FOR SALE CLINTON FARMS

843 N 1500, LAWRENCE, KS

REECE COMMERCIAL REAL ESTATE
a Berkshire Hathaway Affiliate

TRACT 4 - 70 ACRE SINGLE FAMILY RESIDENTIAL LAND

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Selling Land & Farms Since 1976

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. ©2019

OVERVIEW

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CLINTON FARMS

Clinton Farms is a master planned 393 acre residential development located at the southwest corner of Bob Billings Parkway and K-10 Hwy. Clinton Farms is within a 15 minute drive to the University of Kansas, and less than 10 minutes to all the shopping necessities for people living in Clinton Farms. The development has all the different types of residential housing to accommodate the growth of Lawrence

High Density Apartments.....1220 Units
Medium Density Apartments.....330 Units
Town Homes.....164 Units
Retirement Campus.....270 Units
Single Family Homes.....578 Lots

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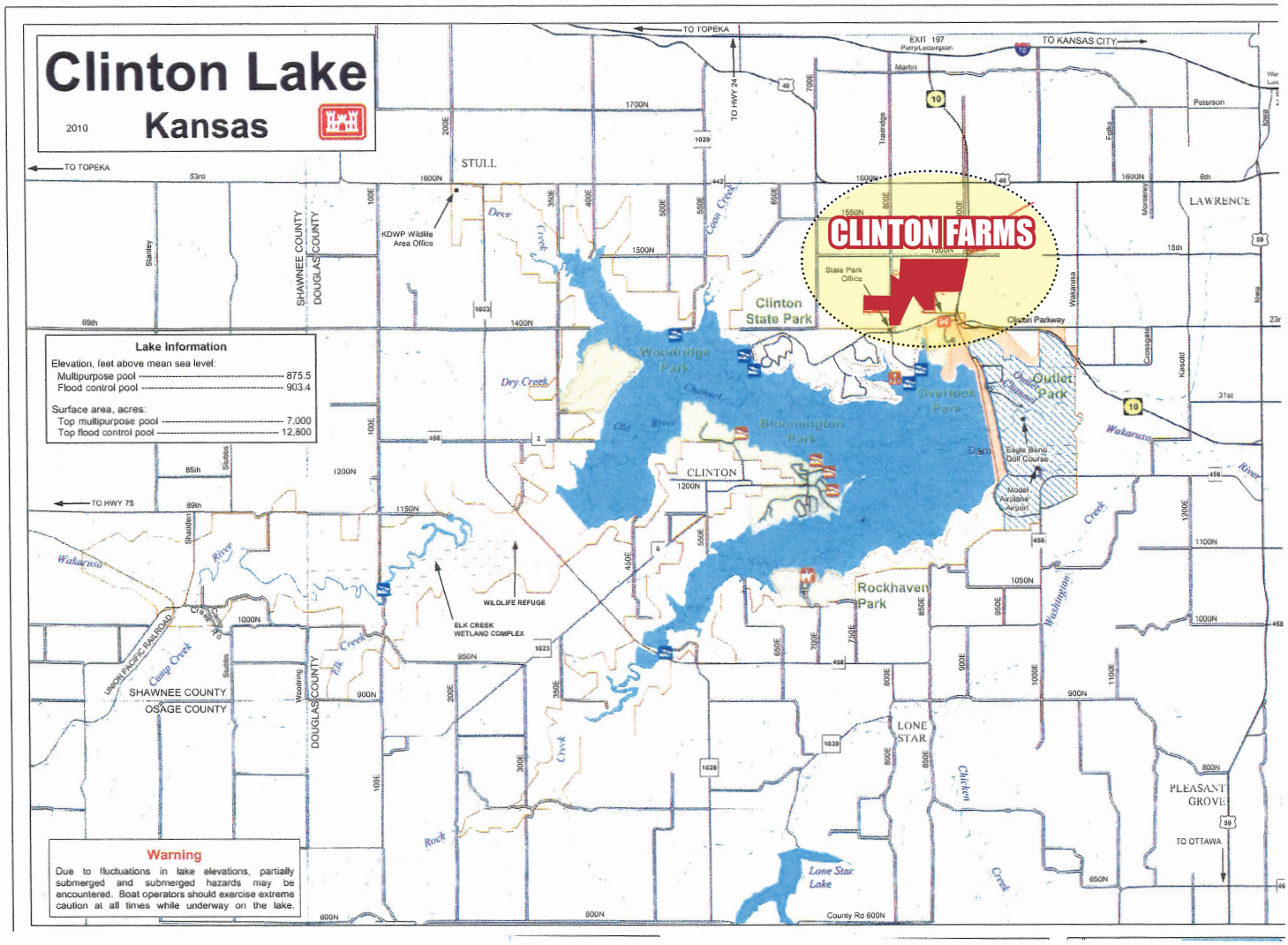
CLINTON LAKE

