

HECK

AMBER RIDGE

17840 GOLDEN ROAD
LINWOOD, KS 66052

50+/- ACRES

*VISUAL REFERENCE ONLY



AMBER RIDGE

17840 Golden Road, Linwood, KS 66052

COUNTY: Leavenworth | SIZE: 50 +/- Acres

HECK

Fifty acres near Linwood, Kansas hold a rare mix: rolling hay meadow, roughly 16 acres of hardwood timber, and a stocked pond, tucked just outside the Kansas City metro. A timber ridge runs the entire width of the property, offering many options for where to build a home for those who want screening from Golden Road.

Hard-surface roads already reach the property, though no driveway exists yet. The drive to the Legends and the Chiefs' future stadium site runs about 15 minutes, MCI Airport roughly 35 minutes, easy distances for a property that feels tucked away.

Elevation change tops 80 feet, and it does real work here. Several locations across the property would suit a home, many with walkout basement potential and a pond view right outside. The pond itself sits on the ridge, an inviting spot for family gatherings or a fire pit. Several sites lie along the north property line, offering sweeping views and standout sunrise and sunset potential, the sort of spot where morning coffee becomes a habit worth keeping.

The hardwood stands, with very few undesirable species mixed in, represent a real, standing asset, with the potential to generate income through selective harvest. Over a mile of trails winds through the timber for a buyer who wants more than a view from the land.

About 6.5 acres of tillable ground on the south end lends itself well to food plots, and wildlife signs are abundant throughout the meadow and timber alike. It is easy to picture an evening spent watching deer ease out of the ridge to feed as the light goes gold over the pond, a strong draw for the hunter or outdoor enthusiast.

Zoned RR-2.5, Amber Ridge suits a private estate homesite, a recreational retreat, or a larger development plan alongside the neighboring Burr Oak Ranch, Pecan Rise, and Whispering Timbers parcels. Few tracts combine this much elevation, timber, and privacy so close to the city.



PRESENTED BY:

Brian Pine
HECK

785-423-1220 Mobile
785-917-5700 Office
brian@heckrealestate.com

