

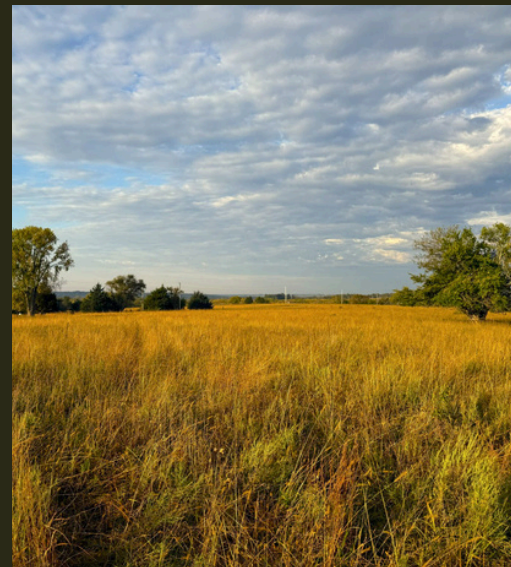
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Stone Ridge Estates #8

20+/- Acre Parcel



*For Reference Only



STONE RIDGE ESTATES #8



134 N 1150 Road, Berryton, Kansas

(non-legal address - for reference only)

COUNTY: Douglas

SIZE: 20 +/- Acres

ASKING PRICE: \$175,000

Discover 20+/- acres of rolling pasture in Stone Ridge Estate Tract 8. This property features gentle topography changes, scattered trees, and a pond, creating multiple options for future homesites. Existing barbed-wire fencing is in place along portions of the boundary.

The land offers a quiet rural setting with open views and usable terrain ideal for livestock, hobby farming, or a private build site. A water well would need to be drilled for a water source. Outdoor enthusiasts will appreciate that Clinton Lake and Corps of Engineers land sit less than one mile to the east, providing thousands of acres for recreation, hiking, and hunting.

This tract is directly west of the Stone Ridge Ranch farmstead and is offered for sale alongside additional adjoining acreage. Seller will not accept a contract on Tract 8 until a contract is executed on the central Stone Ridge Ranch parcel (Tract 9), allowing those buyers first option on adjoining land. Please reference the neighboring parcels for a rare opportunity to add acreage.



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