



HECK

REAL ESTATE

Burr Oak Ranch

A Legacy Written Across The Land.

17688 Golden Road, Linwood, KS 66052

GOOD LAND. SMART MOVES. LASTING LEGACY

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A Ranch with Presence & Privacy

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Remarkable land, uncommon scale, and access to Kansas City.



Burr Oak Ranch brings together a substantial residence, indoor pool, venue barn, horse barn, pond, mature hardwood timber, and miles of trails across 255 private acres. The setting offers remarkable seclusion, recreation, and space to gather, all within reach of the Kansas City metro.

For those envisioning an even larger legacy, 152 adjoining acres are also available across Whispering Timbers, Amber Ridge, and Pecan Rise. Together, the properties create the potential for a 407-acre private holding with room for recreation, investment, estate development, or generations to come.

*Land to steward. Space to gather.
A legacy to carry forward.*



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Designed for Living at Scale



A HOME CREATED FOR GATHERING.



BUILT IN 2015



4 BEDROOMS



3.5 BATHROOMS



MAIN FLOOR
PRIMARY



THEATER
ROOM



4-CAR
GARAGE

Built by its current owner, a longtime builder, the residence reflects thoughtful construction and upgraded touches throughout. Vaulted ceilings and a striking stone fireplace anchor the great room, while multiple decks, patios, an all-season room, media room, and attached four-car garage create space for daily life and memorable gatherings.



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Restoring for What Comes Next

OPPORTUNITY TO MAKE
IT DISTINCTIVELY YOURS.

Following an attic fire, the home has been taken to the studs, re-sheetrocked, and trimmed.



NEW 50-YEAR
ROOF



NEW EXTERIOR
PAINT



NEW INTERIOR
PAINT



BUYER FINISH
ALLOWANCES



Allowances for the remaining finishes have been incorporated into the list price, giving the next owner the opportunity to personalize the home through their own selections and bring their vision to life.



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An Extension of The Home

The attached pool house, unaffected by the attic fire, centers on an indoor pool and hot tub with heated floors and a welcoming sitting area. Expansive glass sliding doors open to covered outdoor living with views across the pond and rolling meadow.

- Radiant Floor Heating
- Automatic Pool Cover
- Advanced Climate-Controlled System, Including Dehumidifier
- Walk-Out Patio

Indoor comfort opens
naturally to the landscape.



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CRAFTED from the Land



Built with lumber harvested on the property, the venue barn combines warmth, scale, and craftsmanship. A dance floor, mezzanine, and bridal suite with heated floors support private celebrations and offer potential for event or hospitality use.



- 60 x 38 Building
- Built in 2015
- Two Stories
- Bridal Suite
- Men's & Women's Restrooms
- Convertible to Residential Use
- Radiant Floor Heating in Women's Restroom, Ballroom, and Bridal Suite

*A distinctive gathering
place with meaningful
flexibility.*

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Purpose-Built. Beautifully Considered.



A refined horse barn designed for today - and what comes next.

The four-stall horse barn pairs thoughtful design with lasting versatility.

- Built in 2022 with 2,352 Sq Ft
- Vaulted Ceiling & Loft
- Turnout Corrals
- Radiant Floor Heat in the Tack Room
- 200-amp Electrical Service
- 12' x 48' Covered Area
- New Exterior Paint
- Designed for Potential Conversion to an ADU or Guest Quarters



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Rooted in the Land. Connected to What's Next.

Bordered to the south by the Kansas River, Burr Oak Ranch unfolds across mature hardwoods, pawpaw trees, wild blackberry thickets, wet-weather springs, and 140 feet of elevation change. More than three miles of trails invite exploration through thoughtfully enhanced deer and turkey habitat, while hard-surface road access keeps this private setting remarkably connected.

Near the I-70/K-10 corridor - and approximately 20 to 40 minutes from key Kansas City metro destinations - the ranch offers convenient access to Lawrence and KU, MCI Airport, the Legends district, Kansas Speedway, the planned Chiefs stadium district, and Panasonic Energy's De Soto facility.

Zoned RR-2.5, with 152 adjoining acres also available, Burr Oak Ranch offers a rare opportunity to expand the vision and shape a lasting private, recreational, or investment legacy.



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SCHEDULE A PRIVATE TOUR

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