

River Ridge Grassland

80.56 Acres

Douglas County, KS

\$680,000



HAYDEN  OUTDOORS.

River Ridge Grassland

TOTAL ACRES:

80.56

PRICE:

\$680,000

COUNTY:

Douglas County

CLOSEST TOWN:

Lecompton, KS

Activities & Amenities:

ATV/Off Road
Cattle/Ranch
Farm/Crops/Ag
Hiking/Climbing
Hunting - Big Game, Predator/
Varmint, Small Game, Turkey
Income Producing

Land Details

Address: 0000 N 1851 Diag Rd,
Lecompton, Kansas 66050, USA
Closest Town: Lecompton
Total Acres: 80.56
Zoning: Ag
Timber Land Acres: 10.56
Pasture Acres: 70
Water Rights: Yes
Mineral Rights: Yes
Estimated Taxes: \$276.28 - 2024
Fence Type: barbed wire

Property Summary

River Ridge Grassland is a 80.56 +/- acre property offering quality pasture with partial fencing in place, a stock pond, and a nearby creek providing reliable water. Timbered draws support whitetail deer and turkeys, while rolling terrain allows for ATV riding and recreation. The owner has improved the land through tree clearing, new fencing, and grass management, creating a well-maintained and versatile tract for agriculture and outdoor use.

Land

This property offers strong agricultural value with open grass well-suited for pasturing cattle or horses. The acreage is fenced on three sides and provides ample space for rotational grazing or a small livestock operation. A stock pond and nearby creek offer reliable water sources, supporting both livestock and wildlife. With quality grass and natural water features, this tract presents an excellent opportunity for buyers looking to expand an existing operation or establish a well-rounded pasture setup.

Improvements

Improvements include new barbed wire fencing along a portion of the property, along with ongoing tree clearing and thoughtful grass management by the landowner.

Recreation

This property also offers excellent recreational appeal for the outdoor enthusiast. Multiple timbered draws provide natural cover and travel corridors that consistently hold whitetail deer and turkeys, making the land well-suited for hunting and wildlife viewing. The rolling terrain is ideal for ATV riding, with plenty of space to establish trails throughout the property. There is also a stock pond for watering cattle and wildlife. Together, the timber, water, and terrain create a well-rounded setting for hunting, ATV use, recreation, and enjoying the outdoors.

Agriculture

The owner has invested significant time and care into improving and managing the land over the past several years. Trees have been selectively cleared to open up views, improve access, and enhance the overall usability of the acreage. The grass has been carefully managed and improved, resulting in healthy, productive pasture well-suited for grazing and long-term land use. Barbed wire fencing is in place along a portion of the property, supporting livestock and helping maintain the integrity of the pasture. These thoughtful improvements have created a clean, functional, and well-maintained landscape that reflects strong stewardship and pride of ownership.





Region & Climate

Douglas County has a four-season climate typical of eastern Kansas. Summers are warm and often humid, with daytime highs commonly in the upper 80s, while winters are cold with temperatures frequently dipping into the 20s. The area averages around 40 inches of rainfall each year, keeping the countryside green and productive, along with moderate snowfall in winter. Spring and fall are generally mild and pleasant, making them ideal seasons to enjoy the outdoors.