Adjacent to the south boundary of Clinton Farms is the Clinton Lake State Park. This is a 7,000 acre lake open to the public which has a marina, boat docks and storage, public sand beach, and more. In addition, there is a 1,500 acre State Park with 25 miles of biking/hiking trails, 5 mile cross country skiing and 383 camp sites. There is also the Eagle Bend Golf Course, an existing 18 hole golf course open to the public.



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PROPERTY INFORMATION

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LOCATION From the Bob Billings Parkway and K-10 interchange, 1 mile west on N 1500 Rd, the 1/2 mile south on the west side of E 800 Rd

ACRES 70 Acres

PRICE $700,000

ZONING Agriculture

ROADS Approximately 1/4 mile of frontage on the west side of E 800 Rd

TERRAIN Open gently rolling pasture land

LAKE Approximately 1/2 mile north of Clinton Lake

SCHOOLS Lawrence School District as recently purchased 55 acres just to the north on the east side of E 800 Rd

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AERIALS

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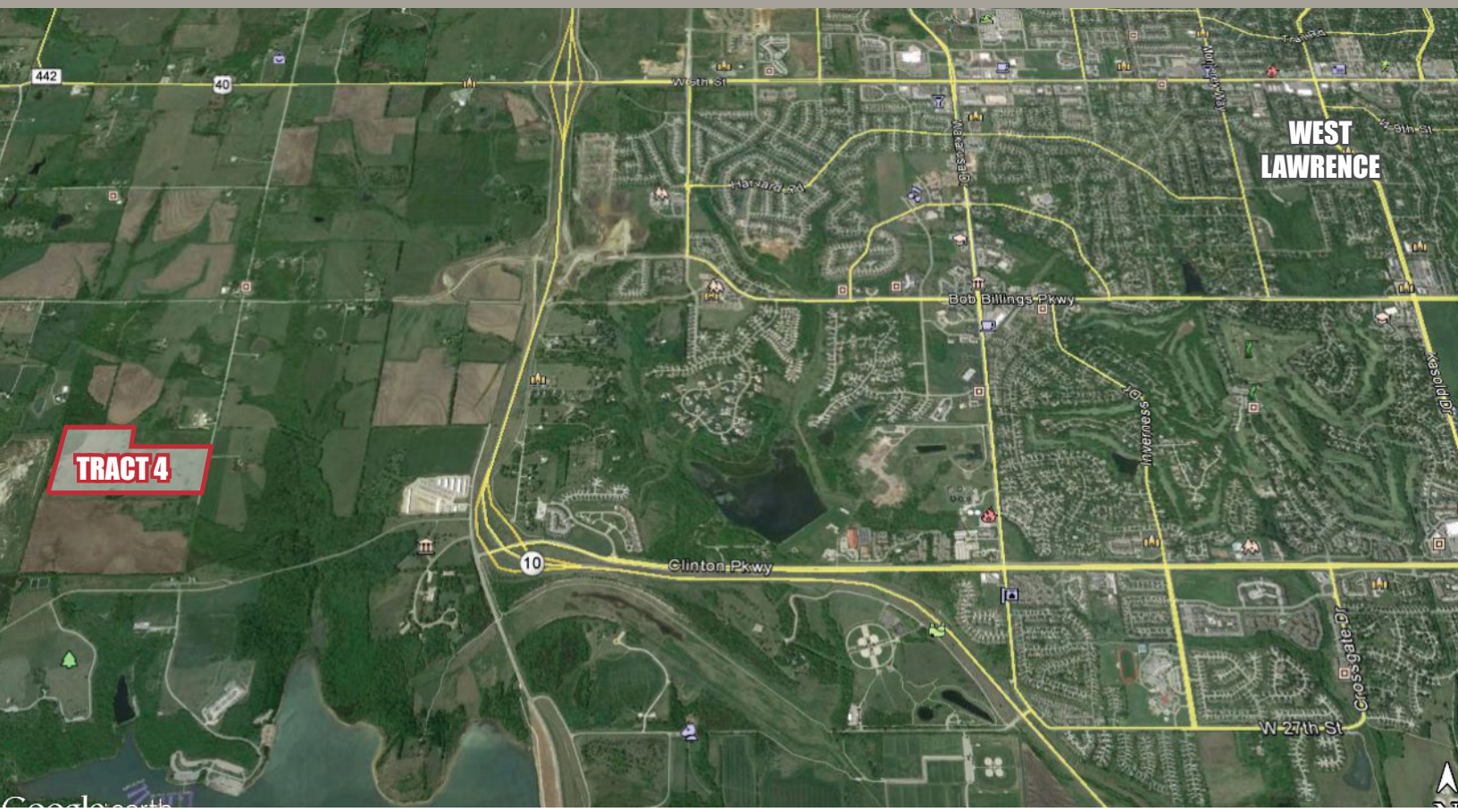

