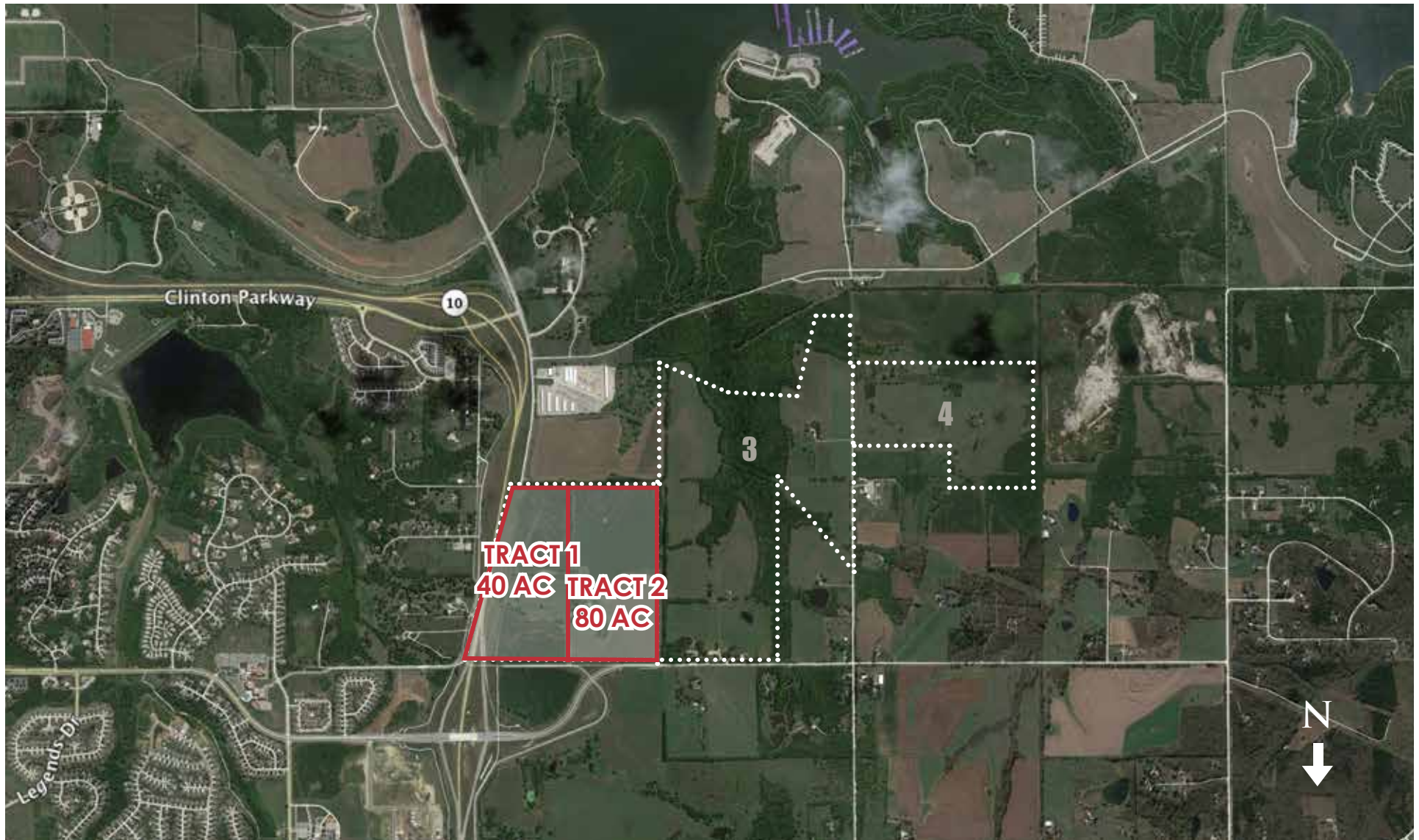


CLINTON FARMS FOR SALE

TRACTS 1 & 2, 843 N 1500, LAWRENCE, KS



DICK STEPHENS

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Selling Land & Farms Since 1976

