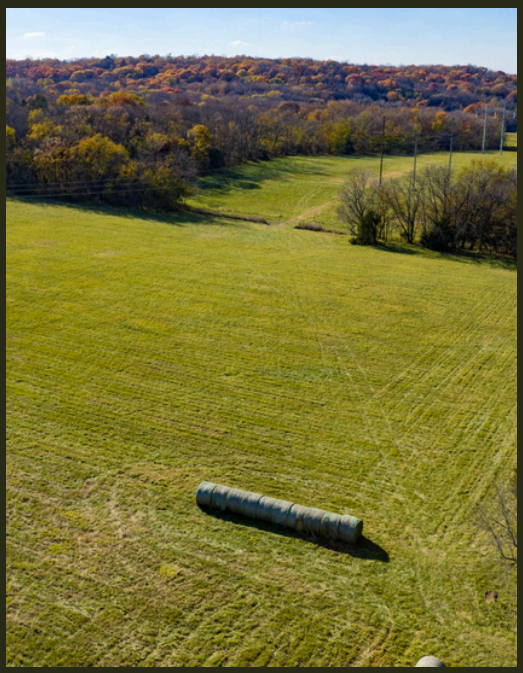
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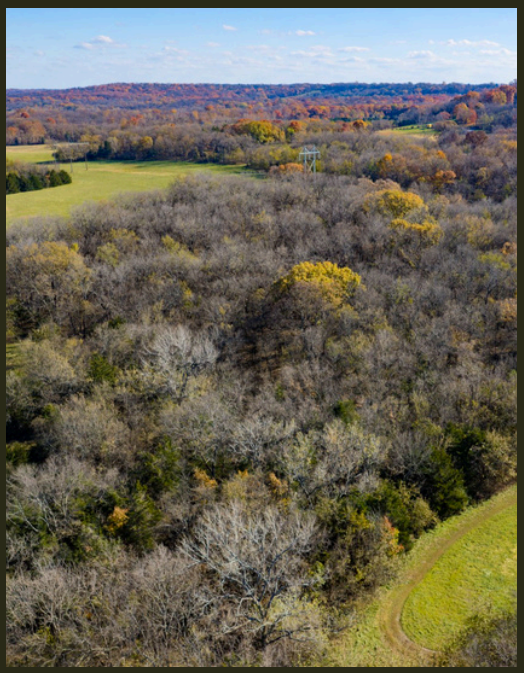
PALMYRA RIDGE

60+/- Acres

* VISUAL REFERENCE ONLY







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PALMYRA RIDGE

HECK

569 E 1700 Road, Baldwin City, KS 66006

(non-legal address - for reference only)

COUNTY: Douglas SIZE: 60+/- Acres

Hardwood timber, a meandering creek, a pond and views worth stopping for, all on hard-surface roads just minutes from Baldwin City and Lawrence. Palmyra Ridge is approximately 60 acres with about 70 feet of elevation change across the property and the kind of seclusion and privacy that is getting harder to find this close to town.

The property sits about 4 minutes north of Baldwin City and 56 Highway and 10 to 15 minutes south of Lawrence and K-10, with hard-surface roads the whole way. Quick access to 59 Highway, 56 Highway and K-10 puts the greater Kansas City area, Topeka and Ottawa all within an easy drive.

There are approximately 25 acres of heavy timber, with the balance in pasture and hay meadow. The creek meandering along the west property line and the small pond provide good opportunities for watering livestock and wildlife. That blend of timber, open ground and water also lends itself to the potential for good hunting.

Part of the property was farmed in the past, and that ground has real potential for vegetables or other crops. If you have been looking for a hobby farm, a place for 4-H projects, or room for a large garden, this one is worth a look.

The property is partially fenced with barbed wire and has some cross fencing. It is zoned AG-1 with no improvements, so whether you want to hunt, raise a few animals, put up hay, or possibly build down the road (subject to county approval), you get to decide what it becomes.

Timber, water, hard-surface roads and this kind of location do not come together very often in Douglas County. You are welcome to walk the property, or we would be glad to schedule a UTV tour.





PRESENTED BY:

Brian Pine

HECK

785-423-1220 Mobile

brian@heckrealestate.com