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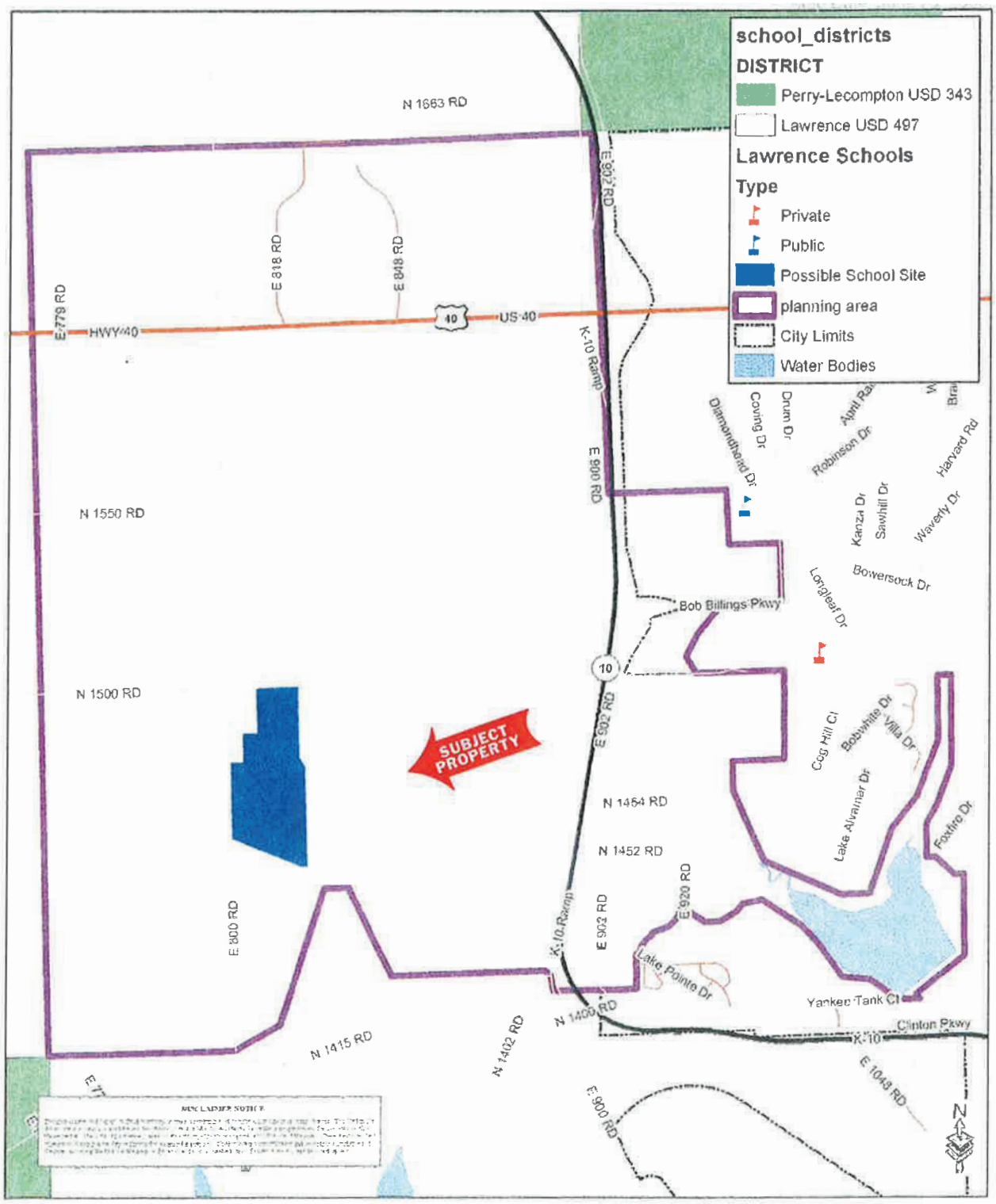
MAP 2-3 CITY WATER AND SCHOOLS

