



P R E S E N T I N G

# MEADOWLARK HILL

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22 +/- ACRE PARCEL

3 BED / 3 BATH RANCH HOME

DETACHED GARAGE / WORKSHOP

## Country Living at Its Finest – 22 Acres Just West of Lawrence, Kansas

Welcome to Meadowlark Hill, a charming three-bedroom, three-bath ranch home nestled on over 22 acres of scenic countryside just west of Lawrence, Kansas. With convenient access to both Lawrence and Topeka, this property offers the perfect blend of rural tranquility and modern practicality.

The home features a classic ranch layout with spacious living areas full of potential for personalization. The main level includes a cozy dining area and a well-equipped kitchen with pantry storage. Each bedroom boasts ample closet space, and the primary suite features its own private bath. Downstairs, an unfinished walkout basement invites your vision—create a guest suite, home office, or additional living area tailored to your needs.

Step outside to take in one of the property's highlights: a wrap-around deck with stunning views of the surrounding landscape, including mature trees, rolling hills, and a private, fully-stocked pond. Whether you're sipping coffee at sunrise or enjoying a summer evening under the stars, this outdoor space is designed for peaceful moments and gatherings alike.

The land itself is a haven for nature lovers and hobbyists. With a mix of open pasture and wooded areas, there's room for gardening, raising animals, or simply enjoying the beauty of wide-open space. The large pond adds to the charm—perfect for fishing, relaxing, or making family memories.

For those who need room to work or store equipment, the oversized detached shop and garage is a huge plus. Ideal for hobbyists, business owners, or anyone with tools and toys, this sturdy outbuilding offers flexible space for storage, projects, or creative pursuits.

What makes Meadowlark Hill truly special is its location—just minutes from Lawrence, a vibrant university town known for its culture, community, and history. Whether you're looking for a private homestead, recreational retreat, or property with space to grow, this 22-acre gem offers it all.

# HECK



785-917-5700



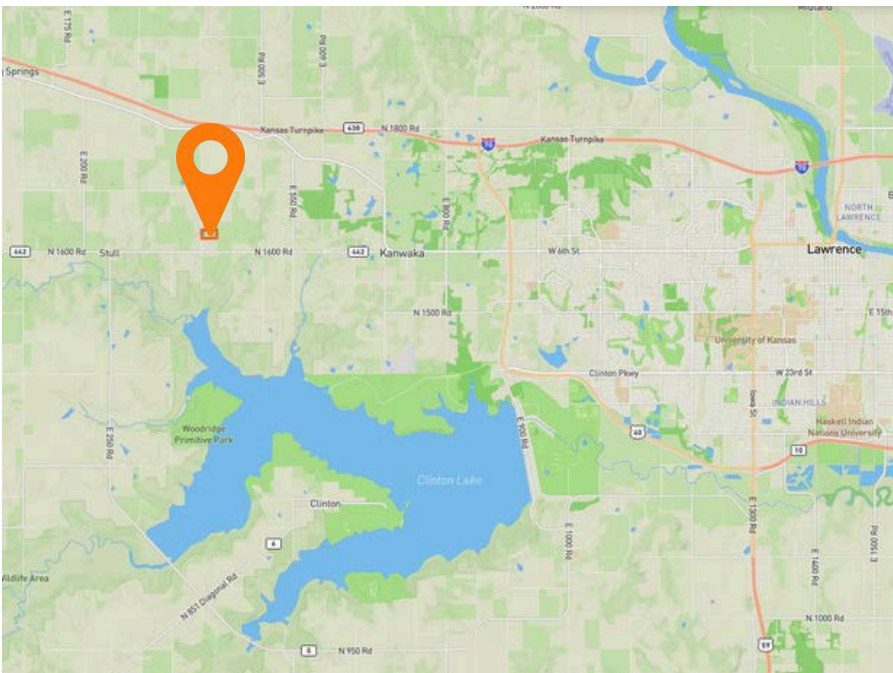
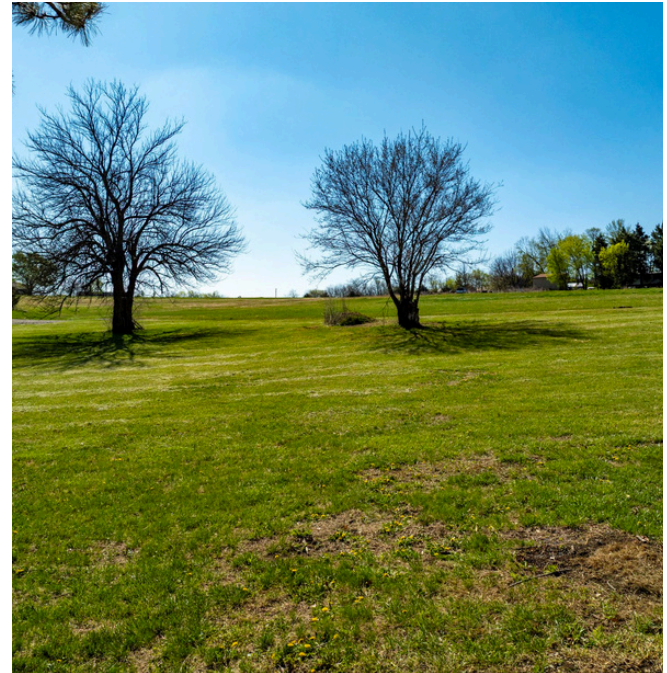
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