REECE COMMERCIAL REAL ESTATE | 8005 W 110th St, Ste 150, Overland Park, KS

OVERVIEW

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



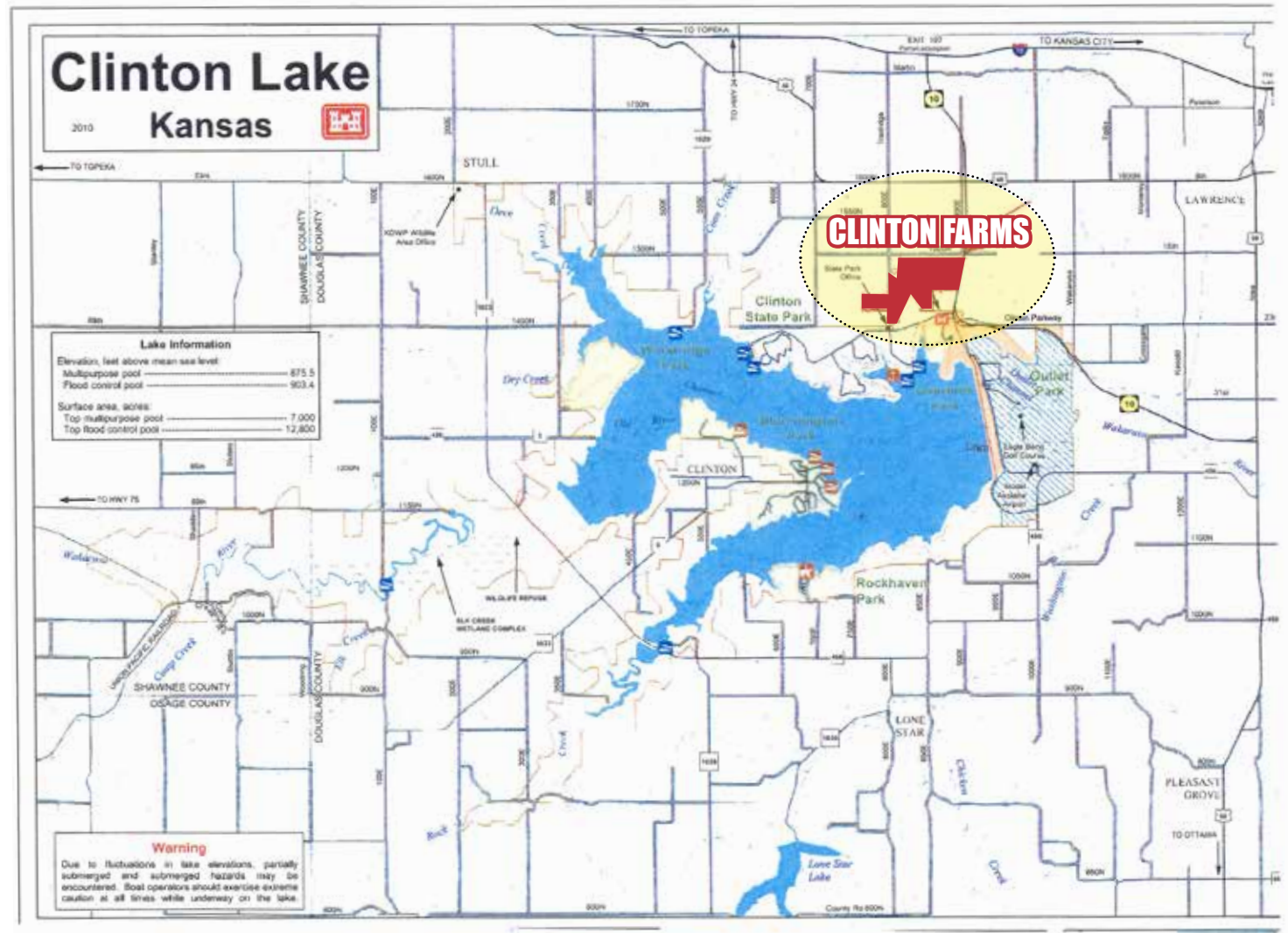
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OVERVIEW

