HECK

High View Hill South

20+/- Acre Parcel







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

HIGH VIEW HILL SOUTH

HECK

856 E 1000 Road - Parcel 1, Lawrence, Kansas 66046

(non-legal address - for reference only)

COUNTY: Douglas SIZE: 20.05 Acres

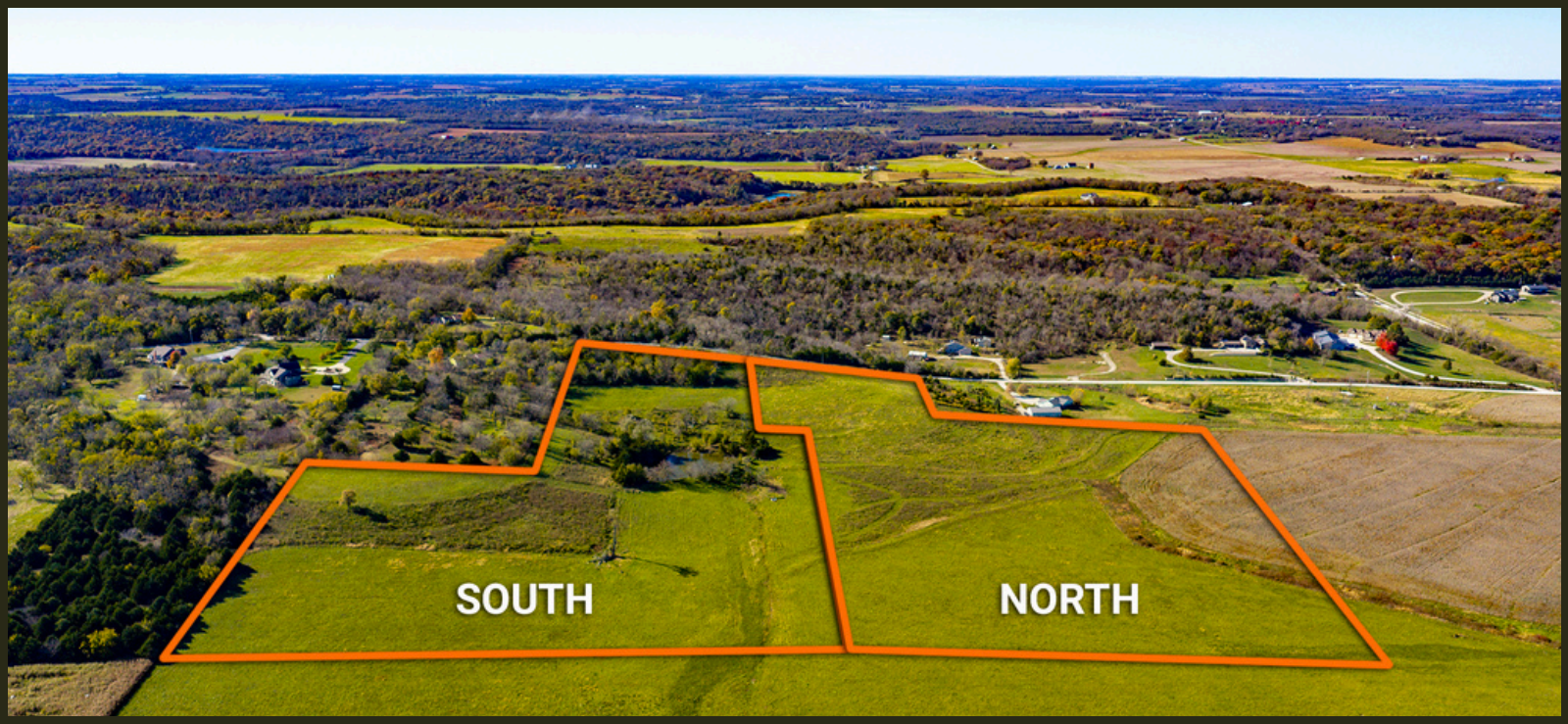
High View Hill South is 20+/- acres of rolling ground about 10 minutes from Lawrence, with views you rarely find this close to town. The land has 136 feet of elevation change, giving you several good home site locations that look out over the valley, and that slope opens up the potential for a walkout basement.

There's a stocked pond, approximately 18 acres of pasture and about 2 acres of timber. If you've wanted a hobby farm or need room for livestock, the grass and water are already here. Wildlife moves through from time to time, and we've seen deer and turkey on the property.

This is the kind of place where memories get made: fishing the pond on a summer evening, taking in the view from the top of the hill, and pulling sleds back up that same 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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