

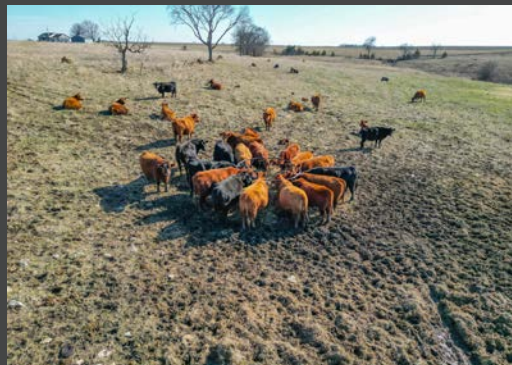


HECK LAND
COMPANY

+/- 296 Acres

ROBERTSON
ROCK HOUSE RANCH

463 E 300 Road
Overbrook, KS 66524





HECK LAND COMPANY

LOCATION: 463 E 300 Road, Overbrook, KS
COUNTY: Douglas
SIZE: 296 +/- Acres
ASKING PRICE: \$1,500,000

DESCRIPTION: At 296 +/- acres, this is one of the last large grass acreages available in Douglas County. Good considerable perimeter fencing is in place along with well-designed corrals attached to one of three outbuildings, including a modern machine shed with concrete floor and electricity. The two-story rock house on the property is livable but could use considerable upgrades.

Possession of the pasture shall be no sooner than May 1, 2023. Possession of the machine shed is negotiable. The 2023 hay crop on approximately 45 acres shall belong to the seller.

DIRECTIONS: From Lawrence take US 59 S to US 56 W, turn right and go 9.5 miles to E 300 Road, turn right and go 1.5 miles to property on the left.