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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TRACTS 1 & 2, CLINTON FARMS, 843 N 1500, LAWRENCE, KS

LOCATION	At the SWC of the Bob Billings Parkway and K-10 interchange
ACRES	120 Acres (Tract 1 - 40 Acres, Tract 2 - 80 Acres)
PRICE	\$3,660,000 (\$30,500/Acre)
ZONING	Master planned for apartment, townhomes and retirement campus
ROADS	Tract 1 - Approximately 1/2 mile of frontage on the west side of K-10 Hwy (South Lawrence Trafficway). KDOT has recently purchased 14 acres of the eastern portion of the original 54 acres (Tract 1) to realign K-10 Highway. Tract 2 - Approximately 1/4 mile of frontage on the south side of N 1500 Rd
SANITARY SEWERS	A sewer line has been installed under K-10 Hwy and is located on the east side of the property
WATER	Presently in water district #1 and to be annexed into the City of Lawrence Water District. The City of Lawrence needs to install service to the property
ELECTRICAL	Kaw Valley Electric service area
GAS	Southern Star Gas service area
LAKE	Approximately 1 mile north of Clinton Lake
SCHOOLS	Lawrence School District has recently purchased 55 acres, 1/2 mile west for future schools

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ZONING



CLINTON FARMS

TRACT 1 - 40 ACRES - ZONED RM32

LEGEND

No.	UNITS	GROSS AC.	NET AC.	NET DENSITY
1	416	20	15	27.7 UNITS/AC
2	804	34	30	26.8 UNITS/AC

No.	UNITS	DESCRIPTION
1	416	4-STORY HIGH DENSITY APARTMENTS
2	804	3-STORY HIGH DENSITY APARTMENTS

AERIALS

CLINTON FARMS

TRACT 2 - 80 ACRES - ZONED RM15

LEGEND

No.	UNITS	GROSS AC.	NET AC.	NET DENSITY
1	270	22	18	15.0 UNITS/AC
2	44	9	6	7.3 UNITS/AC
3	120	10	8	15.0 UNITS/AC
4	120	22	14	8.6 UNITS/AC
5	210	17	14	15.0 UNITS/AC

