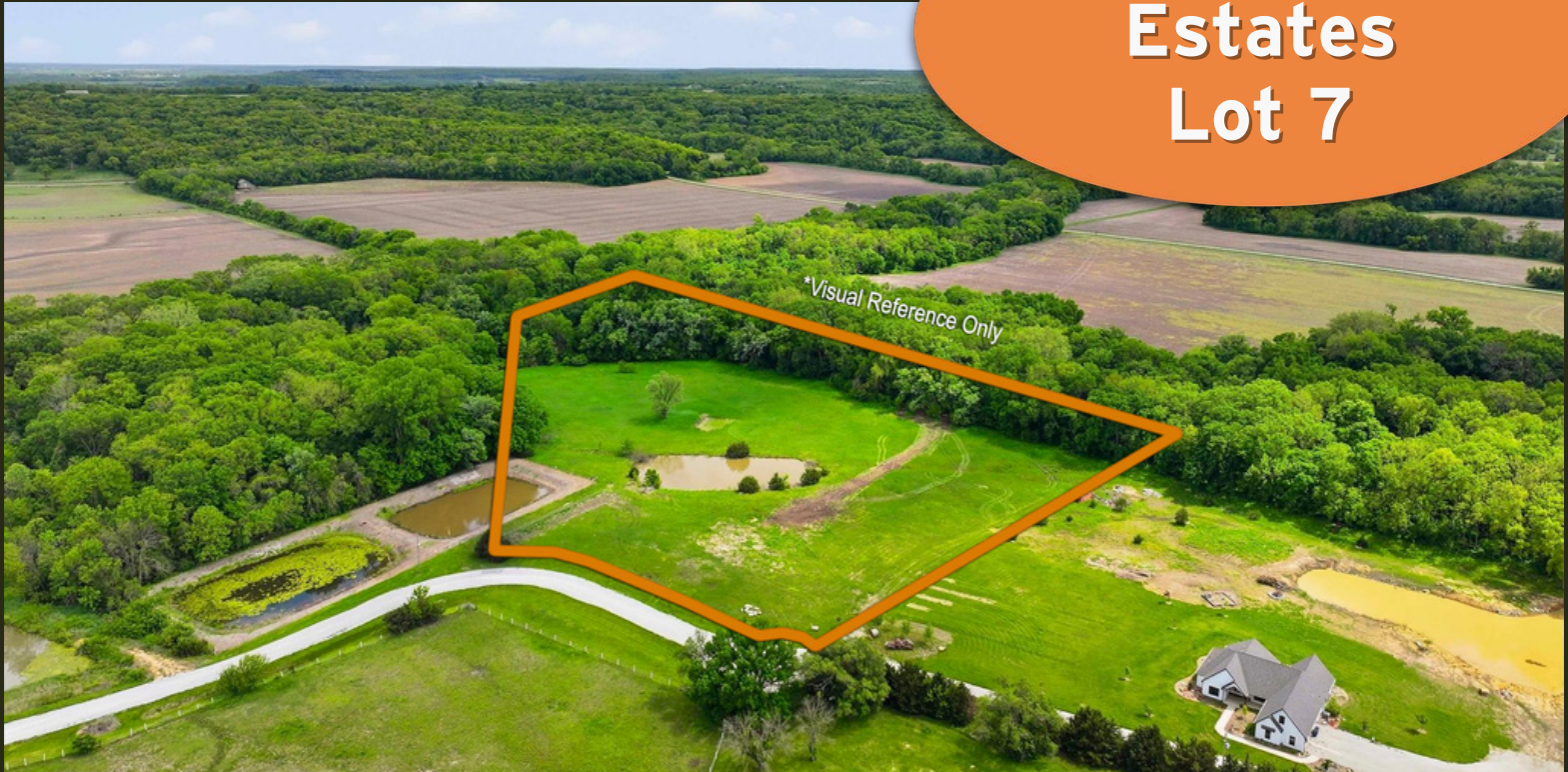




Rancho Verde Estates Lot 7



1100 E 1033RD ROAD, LAWRENCE, KS 66047

COUNTY: Douglas **SIZE:** 9.1 Acres

ASKING PRICE: \$187,500

Peaceful 9.10-acre setting just south of Lawrence offers the ideal spot for your new home with Clinton Lake's recreation less than 2 miles away.

This buildable, open parcel makes construction straightforward, while tree lines along the east and south boundaries provide natural privacy and a scenic backdrop. A pretty pond sits near the center of the property and Washington Creek touches the southeastern corner, adding water features and attracting wildlife.

Hard-surfaced road access and an existing water meter are already in place, so key infrastructure is ready to go. Enjoy the feel of country living with quick trips to town, plus nearby opportunities for boating, fishing, hiking, camping, and other outdoor activities at Clinton Lake and Clinton State Park.

Whether you are planning a custom home, hobby farm, or weekend retreat, this rare south-of-Lawrence acreage checks all the boxes.

DIRECTIONS:

Head south on 59 Hwy out of Lawrence and turn west on 458 Hwy / N 1200 Road. Continue west and then curve south on 458 to N 1116 Rd. Turn east on 1116 Road. Continue to E 1033 Rd. Turn south on E 1033 Road. Continue to property on the south side of the road.



PRESENTED BY:

Dana Baker
HECK

913-244-3527 Mobile
785-917-5700 Office
Dana@heckrealestate.com



heck.realestate | 3200 Haskell, Suite 130, Lawrence, KS 66046