



P R E S E N T I N G

# STONE RIDGE RANCH

144 N 1150 ROAD  
BERRYTON, KS 66409

20+/- ACRE PARCEL

3 BED / 2.5 BATH MULTI-LEVEL HOME

MULTIPLE OUTBUILDINGS

Stone Ridge Ranch offers 20+/- acres with a well-maintained 1975 California split-level home and three exceptional outbuildings. The residence showcases classic 1970s modern architecture and a strong footprint ready for updating. Period features—including original tile, wood paneling, fixtures, and even a rotary wall phone—add vintage character. The home includes 3 large bedrooms, 2.5 bathrooms, an inviting main-level living area, and several unique flex spaces. It is serviced by a private well. The outbuildings are a standout feature: an impressive 118' x 96' steel-beam structure, an 80' x 50' building, and a 60' x 56' shop provide extensive room for equipment, vehicles, hobbies, or storage.



The land surrounding the home is open and usable, with room to expand outdoor improvements or incorporate livestock or recreation. The home has been pre-inspected, and both the well and septic system have passed inspection. Property is being sold As-Is. Stone Ridge Ranch (Parcel 9) is centrally situated between two additional tracts of land also offered for sale (Parcels 8 & 10). Seller will not accept a contract on Tracts 8 or 10 until a contract is executed on this parcel, giving these buyers the first opportunity to purchase adjoining acreage.

# HECK



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Primary Bedroom



Primary Bathroom



Bedroom 2



Guest Bathroom



Bedroom 3



Laundry Room





PRESENTED BY:

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