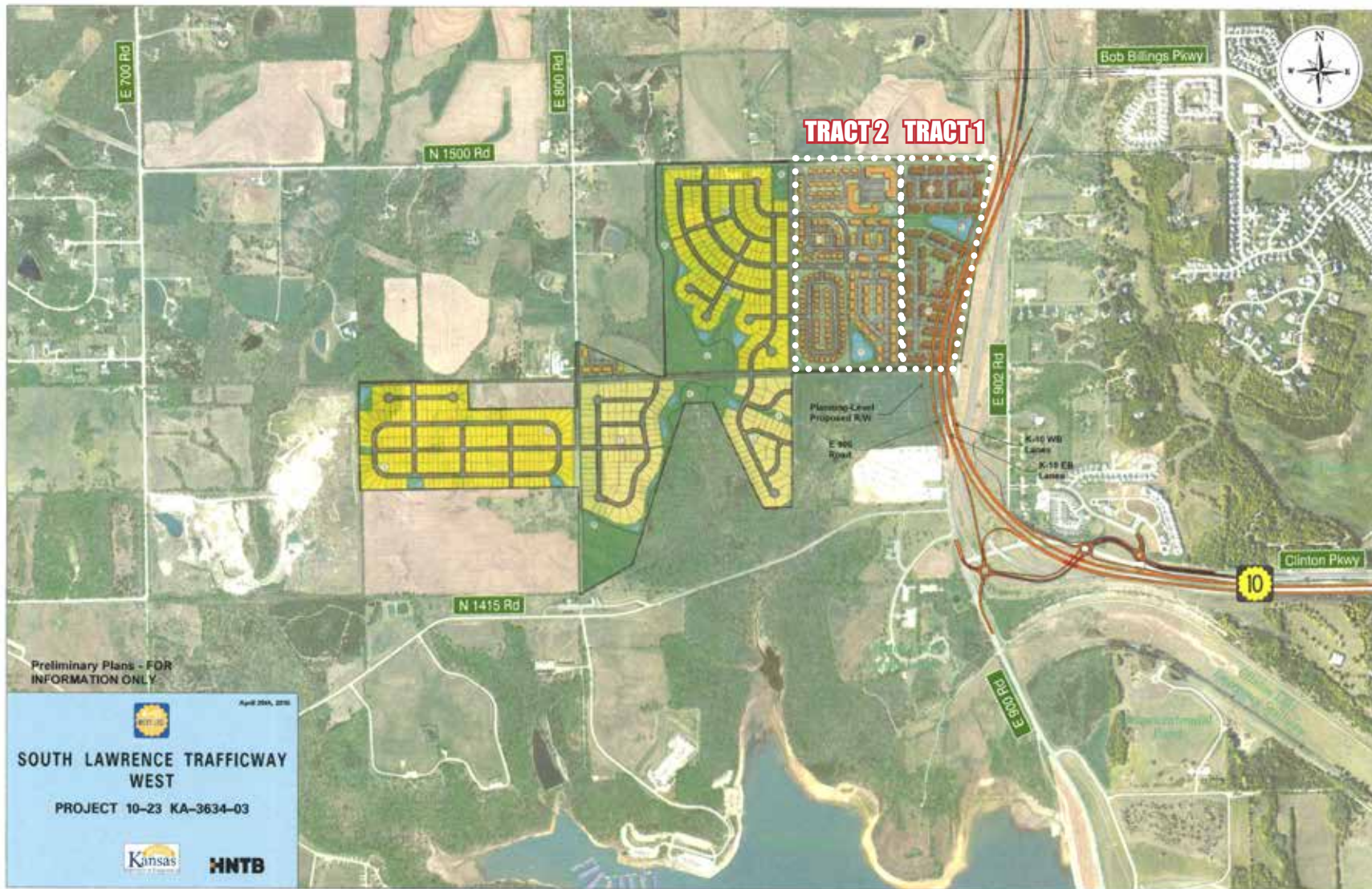
No.	UNITS	DESCRIPTION
1	270	CONTINUING CARE RETIREMENT CAMPUS INCLUDING: SKILLED NURSING, ASSISTED LIVING, MEMORY CARE & INDEPENDENT LIVING
2	44	TOWNHOMES
3	120	2-STORY APARTMENTS
4	120	TOWNHOMES
5	210	2-STORY APARTMENTS



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MASTER PLAN WITH INTERCHANGE