Lawrence-Douglas County Planning Department
5/29/2013
8

MAP 2-7 CITY WATER AND SCHOOLS



Lawrence-Douglas County Planning Department
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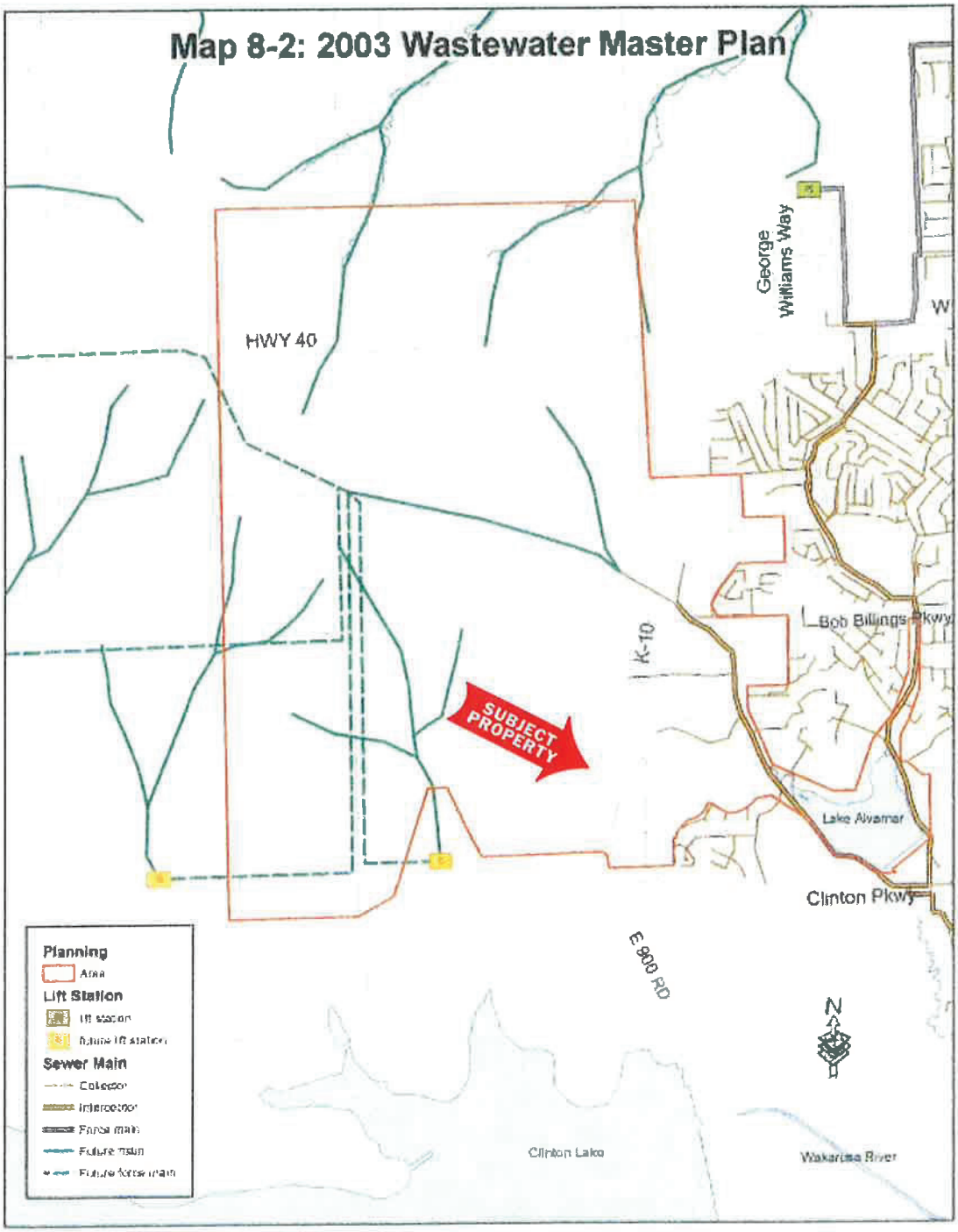

