



# Twin Ridge Heights West Lot #17



**1937 E 850 ROAD, LECOMPTON, KANSAS 66050**

**COUNTY:** Douglas **SIZE:** 5+/- Acres

**ASKING PRICE:** \$175,000

Discover the peace and beauty of country living just minutes from town! Lot #17 in the desirable Twin Ridge Heights West Subdivision offers 5 scenic acres of rolling land located only 7 minutes north of Lawrence. This quiet, well-kept rural neighborhood provides the perfect balance of open space and convenience.

The property features native Kansas grasses and forbs that create a natural prairie setting, bordered by a mature timber line along the west side for added privacy and visual appeal. The gentle slope from east to west provides excellent building options and a beautiful setting for your new home.

A water meter has already been installed, offering convenience and cost savings as you prepare to build. While there is no homeowners association, simple protective covenants help preserve the quality and character of the neighborhood.

With its peaceful surroundings, easy access to Lawrence, and ready-to-build features, this property presents a rare opportunity to enjoy rural living in a well-maintained and welcoming community.

**DIRECTIONS:** Head NW on Hwy 10 West past the Farmer's Turnpike. Turn east onto N 1800 Road for ½ mile. Turn north onto E 900 Road for ½ mile then west onto N 1850 Road for ½ mile. Turn north onto E 850 Road. In 0.4 miles turn north to continue on E 850 Road. Continue 0.7 miles to the property on the west side of the road.



PRESENTED BY:

**Dana Baker**

**HECK**

913-244-3527 Mobile

785-917-5700 Office

Dana@heckrealestate.com

