



# Willow Springs Reserve #6

45.34 Acre Parcel



# WILLOW SPRINGS RESERVE #6

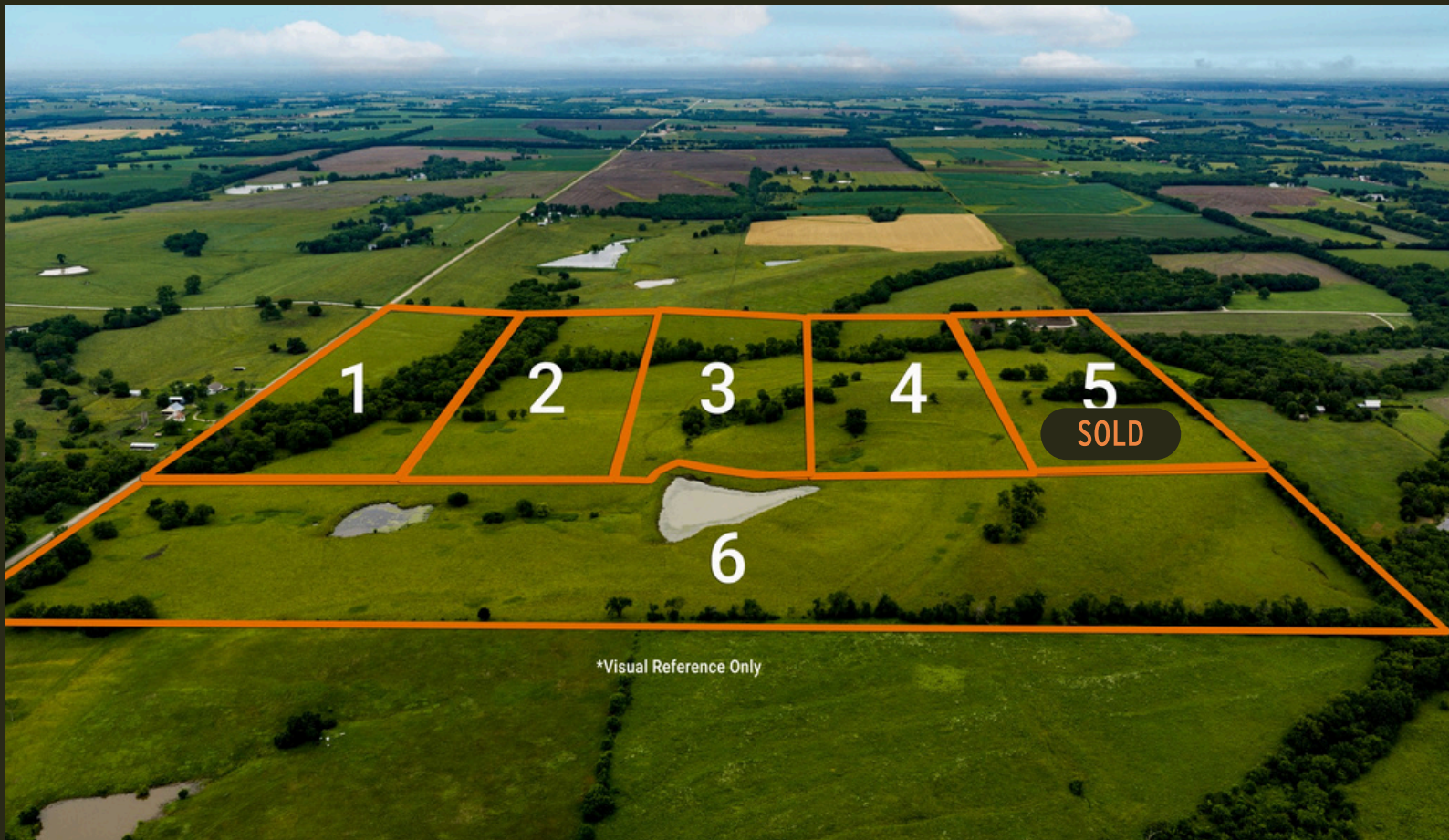


**58 E 900 Road, Baldwin City, Kansas 66006**

(non-legal address - for reference only)

**COUNTY: Douglas    SIZE: 45.34 Acres**

Willow Springs Reserve - Parcel 6 contains approximately 45 ac +/- highlighted by two ponds, scattered timber, and rolling pasture, plus a rural water meter already purchased to transfer with the property. Timber along the east, west, and south boundaries combines with the water and elevation changes to create excellent edge habitat and natural travel corridors for both deer and turkey. The property rises in elevation as you move east, offering several attractive build sites with views back over the ponds and surrounding countryside. With partial perimeter fencing in place on much of the boundary, ample open ground for grazing or hay, and year-round recreational appeal, Parcel 6 is well suited for a small farm, country estate, or multi-use hunting and fishing retreat within Willow Springs Reserve.



PRESENTED BY:

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