



### LOT 4 ETHEL COURT, LAWRENCE, KANSAS 66044

**COUNTY:** Jefferson **SIZE:** 2.45 +/- Acres **ASKING PRICE:** \$81,900

Nestled within a rural subdivision just minutes from Lawrence, lies a charming parcel of land awaiting your vision. Spanning 2.45 acres, this lot at the intersection of 3rd & Wellman Road provides a great blend of tranquility and accessibility.

The paved roads leading to the lot ensure ease of access while preserving the idyllic rural ambiance. Envision your dream home taking shape amidst this canvas, with ample space to indulge in outdoor pursuits. Whether it's cultivating lush gardens, creating inviting outdoor recreation areas, or simply basking in the natural beauty of the surroundings, the possibilities are limitless.

Already equipped with essential utilities including water and electricity, this lot streamlines the building process, helping to make your vision a reality. Additionally, the thoughtful enhancements such as a water meter, culvert, and gravel drive further enhance the convenience and appeal of the property. With the groundwork already laid, including the initiation of a pond on the east side and the leveling of a pad site, your journey towards creating your rural haven has already begun.



PRESENTED BY:

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