

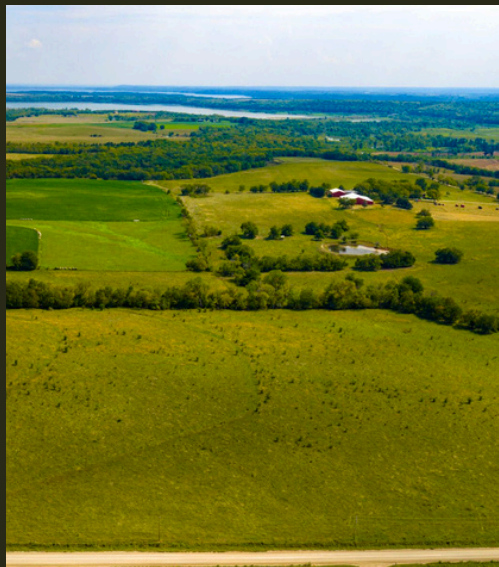


Stone Ridge Estates #6

20+/- Acre Parcel



*Visual Reference Only



STONE RIDGE ESTATES #6



1230 E 100 Road, Berryton, Kansas
(non-legal address - for reference only)

COUNTY: Douglas

SIZE: 20 +/- Acres

ASKING PRICE: \$230,000

Discover 20+/- acres of rolling pasture in Stone Ridge Estate Tract 6. This build site located near the NE corner E 100 Road and N 1150 Road on the west side of Clinton Lake features gentle topography changes and a draw of trees, creating multiple options for future homesites. Existing barbed-wire fencing is in place along portions of the boundary. The land offers a quiet rural setting with open views and usable terrain ideal for livestock, hobby farming, or a private build site. A rural water meter is available for the water source. Outdoor enthusiasts will appreciate that Clinton Lake and Corps of Engineers land sit less than one mile to the east, providing thousands of acres for recreation, hiking, and hunting. . Please reference the neighboring parcel to the south (Parcel 7) for a rare opportunity to add acreage.



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