

MIDWEST LAND GROUP PRESENTS

9.7 ACRES IN

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# DOUGLAS COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# DOUGLAS COUNTY WOODED BUILD SITE CLOSE TO LAWRENCE

This amazing 9.67 +/- acre property sits just 10 minutes from Lawrence, Kansas! It sets up great for a home-build site and has incredible recreational and hunting opportunities. Access to the property is along a well-maintained gravel road with water and electricity close by. Clear a driveway and wind back into the woods to build your dream home. This property is heavily wooded with mature trees and even has a small creek running through it. The woods are home to many deer trails and

provide the ability to watch the wildlife or hunt out your back door. You could even clear some of your own paths and create additional recreational fun for riding four-wheelers or UTVs.

Opportunities at build lots this close to Lawrence don't pop up like this very often. Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.





# PROPERTY FEATURES

PRICE: **\$197,000** | COUNTY: **DOUGLAS** | STATE: **KANSAS** | ACRES: **9.7**

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- Well-maintained gravel road access
- Quiet and secluded
- Utilities close by
- Beautiful woods
- Small creek
- Deer trails
- 10 minutes to Lawrence
- 45 minutes to Overland Park
- 1 hour to Kansas City International Airport





# WELL-MAINTAINED GRAVEL ROAD ACCESS

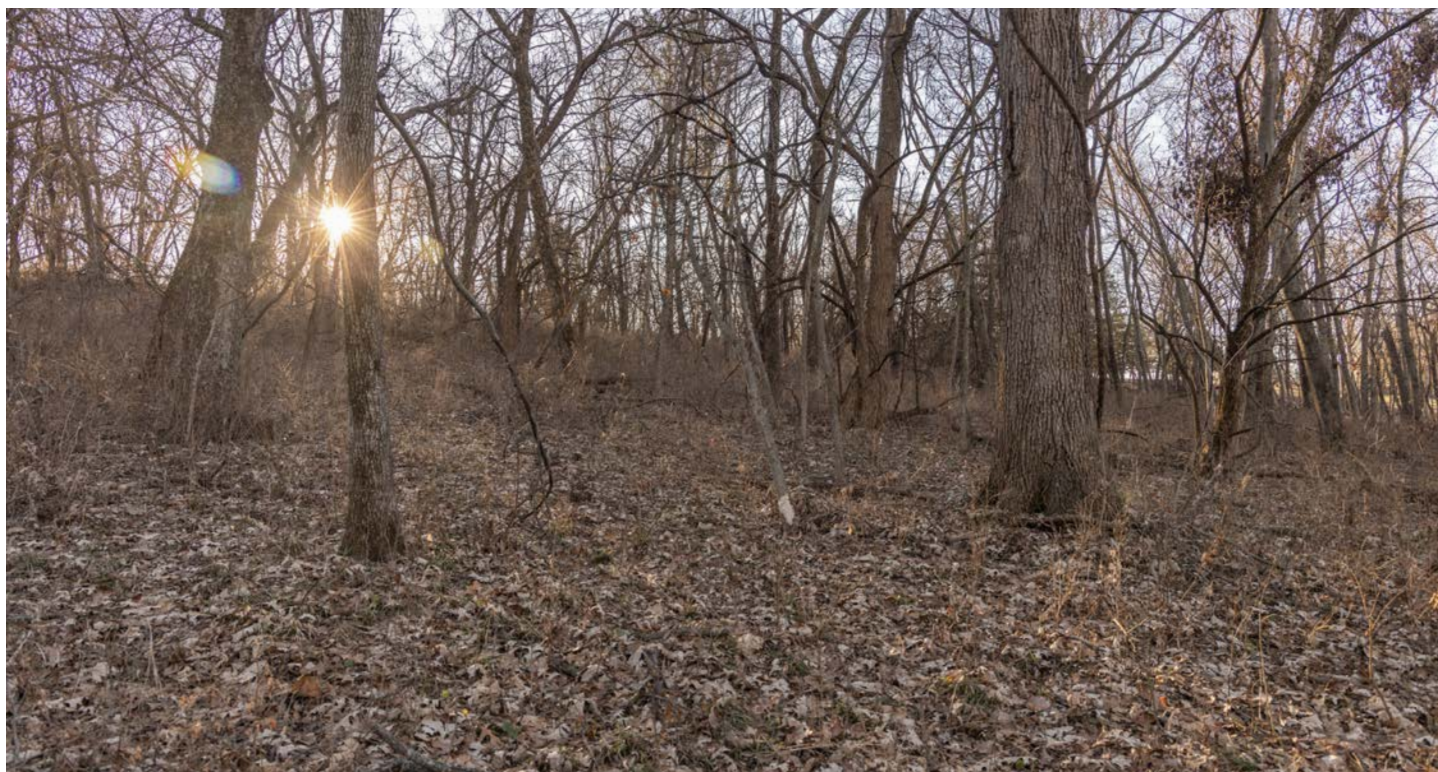
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## QUIET AND SECLUDED

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## UTILITIES CLOSE BY

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# BEAUTIFUL WOODS

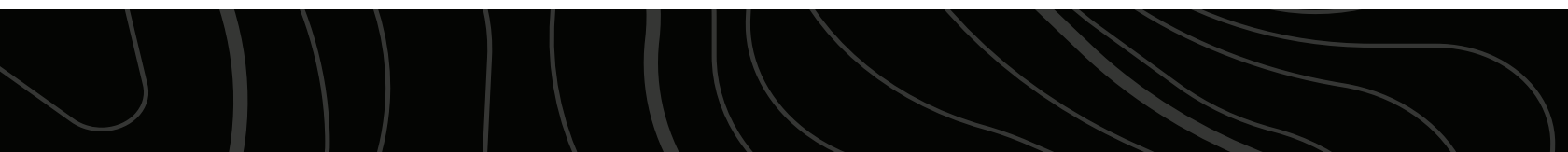
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# SMALL CREEK + DEER TRAILS