AERIALS



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AERIAL - FACING SOUTH



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AERIAL - FACING NORTH

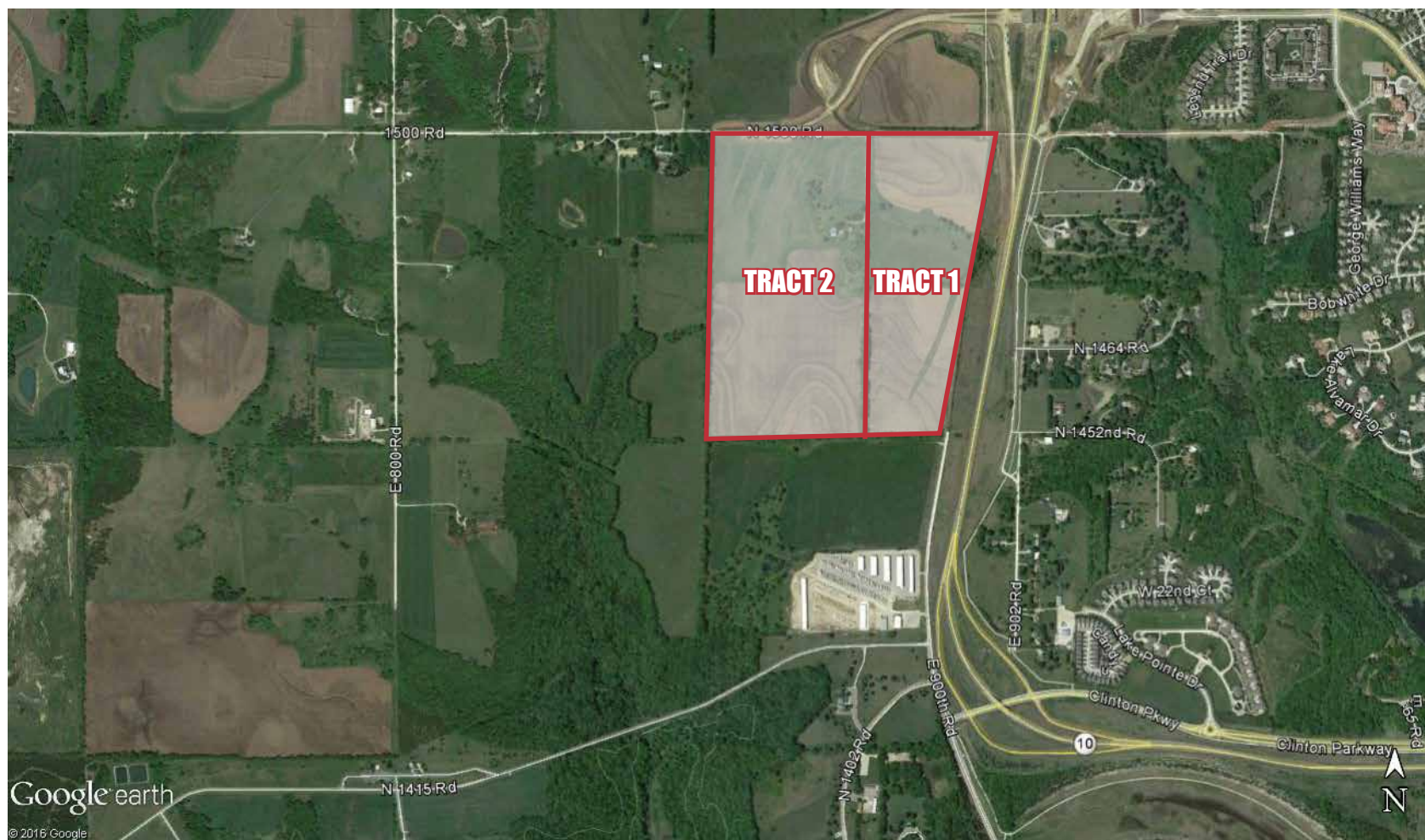


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AERIAL - FACING NORTH



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AERIAL - FACING SW FROM NEW INTERCHANGE



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AERIAL - FACING WEST FROM K-10 HWY



