

**Gardner Build/Investment Opportunity**  
W 199th St  
Gardner, KS 66030

**\$1,200,000**  
25± Acres  
Johnson County



## Gardner Build/Investment Opportunity

### Gardner, KS / Johnson County

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#### **SUMMARY**

##### **Address**

W 199th St

##### **City, State Zip**

Gardner, KS 66030

##### **County**

Johnson County

##### **Type**

Farms, Undeveloped Land, Hunting Land, Recreational Land, Business Opportunity

##### **Latitude / Longitude**

38.765568 / -94.894661

##### **Acreage**

25

##### **Price**

\$1,200,000

##### **Property Website**

<https://arrowheadlandcompany.com/property/gardner-build-investment-opportunity-johnson-kansas/83636/>



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#### **PROPERTY DESCRIPTION**

Tucked into a prime spot in southern Johnson County, this 24 +/- acre property offers a rare combination of privacy, location, and endless potential—qualities that are becoming harder and harder to find! Located just 5 +/- miles southeast of Gardner and 5 +/- miles northwest of Spring Hill, you're perfectly positioned between two growing communities. If you enjoy golf, Sycamore Ridge Golf Club is only 4 +/- miles away. With blacktop road frontage on W 199th Street, access to the property is both simple and convenient. What makes this property truly special is the incredible opportunity it offers to create your dream home. The open land, combined with the natural rolling topography, provides an ideal build site with ample space to design the home you've always imagined. Plus, the natural drainage across the property makes adding a pond a real possibility. Beyond the dream-home potential, this land is incredibly versatile. Whether you're interested in building a hobby farm, starting a homestead, or developing an equestrian property with riding trails, barns, and open pastures, this property can accommodate it all. The wooded section at the back adds beautiful natural cover and habitat—perfect for deer and other wildlife—making it a great spot for outdoorsmen. All utilities are conveniently available at the road, making development or construction a breeze. With the growth of the Kansas City metro steadily pushing south, land like this is being picked up quickly. Whether you're planning to build your forever home now or investing for the future, this 24 +/- acre gem is a smart choice. It's rare to find a property that offers this much flexibility, beauty, and potential in one place. If you want privacy without sacrificing location—or space to roam with easy access to nearby towns and amenities—this is the spot to make your vision a reality. All showings are by appointment only. For more information or to schedule a private viewing, please contact Shea Miller at [\(913\) 208-1364](tel:9132081364).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

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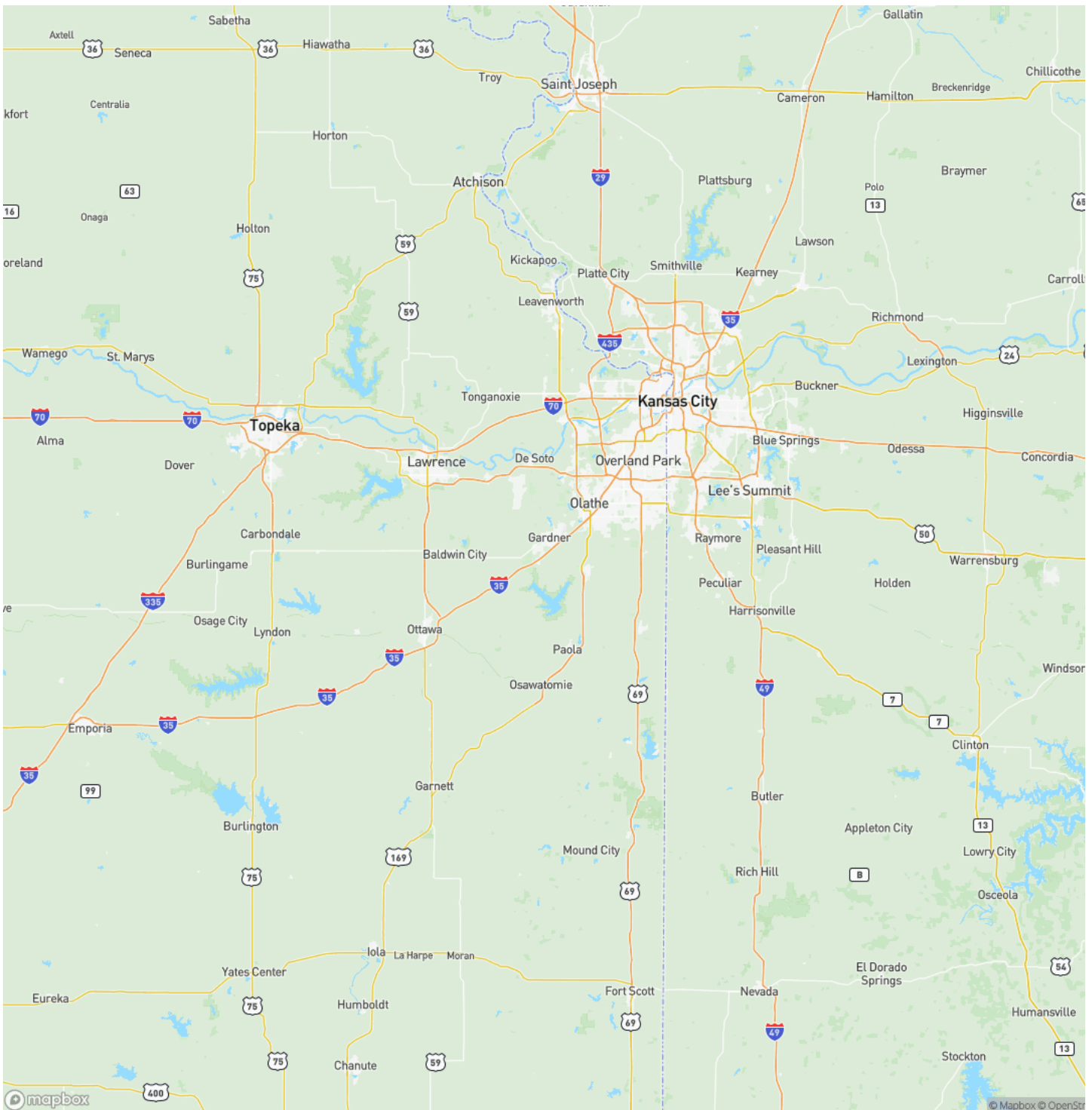
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## Locator Map



## Locator Map



## Satellite Map



## Gardner Build/Investment Opportunity

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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Shea Miller

## Mobile

(913) 208-1364

## Email

shea.miller@arrowheadlandcompany.com

**Address**

City / State / Zip

## NOTES

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**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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