Lawrence-Douglas County Planning Department
5/29/2013

MASTER PLAN

CLINTON FARMS, 843 N 1500, LAWRENCE, KS

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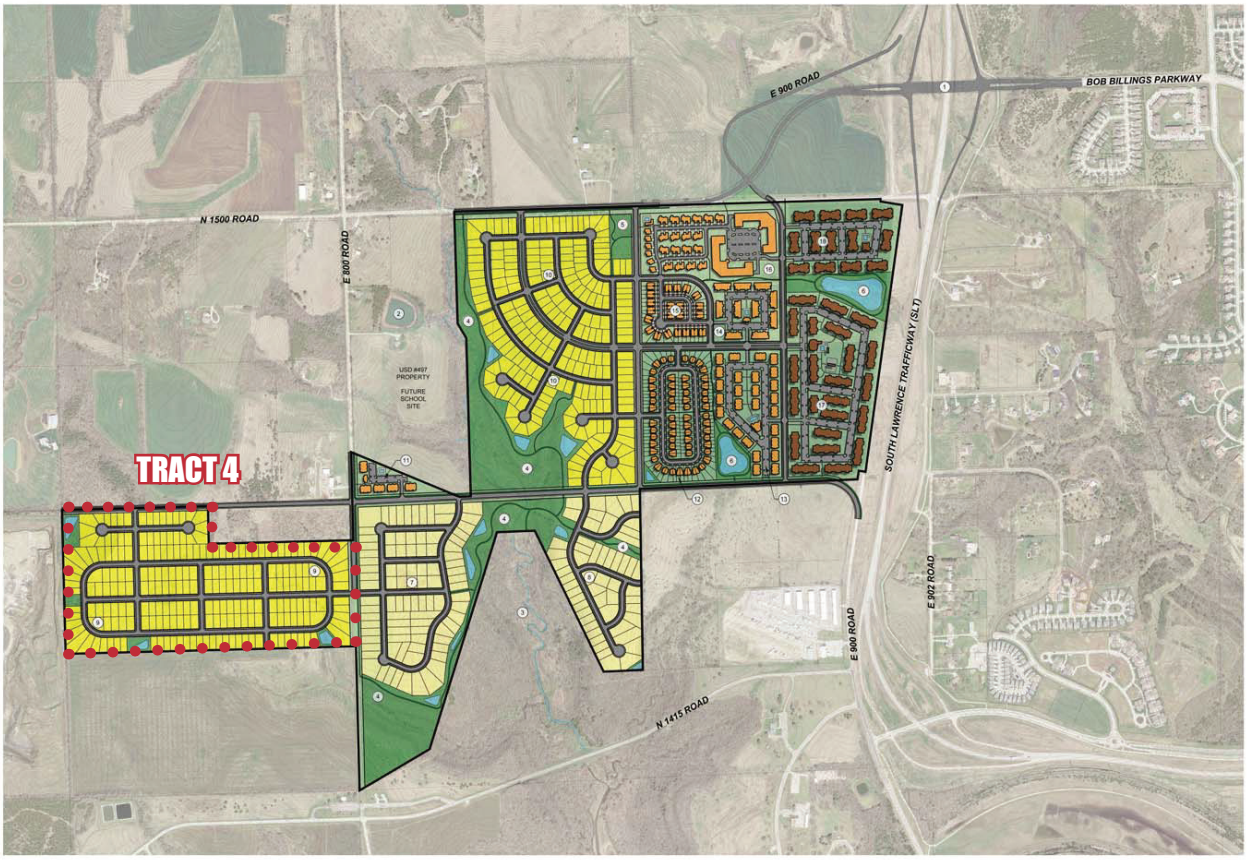