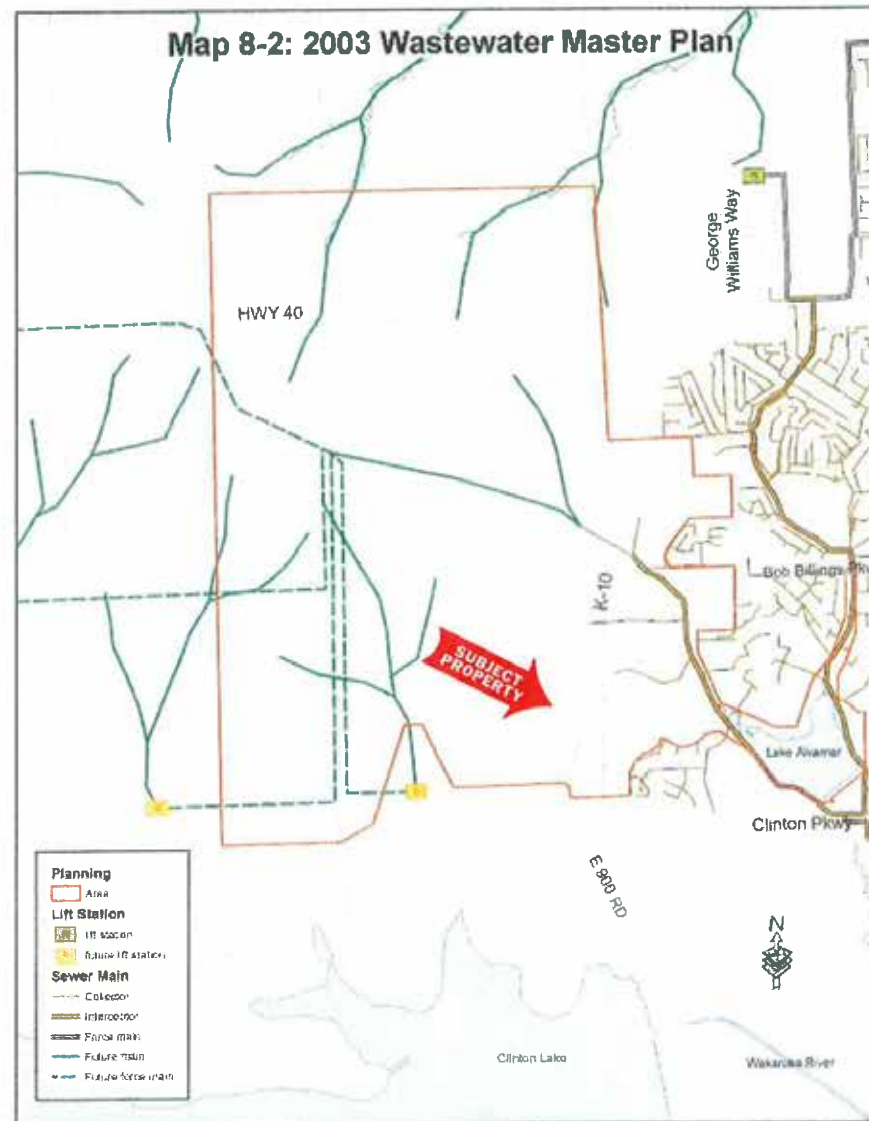
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WASTEWATER MASTER PLAN

