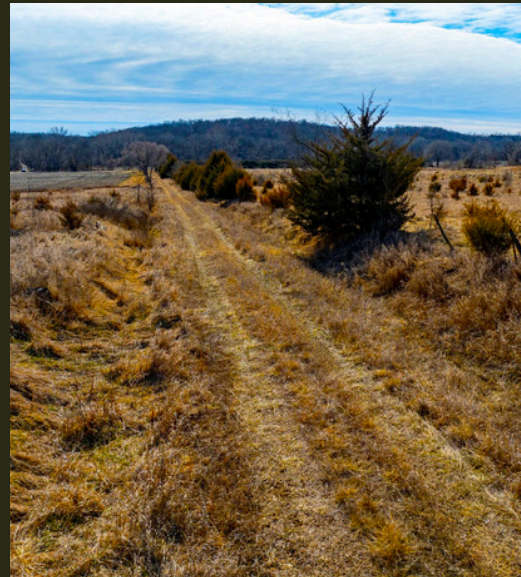


# HECK

ROLLING ACRES  
AT 1750 ROAD

± 55 ACRES



# ROLLING ACRES AT 1750 ROAD



1024 N 1750 Road, Lawrence, Kansas 66049

COUNTY: Douglas

SIZE: 55.66 +/- Acres

ASKING PRICE: \$495,000

## Versatile Land Near Lawrence - Tillable, Pasture, Timber, & Ponds

Discover the endless possibilities of this 55.66-acre property, where natural beauty meets investment potential. Featuring approximately 18 acres of tillable land, lush pasture ground, mature timber, and several ponds, this land is well-suited for farming, livestock, outdoor recreation, or future development.

Situated just outside the Lawrence city limits, this property combines the peaceful charm of rural living with the convenience of nearby city amenities. With sanitary sewer infrastructure already in place, this land presents a rare development opportunity upon future annexation.

The expansive acreage offers multiple options for a homesite, providing views of the rolling Kansas landscape. While a small portion of the property falls within the 100-year floodplain, the majority remains highly usable, ensuring plenty of space for agricultural operations, recreational activities, or custom development.

Whether you're seeking a productive farm, an investment in future growth, or a private retreat to enjoy nature, this versatile and well-positioned property is a one-of-a-kind opportunity. Don't miss your chance to own a prime piece of land in a sought-after location! Contact Kelvin at HECK today to schedule a showing.

Directions: From 6th & Queens Road, go north 1.5 miles, then east on N 1750 for 0.25 miles to property on north side of road. From N 1800 Road (Farmer's Turnpike), go south on E 1000 Road 0.5 miles, then east on N 1750 Road for 0.25 miles to property on north side of road.



PRESENTED BY:

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