MASTER PLAN KEY

No.	DESCRIPTION	LAND USE
1	BOB BILLINGS PARKWAY / SLT INTERCHANGE	RIGHT-OF-WAY
2	USD #497 PROPERTY FUTURE SCHOOL SITE	PUBLIC / INSTITUTIONAL
3	CLINTON LAKE STATE PARK & RESERVOIR	PARK / OPEN SPACE
4	GREENBELT - SHARED USE PATH NETWORK	PARK / OPEN SPACE
5	PRESERVED WOODLAND / NEIGHBORHOOD PARK	PARK / OPEN SPACE
6	REGIONAL STORMWATER DETENTION	PARK / OPEN SPACE
7	VERY LOW DENSITY RESIDENTIAL NEIGHBORHOOD 92 LOTS, 29 ACRES	VERY LOW DENSITY RESIDENTIAL
8	VERY LOW DENSITY RESIDENTIAL NEIGHBORHOOD 34 LOTS, 18 ACRES	VERY LOW DENSITY RESIDENTIAL
9	LOW DENSITY RESIDENTIAL NEIGHBORHOOD 233 LOTS, 47 ACRES	LOW DENSITY RESIDENTIAL
10	LOW DENSITY RESIDENTIAL NEIGHBORHOOD 219 LOTS, 49 ACRES	LOW DENSITY RESIDENTIAL
11	2-STORY APARTMENTS 40 UNITS, 3 ACRES	MEDIUM DENSITY RESIDENTIAL
12	TOWNHOMES 120 UNITS, 14 ACRES	MEDIUM DENSITY RESIDENTIAL
13	2-STORY APARTMENTS 210 UNITS, 14 ACRES	MEDIUM DENSITY RESIDENTIAL
14	2-STORY APARTMENTS 120 UNITS, 6 ACRES	MEDIUM DENSITY RESIDENTIAL
15	TOWNHOMES 44 UNITS, 6 ACRES	MEDIUM DENSITY RESIDENTIAL
16	CONTINUING CARE RETIREMENT CAMPUS: SKILLED NURSING ASSISTED LIVING MEMORY CARE, INDEPENDENT LIVING 270 UNITS, 18 ACRES	MEDIUM DENSITY RESIDENTIAL
17	3-STORY APARTMENTS 804 UNITS, 30 ACRES	HIGH DENSITY RESIDENTIAL
18	4-STORY APARTMENTS 416 UNITS, 16 ACRES	HIGH DENSITY RESIDENTIAL

SCALE: 1" = 400'

400 200 0 400 800

CLINTON FARMS

CONCEPTUAL MASTER PLAN
PREPARED FOR D & S LAND, LLC
APRIL, 2016

LAND USE SUMMARY:
TOTAL SUBJECT SITE AREA: 394 ACRES

- RIGHT-OF-WAY — TOTAL AREA: 53 ACRES
- PARK / OPEN SPACE — TOTAL AREA: 59 ACRES
- VERY LOW DENSITY RESIDENTIAL — TOTAL AREA: 47 ACRES; TOTAL UNITS: 126; DENSITY: 2.7 UNITS / ACRE
- LOW DENSITY RESIDENTIAL — TOTAL AREA: 96 ACRES; TOTAL UNITS: 452; DENSITY: 4.7 UNITS / ACRE
- MEDIUM DENSITY RESIDENTIAL — TOTAL AREA: 63 ACRES; TOTAL UNITS: 804; DENSITY: 12.8 UNITS / ACRE
- HIGH DENSITY RESIDENTIAL — TOTAL AREA: 46 ACRES; TOTAL UNITS: 1,220; DENSITY: 26.5 UNITS / ACRE

