

# LOTS FOR SALE

## LITTLE BLUE RIVER ESTATES SUBDIVISION LOTS 4, 10 - 16



Do you desire a small acreage to build your dream home? LOOK NO FURTHER! Little Blue River Estates Subdivision has lots ranging in size from 3.33 acres to 4.77 acres available waiting for you! This development is conveniently located outside Hanover, KS and reasonably priced at \$10,000 per acre. It offers the perfect pair of serenity country living with the convenience of living close to town.

**Legal Description:** Little Blue River Estates, S07, T02, R05, ACRES, Lots, 4, 10, 11, 12, 13, 14, 15, & 16 Little Blue River Estates LESS RD ROW, Washington County, Kansas

**Property Location:** From Hanover, KS head West on Hanover Avenue half mile to Yankee Road. The intersection of Hanover Avenue and Yankee Road is the Northeast corner of the property.

### **Attributes:**

Currently outside city limits  
No HOA  
Custom stick built homes (no modular or prefabricated homes)  
1,800 square feet minimum of living space on the main floor  
Up to 3,000 square feet of out building space allowed  
No animal restrictions (must be fenced or caged)  
No exclusive builder  
Utility easement

### **Amenities:**

Electric – Bluestem, Gas – Propane, Rural Water, Internet – Blue-Valley Technologies, Sewage – Septic or Lagoon

**Lots Available:** 10, 11, 12, 13, 14, 15, 16, (4 - Pending)

**Lots Already SOLD:** 1, 2, 3, 5, 6, 7, 8, 9, 17

**Jessica Leis, Agent**  
**785.562.7817**



**Jeff Dankenbring, Broker - 785.562.8386**  
**Mark Uhlik, Broker - 785.325.2740**

**www.MidwestLandandHome.com**