

HECK LAND COMPANY
PRESENTS

KANWAKA HIDEAWAY

Lawrence, Douglas County, KS

42 +/- ACRES



HECK LAND
COMPANY

3200 Haskell, Suite 130, Lawrence, KS 66046 | 785.917.5700 | hecklandco.com





Kanwaka Hideaway

DISCOVER SERENITY: 42-ACRE RETREAT JUST TWO MILES WEST OF LAWRENCE, KS

733 Highway 40, Lawrence, Kansas*

Price: \$595,000 | County: Douglas | Acres: 42.8

Escape the ordinary and embrace the extraordinary on this exceptional 42-acre property nestled just 2 miles west of Lawrence, Kansas. An oasis of natural beauty and recreational possibilities, this pristine land boasts a unique topography, vast groves of mature hardwood trees, and a captivating multi-acre pond at its heart. Offering a harmonious blend of seclusion and convenience, this property is an ideal canvas for creating a private estate, an outdoor enthusiast's paradise, or a tranquil retreat.

PRIME LOCATION:

Located just off well-maintained hard-surfaced roads, this property offers the perfect balance of seclusion and accessibility. Enjoy the serene countryside while being conveniently close to modern urban amenities, including a large retail shopping area at 6th & Wakarusa Drive, Lawrence Memorial Hospital's beautiful West Campus and Kansas University's Rock Chalk Park, a multi-faceted recreation and sports complex. Notably, this property falls within the Lawrence Unified School District and is only minutes away from Clinton Lake Reservoir, where water-based recreational activities and scenic beauty abound. This property offers the best of both worlds: a serene rural retreat without compromising on modern conveniences.

NATURAL SPLENDOR:

The property's unique topography adds a layer of intrigue to the landscape, unveiling rolling hills, charming meadows, and captivating woodland areas. Acres of mature hardwood trees paint the scenery with their rich hues, creating an enchanting atmosphere that's both serene and captivating.

HUNTING HAVEN:

For those who relish the thrill of the hunt, this property presents an unparalleled opportunity. Abundant wildlife, including deer and turkey, inhabit the land, making it a prime location for hunting enthusiasts to immerse themselves in the rhythms of nature.

PICTURESQUE POND:

Central to the property's allure is a generously-sized, stocked pond complete with an island at its heart. Imagine fishing on lazy afternoons, picnicking on the shore, or simply basking in the tranquility of its reflective waters. The pond is not only a picturesque centerpiece but also a source of recreational delight.

ENDLESS POSSIBILITIES:

Whether you envision a secluded family estate or a recreational haven, this property offers a versatile canvas to bring your dreams to life. Create your own personal sanctuary, design a retreat center, or establish a hunting and fishing paradise that caters to outdoor enthusiasts.

SECLUDED SANCTUARY:

Privacy reigns supreme on this expansive property, creating an idyllic escape from the hustle and bustle of everyday life. The peaceful seclusion allows you to revel in the natural wonders that surround you, while still being conveniently located to nearby amenities.

TRAILS AND EXPLORATION:

A network of trails weaves through the wooded areas, inviting you to explore the depths of the property's natural beauty. Whether you're an avid hiker, nature lover, or simply seeking a peaceful stroll, these trails offer endless opportunities to connect with the land.