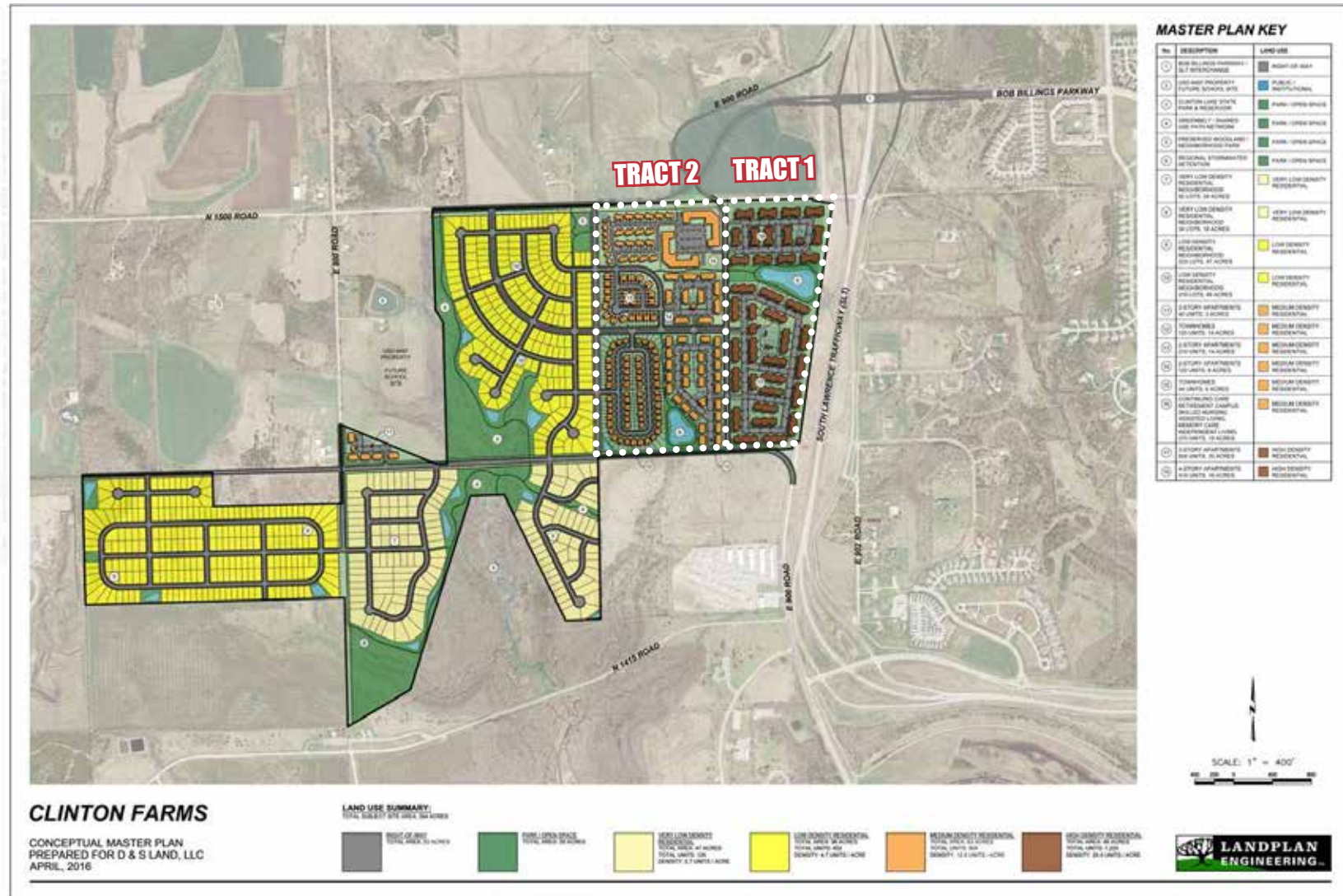
MAPS



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MASTER PLAN

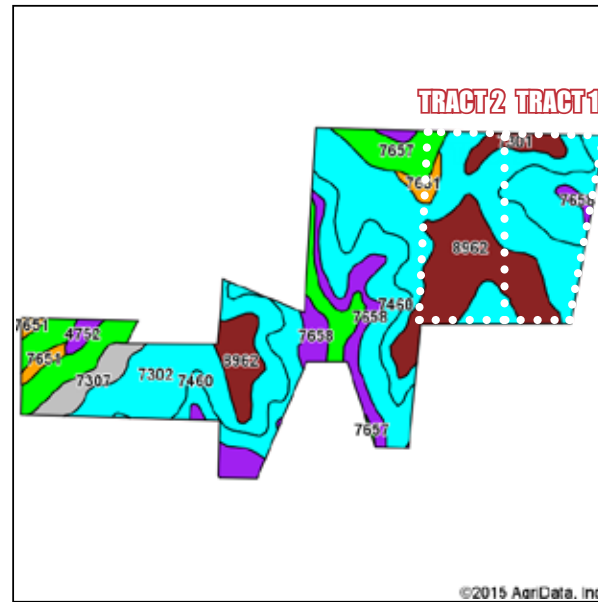
MAPS



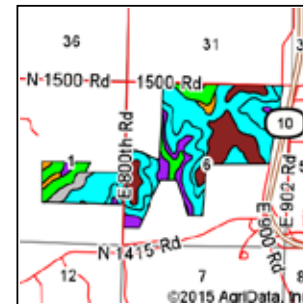
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SOIL MAP

MAPS



Soils data provided by USDA and NRCS.



