



Stone Ridge Estates #10

35+/- Acre Parcel



STONE RIDGE ESTATES #10



146 N 1150 Road, Berryton, Kansas

(non-legal address - for reference only)

COUNTY: Douglas

SIZE: 35 +/- Acres

ASKING PRICE: \$245,000

Stone Ridge Estate Tract 10 offers 35+/- acres of native Kansas prairie with gentle, consistent topography and wide-open views. This tract provides excellent options for multiple home sites or a private rural retreat.

The land is primarily native grasses and sits at the end of a dead-end road that terminates at Corps of Engineers land, creating exceptional privacy and limited traffic. Corps ground borders the property along the eastern boundary, and additional Corps acreage sits directly across the county road to the south.

Recreational opportunities are abundant, with direct proximity to public land for hiking, hunting, wildlife viewing, and access to the Clinton Lake area. A private water well would be needed for residential use.

This parcel lies directly east of the Stone Ridge Ranch farmstead and is being offered alongside the two adjoining tracts. Seller will not accept a contract on Tract 10 until a contract is executed on the Stone Ridge Ranch parcel (Tract 9), ensuring those buyers have first option on additional acreage. Please reference the adjacent listings for buyers seeking a larger acreage assemblage.



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