



# Pleasant Grove Build Site

10.00 Acres

Douglas County, KS

\$195,000

HAYDEN  OUTDOORS.



# Pleasant Grove Build Site

TOTAL ACRES:

10.00

PRICE:

\$195,000

COUNTY:

Douglas County

CLOSEST TOWN:

Baldwin City, KS

## Activities & Amenities:

ATV/Off Road  
Hunting - Big Game, Predator/  
Varmint, Small Game & Turkey  
Wooded

## Land Details:

Address: 0000 E 1100 Rd, Baldwin  
City, Kansas 66006, USA  
Total Acres: 10.00  
Zoning: Agricultural  
Water Rights: Yes  
Mineral Rights: Yes  
Estimated Taxes: \$34.7 - 2024

## About This Property

Ready to claim your own spot in the country—whether for building, relaxing, or recreation? Pleasant Grove Build Site offers 10 wooded acres with rolling elevation, a water meter in place, and no build restrictions—your perfect slice of Kansas countryside to make your own.

## Land

This acreage offers 10 +/- acres of wooded terrain in a peaceful setting just 9 miles from Lawrence, 11 miles from Baldwin City, and 35 miles from the Kansas City metro area. With over 100 feet of elevation change from the northeast to southwest corners, the property features beautiful views and a variety of potential build spots. A water meter is already in place, and there are no build restrictions—making this a true blank canvas for your dream home or retreat. A fill will also be constructed for access to the property. Located in the desirable Baldwin City School District, this property combines natural beauty, privacy, and convenience in one of Douglas County's most charming areas.

## Region & Climate

Douglas County, Kansas, has a four-season climate with hot, humid summers and cold winters. Average highs reach the upper 80s in July, while winter lows dip into the 20s. The area receives around 40 inches of rain and 12–15 inches of snow per year. Spring and fall are mild and pleasant, making them ideal for outdoor activities. Occasional storms and strong winds can occur, mainly in spring and summer.







## History

Pleasant Grove, Kansas, was a small rural community established in the 1850s, located just south of Lawrence in Douglas County. It holds historical significance as the site where the first organized German Baptist group in the county convened in 1858 at the home of Stephen Stuebaker. During the turbulent times of the Civil War, Pleasant Grove narrowly escaped destruction during Quantrill's Raid in 1863, although several homes and barns in the area were burned. The town saw modest development, with the establishment of a post office in 1875 and the construction of Kansas's first German Baptist meeting house in 1877. By 1910, the population had dwindled to 45, and the post office closed in 1900. Today, Pleasant Grove is considered a ghost town, but its legacy endures through local landmarks and the surrounding countryside. (Wikipedia, Legends of Kansas, Kiddle)

## Location

This great property is conveniently located 9 miles to Lawrence, 11 to Baldwin City, and 35 miles to the Kansas City Metro area, peaceful rural living with all the amenities you desire close by. Give the listing agent a call today for a tour of this farm.

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