

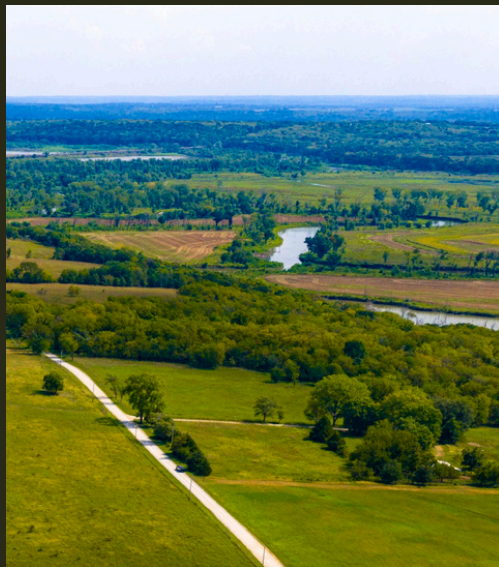


Stone Ridge Estates #14

12.66 Acre Parcel



*For Reference Only



STONE RIDGE ESTATES #14



135 N 1150 Road, Berryton, Kansas

(non-legal address - for reference only)

COUNTY: Douglas

SIZE: 12.66 +/- Acres

ASKING PRICE: \$175,000

Discover the privacy and beauty of Stone Ridge Estates Parcel 14, a 12.66-acre wooded tract located directly east of Stone Ridge Place, the home and 6.875-acre parcel offered separately. This acreage is bordered by Corps of Engineers ground along the south and east sides, creating a protected, secluded setting with abundant wildlife, mature trees, and exceptional recreational potential.

The land is almost entirely timber, offering natural privacy, hunting opportunities, and ideal cover for wildlife habitat. The property once held an old farmstead, and remnants of those early structures remain, adding character and a sense of history to the landscape. Parcel 14 would make an excellent home site or extension of the neighboring hobby farm property; however, the buyer will need to drill a new private well for water service.

A unique condition of sale applies: A contract on Parcel 14 will not be accepted until a contract has been executed on Stone Ridge Place (Parcel 13 - the home and 6.875 acres). Together, these two adjoining parcels create a rare opportunity to assemble nearly 20 acres of land with direct Corps of Engineers adjacency—perfect for those seeking seclusion, recreation, or long-term homestead potential.



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