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# ADDITIONAL PHOTOS

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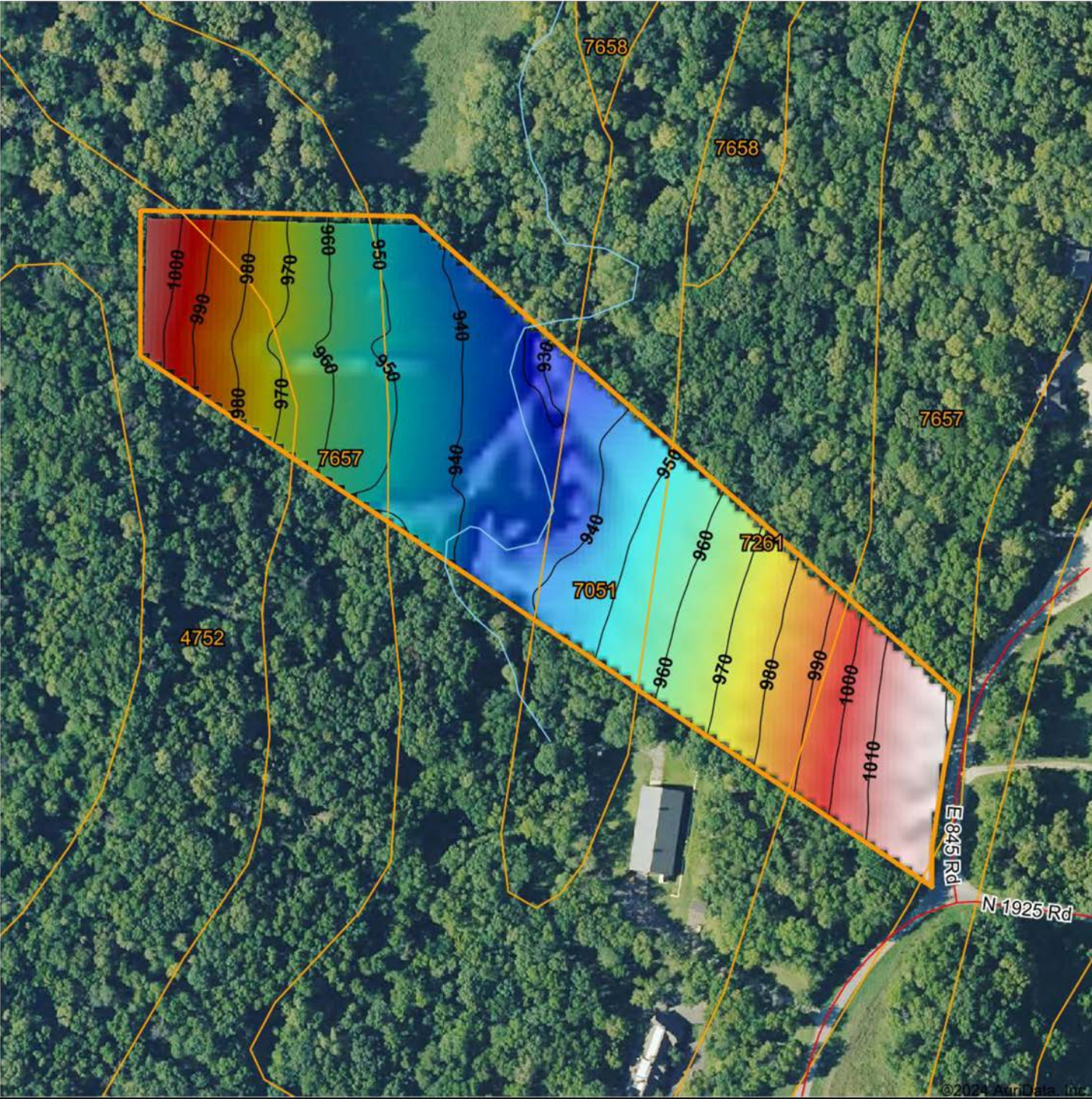








# HILLSHADE MAP



Low Elevation High



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 3 meter dem  
 Interval(ft): 10  
 Min: 926.6  
 Max: 1,020.2  
 Range: 93.6  
 Average: 964.1  
 Standard Deviation: 24.9 ft

0ft 222ft 444ft



2/2/2024

7-12S-19E  
 Douglas County  
 Kansas

Boundary Center: 39° 1' 15.18, -95° 20' 49.8



# OVERVIEW MAP





# AGENT CONTACT

Skyler Wirsig is a seasoned steward of the land with a firm focus on developing and managing agricultural properties. Over 15 years, he has gained invaluable experience filming and hunting for the Outdoor Channel's Heartland Bowhunter, which has earned several accolades under his watch.

Hailing from Kansas City, Missouri, Skyler graduated from William Jewell College with degrees in Business Administration and Critical Thought & Inquiry. His previous role as an operations manager, handling sales and customer relationships across 20 countries, enhances his effectiveness as a real estate agent.

A dedicated sportsman, Skyler proudly holds the Archery Missouri State Record for an 8-point whitetail. Despite his professional accomplishments, he remains approachable, enjoying fishing, sports, and travel with his family. Skyler also volunteers for the Wounded Warriors in Action Foundation. Residing on his farm in Grain Valley, Missouri, with his wife and sons, Skyler brings a wealth of expertise and a down-to-earth attitude to land sales in the Midwest.



**SKYLER WIRSIG,**

LAND AGENT

**816.500.0168**

[SWirsig@MidwestLandGroup.com](mailto:SWirsig@MidwestLandGroup.com)



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