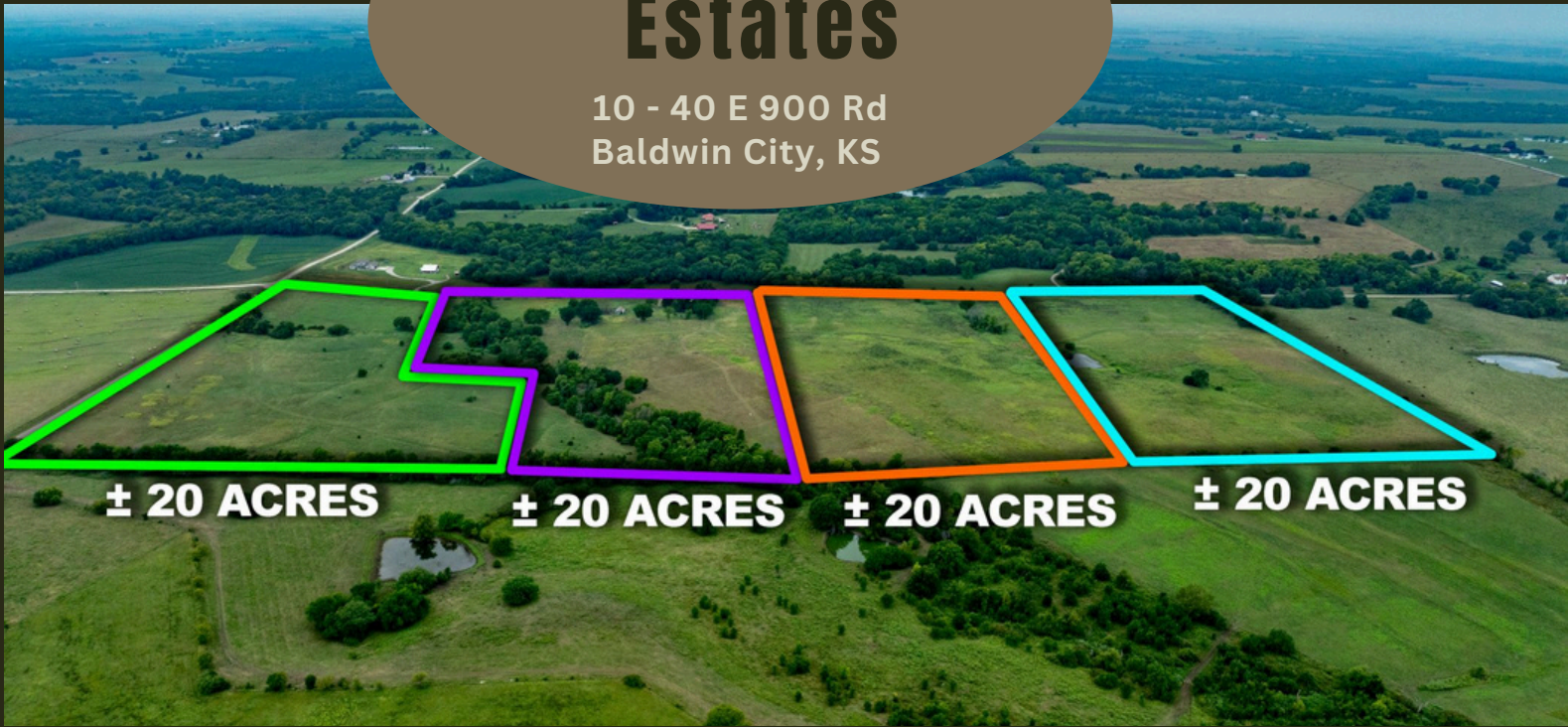


# HECK



## Willow Springs Estates

10 - 40 E 900 Rd  
Baldwin City, KS





# Willow Springs Estates

# HECK

Welcome to Willow Springs Estates, where your dream homesite awaits just southwest of Baldwin City, KS. Choose from four breathtaking 20-acre parcels, each offering a tranquil rural lifestyle surrounded by restored native prairies, perfect for pollinator habitats, migrating birds, and abundant wildlife. With several prime build sites, these tracts feature gently rolling terrain, expansive nature views, and scattered trees.

