

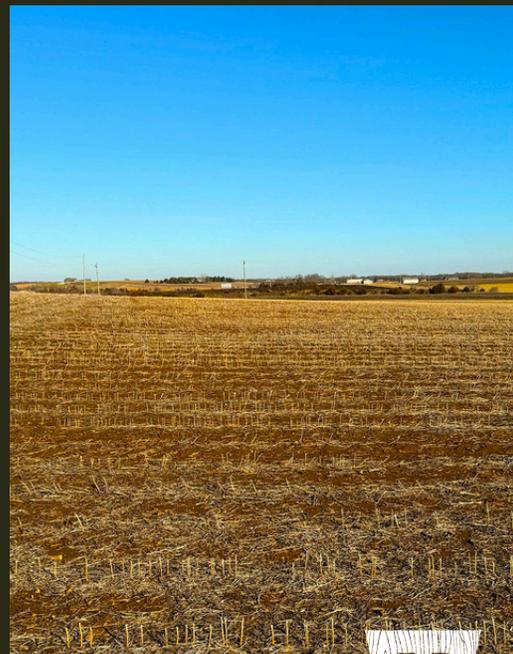
HECK

Prairie Crest Vista

645 N 900 RD, LAWRENCE, KS

± 11.5 ACRES

*Visual Reference Only



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COUNTY: Douglas | SIZE: 11.5 +/- Acres | ASKING PRICE: \$240,000

Prairie Crest Vista is an 11.5± acre tract located just south of Clinton Lake in Douglas County, Kansas, offering gently rolling terrain, open tillable ground, and a mature tree line along the eastern boundary for privacy and natural screening. The land slopes gradually east to west, providing multiple attractive building sites while remaining easy to develop and manage.

The property is well suited for a rural homesite, hobby farm, pasture, or continued agricultural use. Electricity is nearby, access is provided by a maintained county gravel road, and rural water service may be available through the local district (buyer to verify). Buyer to verify septic suitability.

Conveniently located, Lawrence is about 15 minutes north, Baldwin City 20 minutes east, and Ottawa roughly 30 minutes south. Clinton Lake is only minutes away, offering boating, trails, fishing, and public recreation areas. The surrounding area remains quiet and agricultural in character, with light traffic and widely spaced neighboring properties.

The tract is part of a small group of parcels governed by reasonable protective covenants designed to preserve rural character and property values while allowing livestock, agriculture, and outbuildings. A neighboring 20± acre parcel is available, offering the opportunity for additional acreage.

Prairie Crest Vista provides buyers the freedom to shape the property to their own vision, whether for a future home, agricultural use, or investment. With continued demand for small tracts near Clinton Lake and Lawrence, the property stands out as a flexible and well-positioned opportunity.



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