



# Willow Springs Reserve #1

23.15 Acre Parcel



\*Visual Reference Only



# WILLOW SPRINGS RESERVE #1

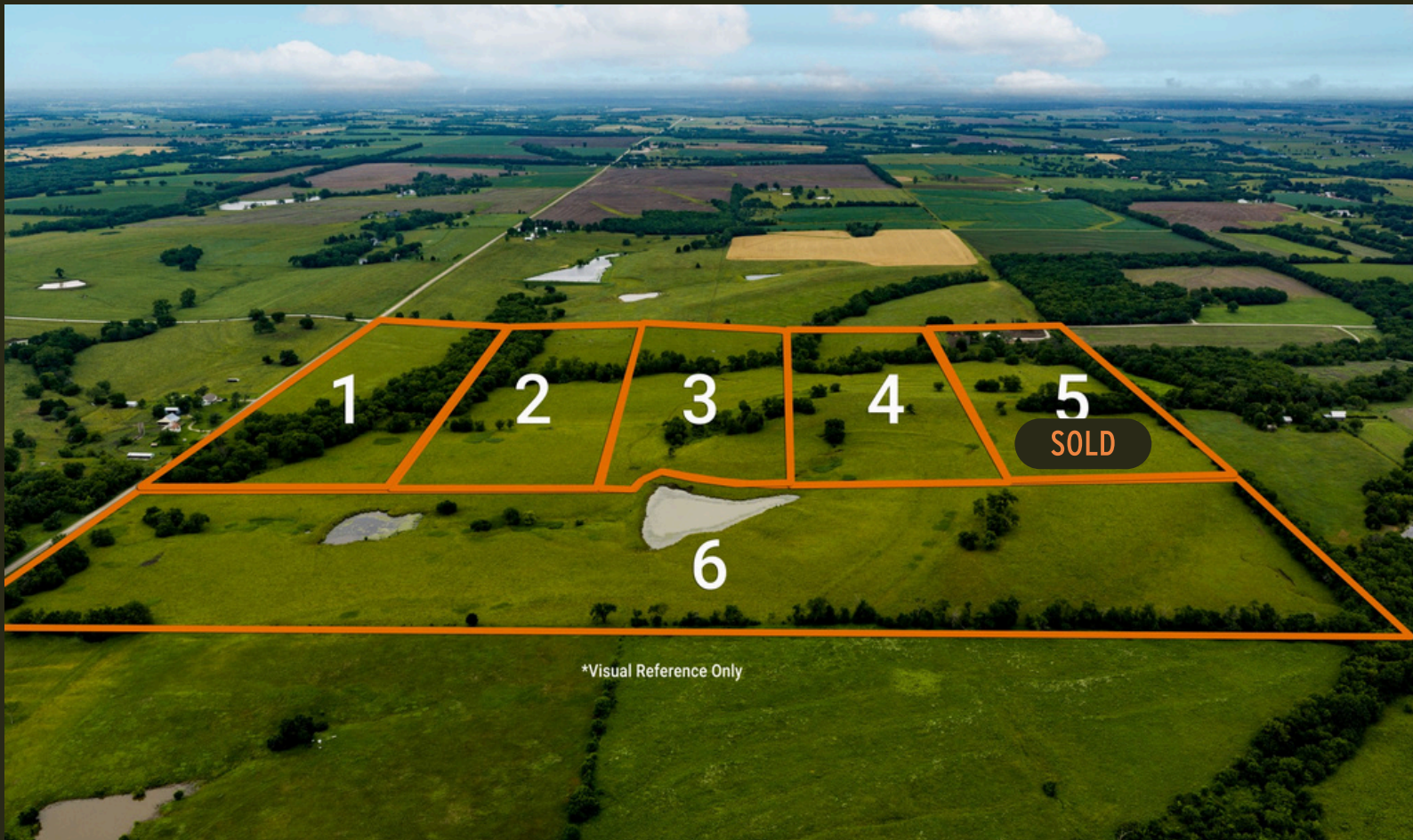


905 N 100 Road, Baldwin City, Kansas 66006

(non-legal address - for reference only)

COUNTY: Douglas SIZE: 23.15 Acres

Willow Springs Reserve - Parcel 1 offers approximately 23 ac +/- in a prime corner location with road frontage on two sides and a rural water meter already purchased to transfer with the property. This parcel features a timbered draw with a seasonal/intermittent creek channel, creating a beautiful backdrop and natural travel corridor for both deer and turkey. Elevation changes, mature trees, and a mix of open ground and cover give you multiple build site options, from a tucked-away homesite in the trees to a more prominent spot near the corner for easy access. Existing barbed-wire partial fencing and the combination of homesite, hobby-farm potential, and on-site hunting make this a standout piece within Willow Springs Reserve.



PRESENTED BY:

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