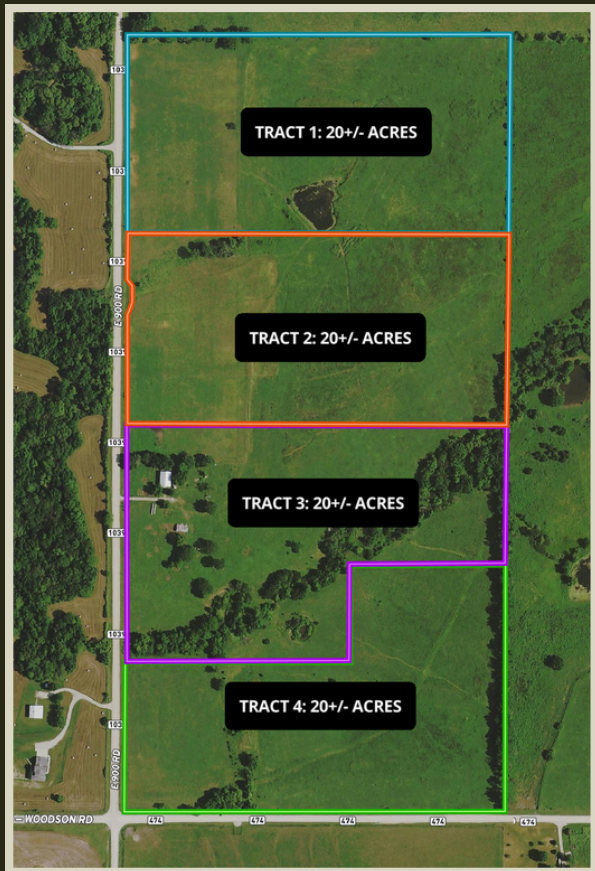
**Tract 1:** Boasts a picturesque pond.

**Tract 2 & Tract 4:** Showcase wide-open prairies.

**Tract 3:** Includes a rural water meter, an outbuilding and loafing shed with electricity, and a meandering creek.

The prairies are adorned with a rich variety of native grasses like big bluestem, switchgrass, and goldenrod, alongside vibrant wildflowers such as black-eyed Susan and wild bergamot. Bird enthusiasts will delight in observing migrating species like flycatchers, hummingbirds, hawks, and blue herons.

Embrace the beauty and serenity of Willow Springs Estates, where each parcel offers an exceptional retreat into nature.



Tract #	Address	Acreage	List Price
Tract 1	40 E 900 Road, Baldwin City, KS	20 +/- Acres	\$210,000
Tract 2	30 E 900 Road, Baldwin City, KS	20 +/- Acres	\$205,000
Tract 3	20 E 900 Road, Baldwin City, KS	20 +/- Acres	\$220,000
Tract 4	10 E 900 Road, Baldwin City, KS	20 +/- Acres	\$215,000