** Non-Legal Address, for Ease of Location Mapping Only*







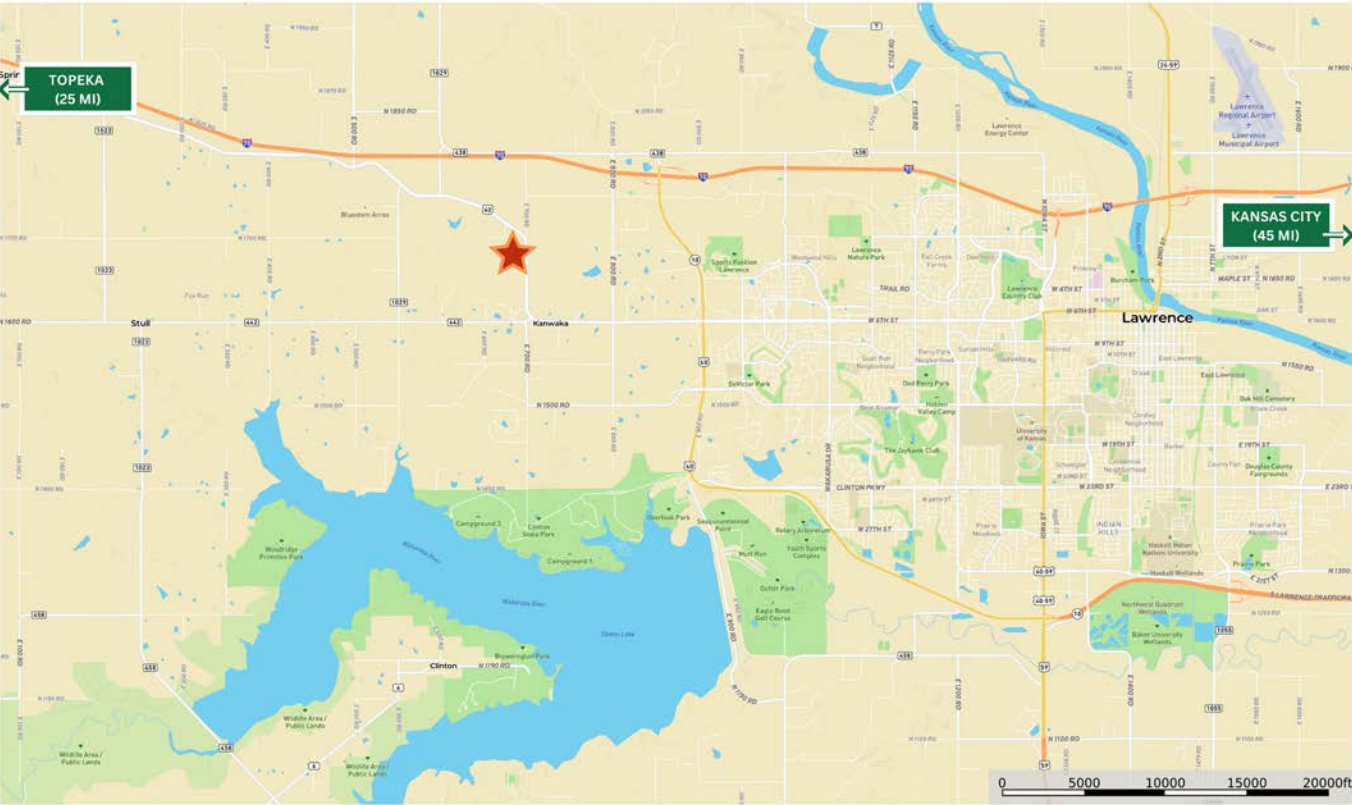
Topography Map



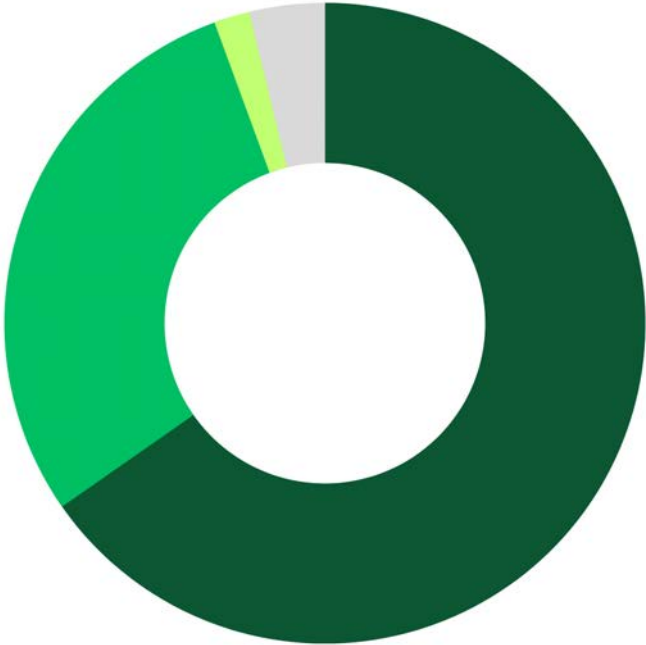
Flood Map



Area Map



Land Details



65.3% Forest 29.1% Grass / Pasture 1.8% Non-Cropland 3.8% Other



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Come home to your very own 42-acre haven just 2 miles west of Lawrence, KS, where nature's tranquility and boundless potential unite. With its distinctive topography, mature hardwood trees, hunting opportunities, and a captivating pond, this property invites you to create a life of serenity and adventure. Whether you're envisioning a private family estate or a recreational retreat, the possibilities are as vast as the landscape itself. Immerse yourself in a world of natural splendor, where dreams take root and the promise of an enriching, outdoor-focused lifestyle awaits.



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