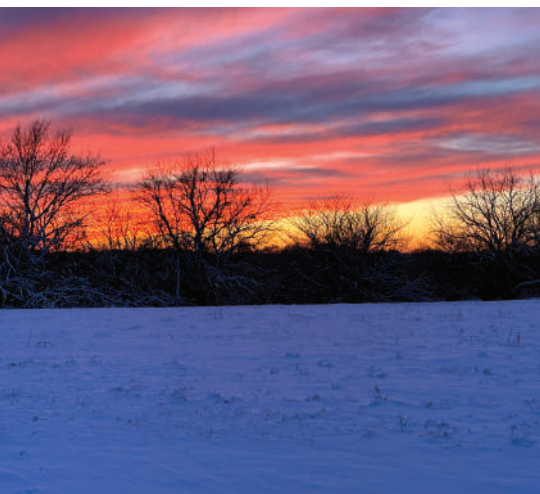
History

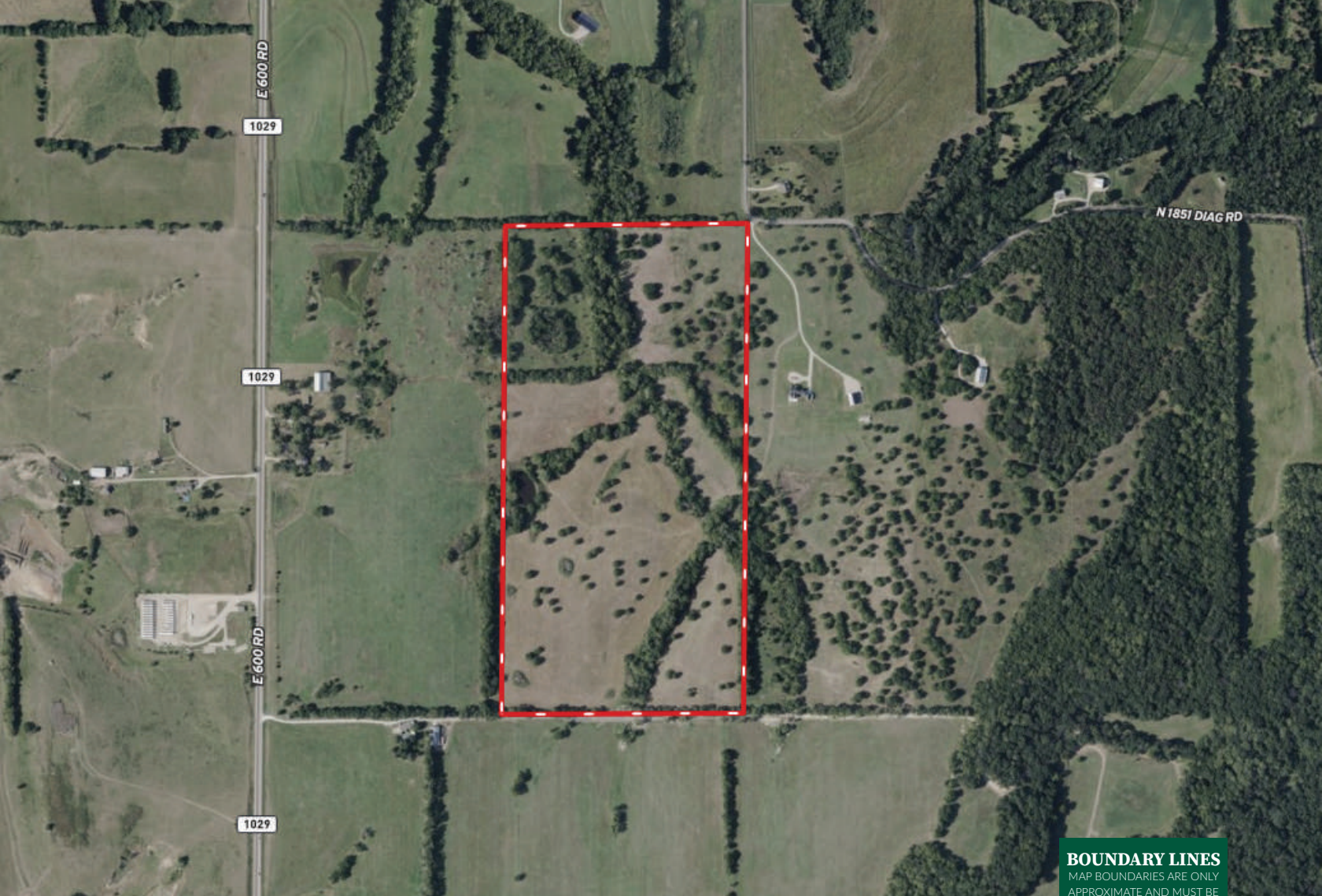
Lecompton holds a unique place in Kansas history as one of the most important—and contested—towns during the territorial period. In the 1850s, Lecompton served as the *territorial capital of Kansas* and was at the center of the national debate over slavery. The controversial Lecompton Constitution, which sought to make Kansas a slave state, was drafted here and ultimately rejected, helping shape Kansas's path to statehood as a free state. Today, Lecompton is known for its quiet charm, deep historical roots, and enduring connection to Kansas's frontier and river valley heritage.

Location

River Ridge Estate is conveniently located just 17 miles from Topeka, 35 miles from the Kansas City metro area, and 57 miles from Kansas City International Airport. Opportunities like this are rare—reach out to the listing agents today to schedule a qualified tour of River Ridge Grassland.

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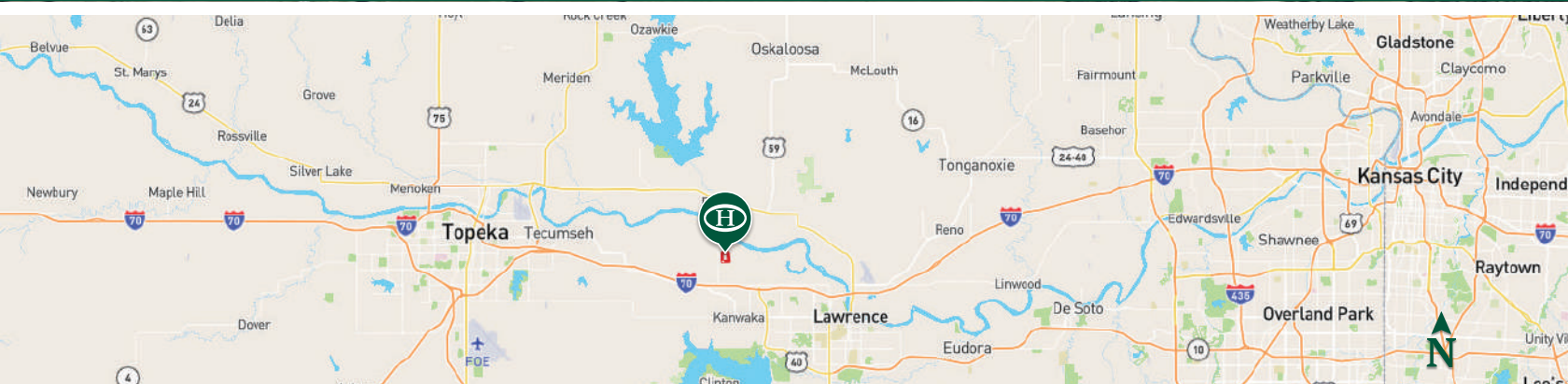




 Boundary

BOUNDARY LINES

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






HAYDEN OUTDOORS




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