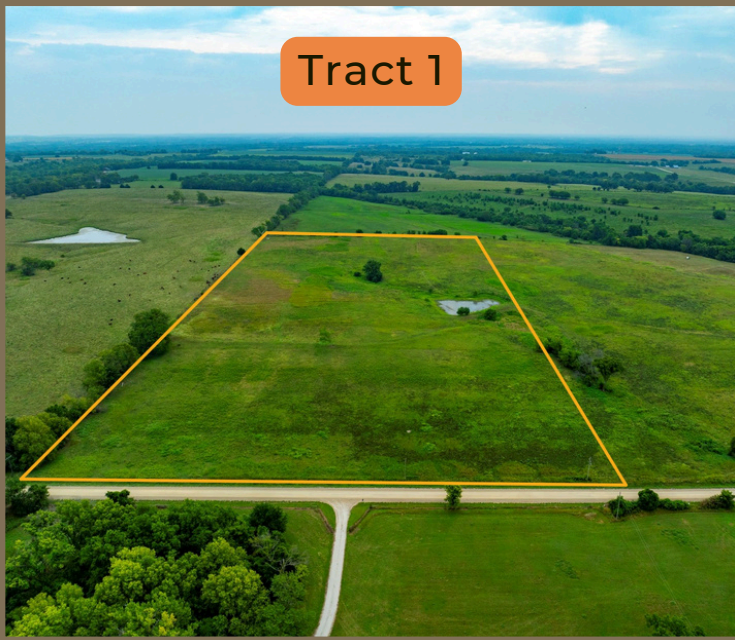




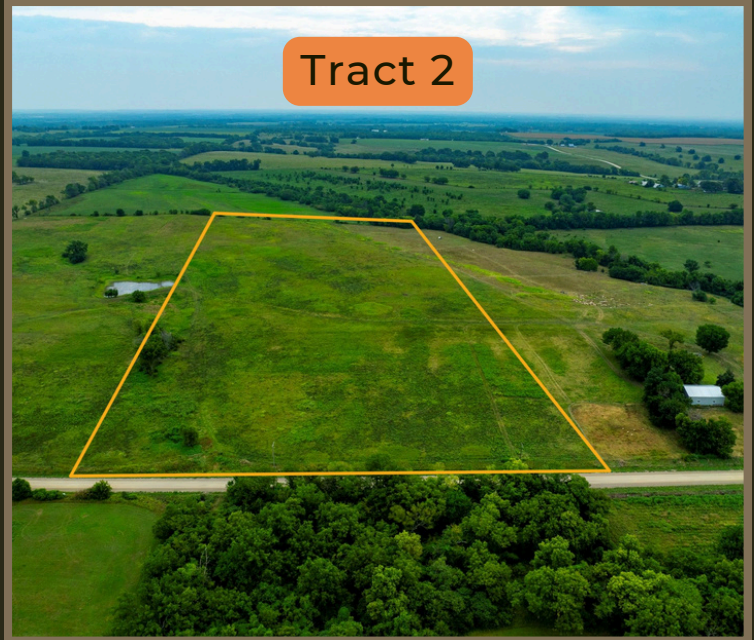
# HECK

# Willow Springs Estates

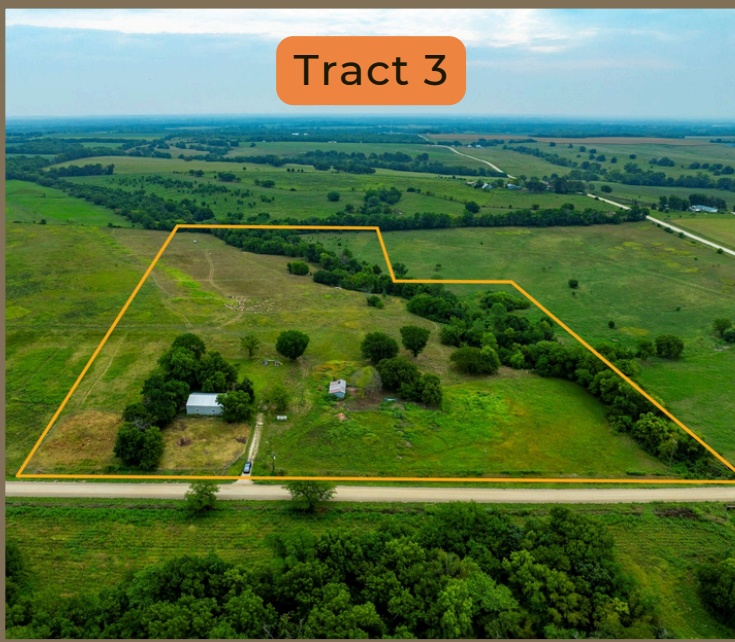
Tract 1



Tract 2



Tract 3



Tract 4



PRESENTED BY:

**Kelvin Heck**

**HECK**

785-917-5700 Office

785-865-6266 Mobile

Kelvin@heck.realestate



**heck.realestate**

3200 Haskell, Suite 130

Lawrence, KS 66046

785-917-5700