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



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 brome	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	
8962	Woodson silt loam, 1 to 3 percent slopes	59.38	15.6%		IIIs							
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	

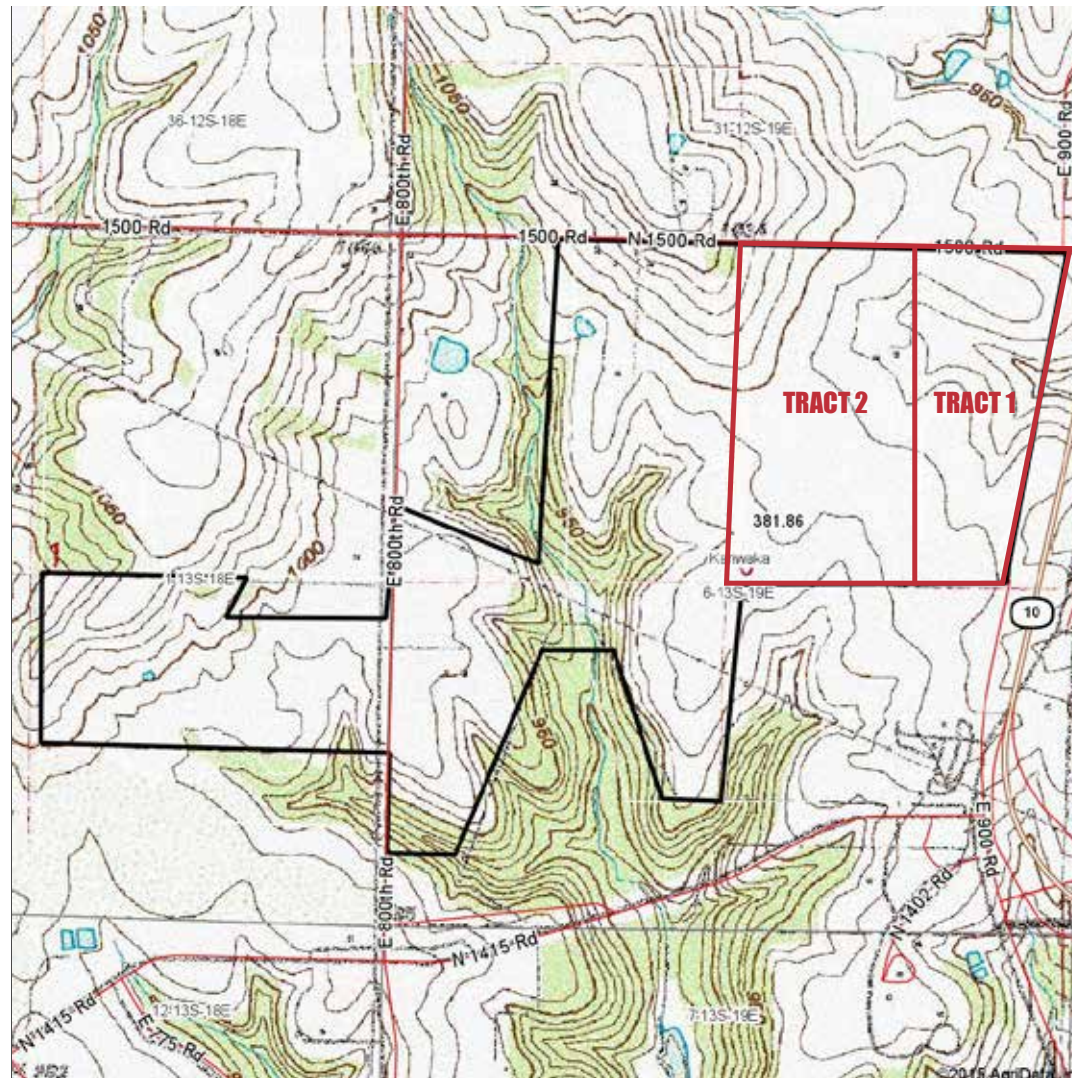
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TOPOGRAPHY MAP

MAPS



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