LANDPLAN ENGINEERING

SOIL MAP

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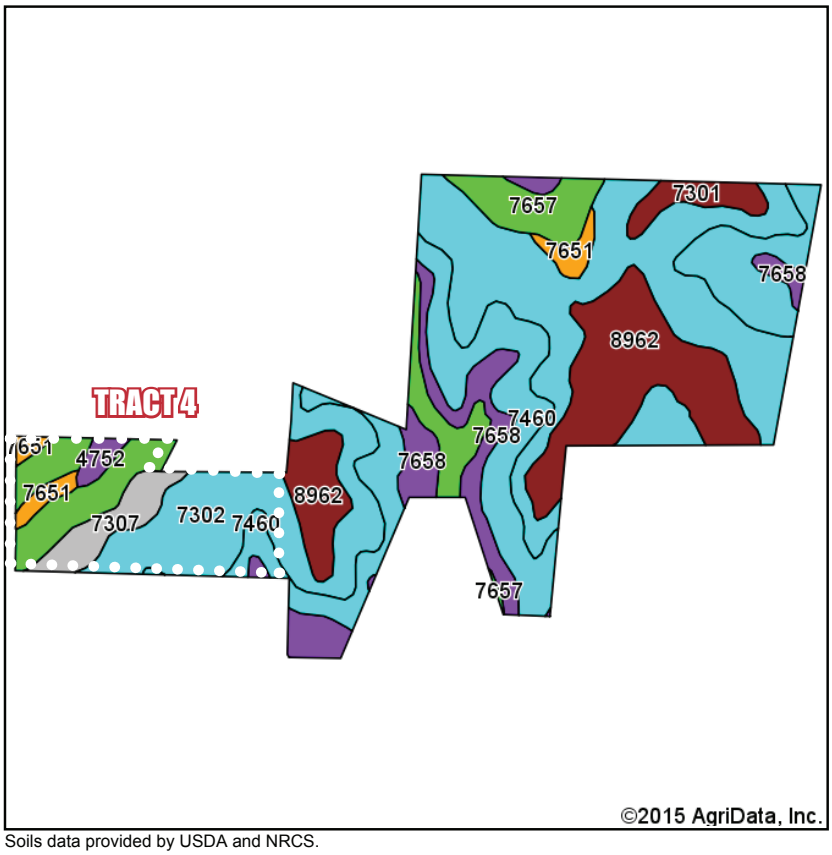
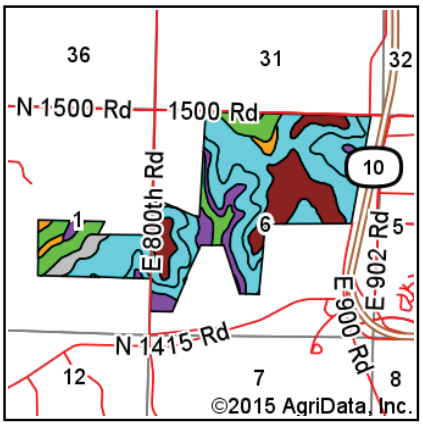


Soils data provided by USDA and NRCS.



State:	**Kansas**
County:	**Douglas**
Location:	**6-13S-19E**
Township:	**Kanwaka**
Acres:	**381.86**
Date:	**2/19/2015**

N W E S

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS045, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Smooth bromegrass	Alfalfa hay	Corn	Grain sorghum	Soybeans	Winter wheat	Pasture
7302	Martin silty clay loam, 3 to 7 percent slopes	143.04	37.5%		IIIe	6	3	75	55	35	30	
7460	Oska silty clay loam, 3 to 6 percent slopes	74.52	19.5%		IIIe		3	60	70	32	34	5
8962	Woodson silt loam, 1 to 3 percent slopes	59.38	15.6%		IIs							
7657	Vinland-Martin complex, 7 to 15 percent slopes	33.19	8.7%		Ve	4	1	27	18	12	10	
7658	Vinland-Rock outcrop complex, 15 to 45 percent slopes	30.69	8.0%		VIIe	2						
7307	Martin soils, 3 to 7 percent slopes, eroded	11.08	2.9%		IVe	5	3	65	47	27	25	
7051	Kennebec silt loam, frequently flooded	10.19	2.7%		Vw							
7301	Martin silty clay loam, 1 to 3 percent slopes	7.88	2.1%		IIe	6	4	80	60	40	35	
7651	Vinland complex, 3 to 7 percent slopes	7.61	2.0%		VIe	3						
4752	Sogn-Vinland complex, 3 to 25 percent slopes	4.28	1.1%		VIIe	1						
					Weighted Average	**3.1**	**2**	**45.7**	**38.4**	**22**	**20.2**	**1**

