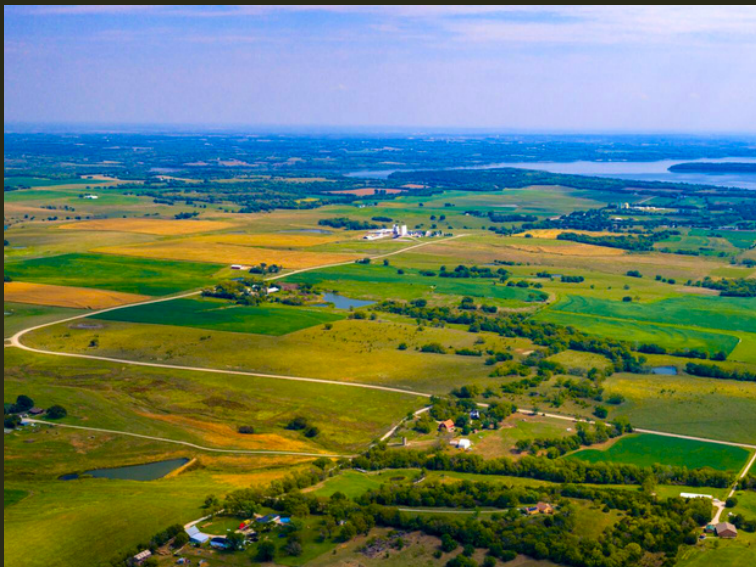




Stone Ridge Estates 1-3

20+/- Acre Parcels



STONE RIDGE ESTATES



Tract #	Address	County	Acres	Asking Price
1	105 N 1250 Road, Berryton, KS	Douglas	20 +/-	\$200,000
2	1200a E 100 Road, Berryton, KS	Douglas	20 +/-	\$220,000
3	1200b E 100 Road, Berryton, KS	Douglas	20 +/-	\$230,000

Welcome to Stone Ridge Estates, an exceptional offering of three 20 ± acre tracts west of Clinton Lake in Douglas County, Kansas. Located just 1.5 miles west of County Road 1023 and about 10 minutes from Bloomington Beach, these parcels combine privacy, scenery, and convenience—only 20 minutes to both Lawrence and Topeka, and roughly an hour from Kansas City International Airport.

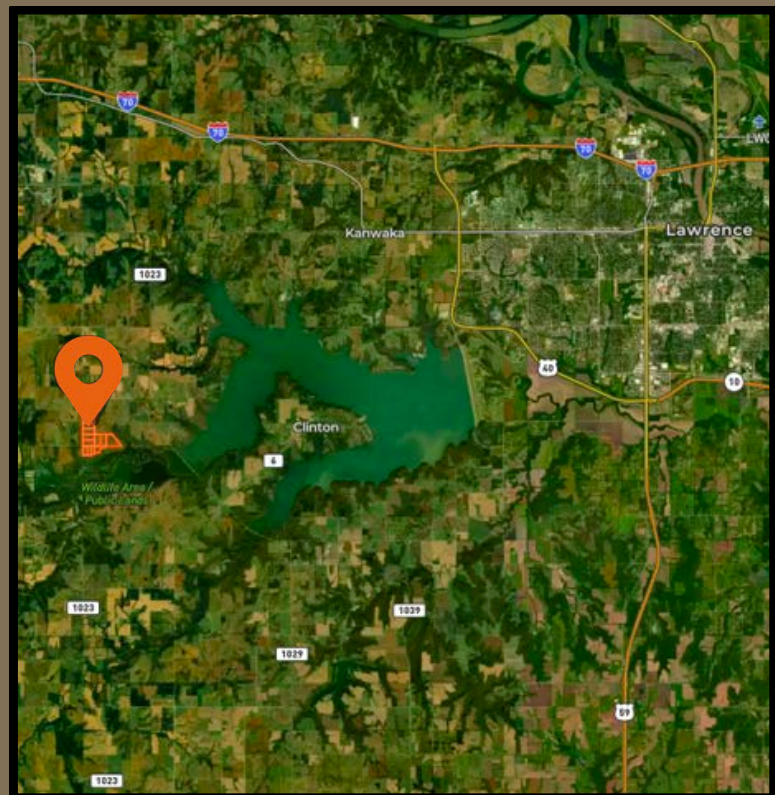
Each tract features rolling terrain, open meadows, and wide views of the countryside. Rural water meters are currently available for all parcels (buyers should verify with Douglas County Rural Water District No. 3). Tract 3 includes its own installed water meter, two small ponds, and contour changes that frames ideal build sites overlooking the water and surrounding hillsides.

Tracts 1 and 2, positioned along the north end of Stone Ridge Estates, showcase graceful elevation changes and open ground that's perfect for custom homes, 4-H projects, or a hobby farm.

If purchased together, they form an outstanding 40 - 60 ± acre option for buyers seeking additional space for family or a larger rural estate.

All tracts are partially fenced and situated within a mile of U.S. Army Corps of Engineers property around Clinton Lake, offering nearby access to public recreation, hunting, and wildlife habitat. The area includes boat ramps, the Kansas Sailing Association, and multiple campgrounds, adding year-round opportunities for outdoor activity.

Several internet options—including Starlink—are available. With reliable county-maintained roads, easy access to K-10 and I-70, and outstanding natural beauty, Stone Ridge Estates offers the perfect balance of space, convenience, and lasting Kansas appeal.



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