

# HECK

# TIMBER RIDGE RANCH



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0000 E 500 Road, Lawrence, KS 66047

**COUNTY:** Douglas | **SIZE:** 160 +/- Acres | **ASKING PRICE:** \$950,000

This expansive 160-acre property offers a perfect blend of hay ground, pasture, and timber, making it ideal for farming, ranching, or recreation. Located just south of Clinton Lake, the land features two serene ponds and new fencing on three sides. With a water meter already in place, the property is primed for a future home or agricultural use. The mix of timber and open spaces also provides excellent hunting opportunities, attracting wildlife to this scenic retreat. Whether you're looking for a productive agricultural property, a hunting haven, or a secluded escape, this versatile land offers it all.

Contact Brian Pine at 785-423-1220 with any questions or to schedule a showing.

**Directions:** Heading south from Lawrence on US-59, turn west onto N 1200 Rd. Continue onto E 1000 Rd for 3.3 mi, then E 850 Rd/N950 Rd for 3.3 mi. Turn south on E 550 Rd for 1.5 mi, then turn west onto N 800 Rd. After 0.5 mi, property will be at the northwest corner of the intersection.



PRESENTED BY:

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**HECK**

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