

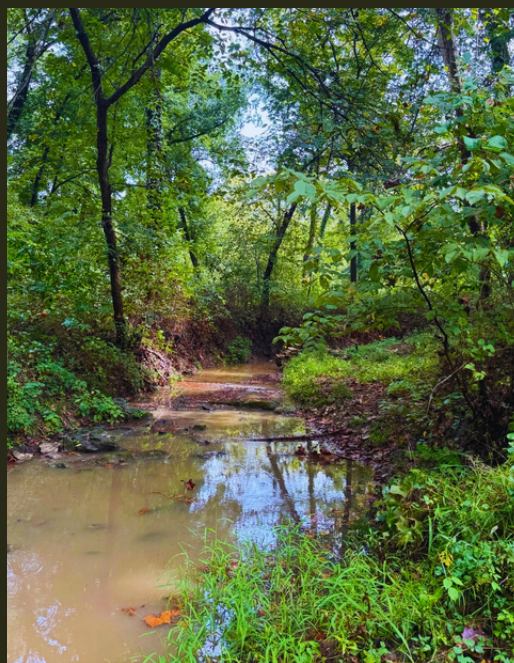
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PECAN RISE

17660 GOLDEN ROAD
LINWOOD, KS 66052

42+/- ACRES

*VISUAL REFERENCE ONLY



PECAN RISE

17660 Golden Road, Linwood, KS 66052

COUNTY: Leavenworth | SIZE: 42 +/- Acres

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Pecan Rise: 42 acres with roughly 33 acres of mature hardwood timber, rolling elevation, and quiet seclusion just minutes from Kansas City. Only 15 minutes from the Legends and the Chiefs' future stadium site, and about 35 minutes from Kansas City International Airport, a future driveway would connect the property to hard-surface roads, opening onto ground that rises and falls more than 70 feet, with several distinct home sites offering outstanding views and walkout basement potential, ground built to feel like a destination.

The owner planted a pecan grove of 20 to 30 trees here that is now flourishing, a personal touch few properties can offer. Predominantly hardwood timber covers the property, laced with over 1.5 miles of trails and filled with young sycamores and other hardwoods coming on, a sign of a healthy, regenerating woodland.

Water defines much of the character here. Multiple springs are on the property, wet-weather creeks cut through the timber toward the river valley below, and the remnants of an old bridge still mark where an earlier generation crossed the creek, a quiet reminder of those who came before. Deer and turkey sign is everywhere, and it isn't hard to picture an early morning spent watching them slip out of the timber to graze the meadow below, one of those quiet, beautiful moments this land seems built to offer.

Beyond the trees, the land opens to rolling meadow and river-valley views, a setting made for fire pits, campfires, and gathering with family and friends.

Zoned RR-2.5, Pecan Rise suits a private estate homesite, a recreational retreat, or a larger development plan alongside the neighboring Burr Oak Ranch, Amber Ridge, and Whispering Timbers parcels. Properties that pair privacy and elevation like this with easy access to the city, and this much room for different uses, rarely come along.



PRESENTED BY:

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