**Property Summary**

Here is the type of property that simply doesn’t come along often. If you are looking for that special piece of hunting paradise, with income, and super convenient…look no further! Wak-N-Duk has it all from huge whitetail deer, to turkey, to ducks/geese, which allows you to practically hunt this year-round. The current owners have put forth a great deal of time and resources to create a hunting oasis right off of K10 between Lawrence and Kansas City. The property has 2 duck/goose ponds with permanent blinds, a deer stand, 1.4 miles of river frontage, and a picnic/camping area along the rock outcroppings on the river. Black top roads will lead you right to the front door of the property. Awarded the 2008 Wildlife Habitat Conservation Award and the 2013 Douglas County Conservation District Buffer Award, the property has been maintained in a responsible way. It has not only ensured abundant wildlife and convenient hunting experiences, but also good stewardship of the tillable acres and conservation work. The owners have been receiving $15,000/year in income from this property and the tillable acres are on a corn/soybean rotation. Give us a call and come take a look, you will not be wasting your time.

**Property Quick Facts**

- **LOCATION:** 1/2 mile south of K-10 on CR-1057, Lawrence, KS
- **SIZE:** 235.29 Acres
- **ASKING PRICE:** $825,000
- **PROPERTY FEATURES:** 1.44 miles of river frontage & 2 ponds
- **2018 INCOME:** $15,193 (Oil, Farming, & USDA)
- **2018 PROPERTY TAXES:** $2,384.90

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235.29 ACRES OF RECREATIONAL/AG LAND FOR SALE