Area Symbol: KS045, Soil Area Version: 11

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

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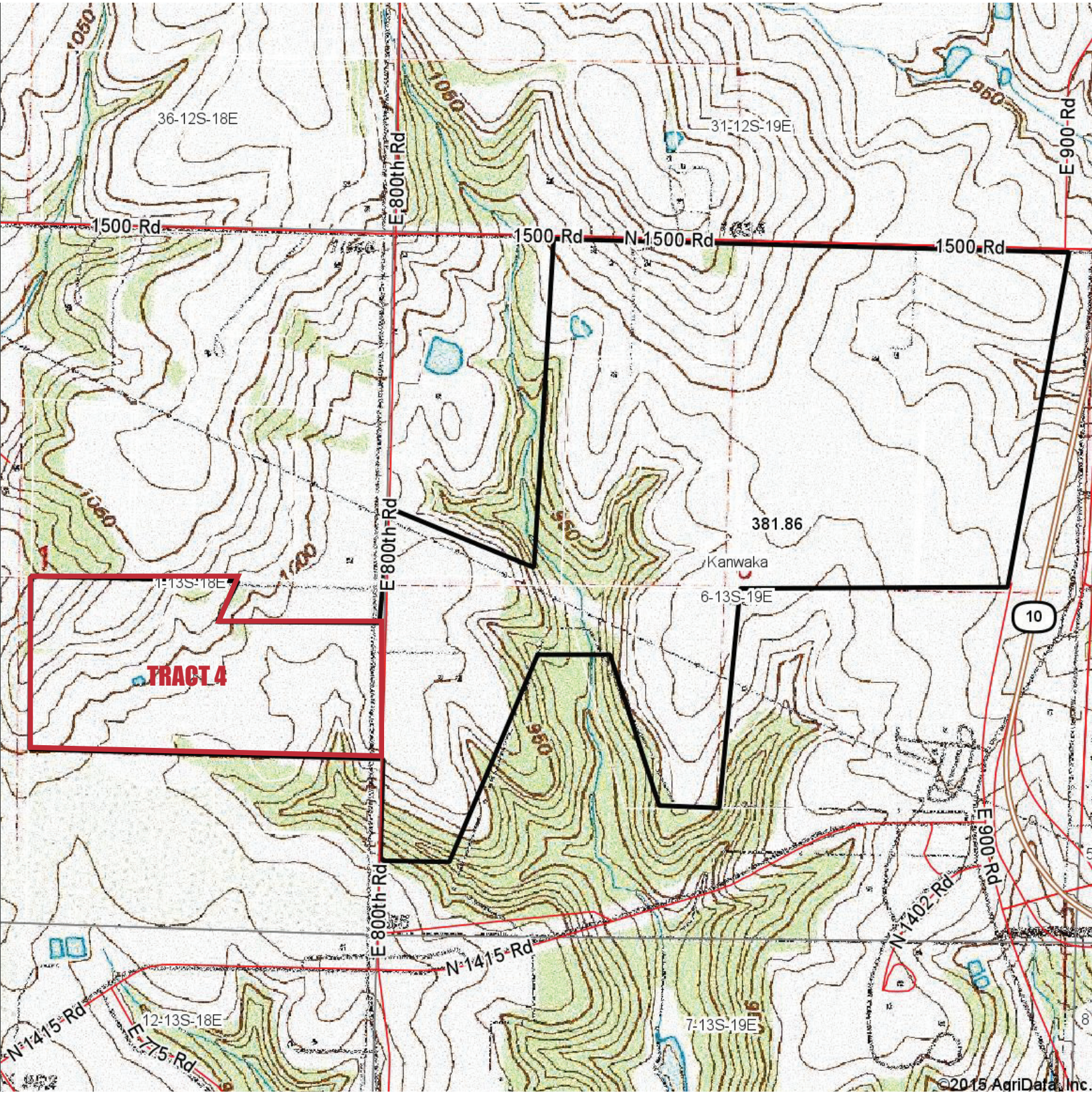
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