

An aerial photograph of a rural landscape in Douglas County, Kansas. The scene features rolling hills with a mix of green and golden-brown fields. A prominent feature is a wide, shallow river or stream that winds through the center of the property. Several small, blue ponds are scattered throughout the landscape, particularly in the lower right and middle sections. The trees are mostly bare, suggesting a late autumn or winter setting. The overall atmosphere is serene and natural.

Oak Meadow Oasis

161.00 Acres

Douglas County, KS

\$2,000,000

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Activities & Amenities

ATV/Off Road
Cattle/Ranch
Development Potential
Farm/Crops/Ag
Fishing
Food Plots
House/Cabin
Hunting - Big Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Outbuilding/Barn/Shed/Shop
Pond/Lake
Water Access

Land Details

Address: 818 E 1800 Th Rd,
Eudora, Kansas 66025, USA

Closest Town: Lawrence

Total Acres: 161.00

Deeded Acres: 161.00

Leased Acres: 0.00

Source of lot size: Unknown

Building Details

Homes: 1

Finished Sq. Ft.: 2135

Bedrooms: 3

Full Bathrooms: 2

Basement: None



Property Summary

Introducing The Oak Meadow Oasis, a unique chance to own 160 acres located just South of Lawrence, Kansas. With its six ponds, hardwood-lined meadows, and top-tier fencing, this property offers a host of exceptional features that set it apart.





Land

This 160-acre parcel of land features a variety of foliage including oak trees, cedar trees, cottonwoods, and several other hardwoods. With six ponds scattered throughout, along with warm and cool season grasses, the landscape offers a diverse habitat. A small spring/creek adds to the natural beauty splitting two pocket meadows.

Improvements

This spacious 3-bedroom, 2-bathroom home spanning 2,811 square feet is situated on a generous plot with a yard and shade trees. This property offers ample space for outdoor enjoyment. Additionally, a 50'x 70' shop building provides extra storage or workspace. Perfect for those seeking comfort and practicality in a peaceful setting.

The fencing on this property is top-notch, constructed with durable pipe and high gauge wire, ensuring security and containment for the bison that have been residents here for many years. The acreage is thoughtfully divided into six pastures by several cross fences, facilitating easy rotational grazing and maximizing efficiency in land use. The perimeter high fence gives a new owner potential to open it up to allow outside wildlife in, or keep it high fenced and start an exotic operation of their own.





Recreation

The Oak Meadow Oasis offers great hunting potential, having been primarily used for bison grazing in the past without any hunting. As a result, it presents a blank slate for a new owner, with numerous opportunities waiting to be explored. Located in an area known for its sizable whitetail deer and abundant bobwhite quail, the property also supports waterfowl and turkey hunting. Furthermore, the proximity to a Controlled Shooting Area nearby ensures occasional sightings of stray pheasants in the grassy meadows.

Agriculture

Rotational Grazing of Bison.



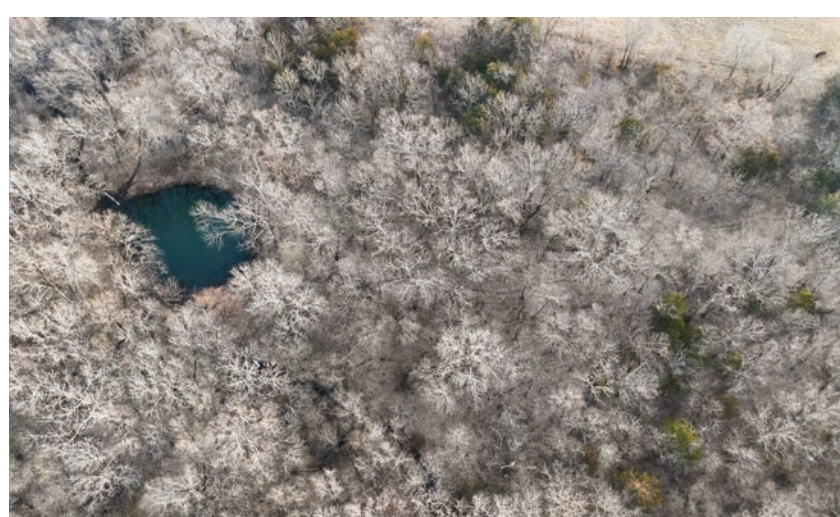


Region & Climate

39" of Annual Rainfall

This area of Kansas boasts a vibrant and diverse environment. Nestled within the scenic Kansas River Valley, it features rolling hills, lush greenery, and picturesque landscapes. With its four distinct seasons, residents enjoy mild springs, warm summers, colorful autumns, and crisp winters. Home to the University of Kansas, Lawrence exudes a lively and dynamic atmosphere, blending college town charm with historic character.

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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- RICK STEINER, SELLER/BUYER

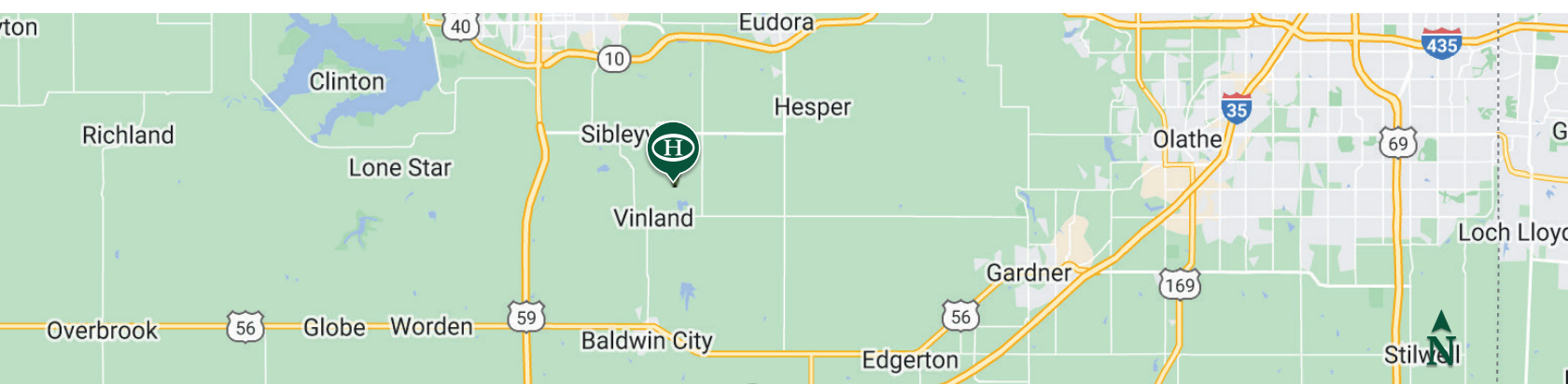
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 MAP BOUNDARIES ARE ONLY
 APPROXIMATE AND MUST BE
 VERIFIED FOR ACCURACY.

 Boundary



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FARM, RANCH & RECREATIONAL REAL ESTATE



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