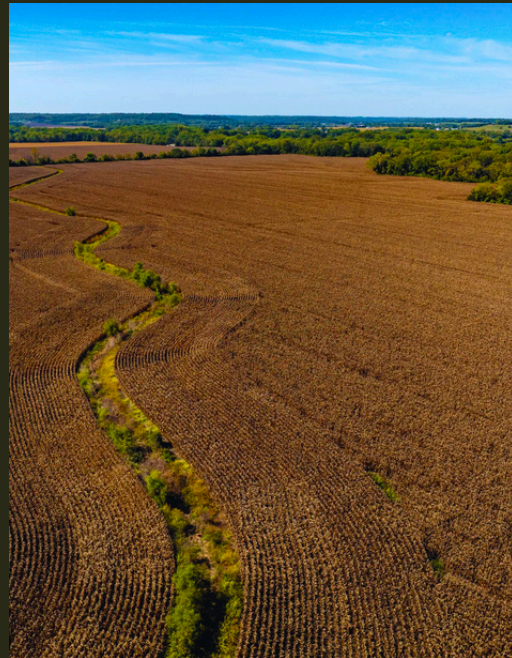


HECK

CREEKBEND FARM

DOUGLAS COUNTY, KS



CREEKBEND FARM

HECK

COUNTY: Douglas | SIZE: 124 +/- Acres | ASKING PRICE: \$776,000

0000 E 1135 Road, Lawrence, Kansas 66047

Outstanding chance to own 124± acres of productive bottom ground at **Creekbend Farm**, located just southwest of Lawrence, Kansas. This property offers a balanced mix of agricultural capability, outdoor appeal, and convenient access to town, with a hard-surface road along the frontage.

The land is largely flat and open, with Wabash and Reading soils known in Douglas County for consistent crop potential. A cash lease is in place for the 2026 crop year, providing dependable rental income and a straightforward transition for the next owner.

A scenic creek forms the entire west boundary of the property. Mature hardwood trees line the banks, creating natural cover, shaded corridors, and favorable habitat for wildlife. Evidence of strong deer presence is visible throughout the creek corridor. The combination of open fields and wooded edges offers opportunities for hunting, wildlife observation, hiking, and general outdoor use.

As is typical for productive creek-bottom acreage, portions of the property lie within the floodplain, yet the ground has a history of agricultural use and continued functionality. Its proximity to Lawrence allows for easy access to services while maintaining the quiet, open landscape characteristic of rural settings.

Whether suited for an addition to a farming operation, an income-producing land holding, or a property with meaningful recreational features, **Creekbend Farm** presents a versatile and well-located option in a sought-after area.



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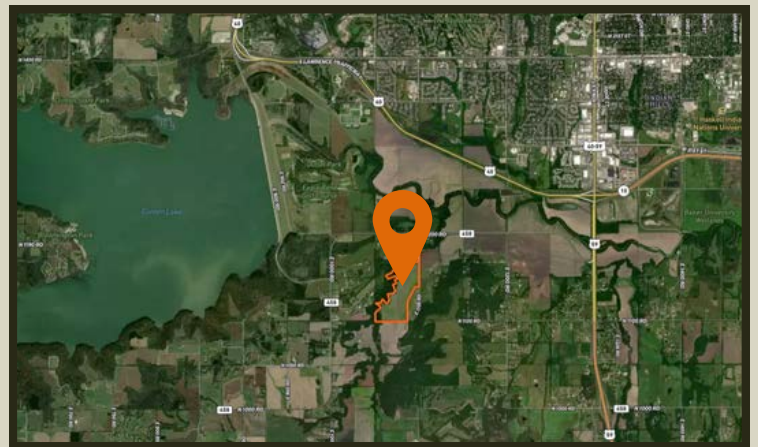
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