

Gardner Build/Investment Opportunity
00000 W 199th St
Gardner, KS 66030

\$920,000
25± Acres
Johnson County



Gardner Build/Investment Opportunity

Gardner, KS / Johnson County

SUMMARY

Address

00000 W 199th St LOT: AHLC25

City, State Zip

Gardner, KS 66030

County

Johnson County

Type

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

Latitude / Longitude

38.7658 / -94.8946

Acreage

25

Price

\$920,000

Property Website

<https://arrowheadlandcompany.com/property/gardner-build-investment-opportunity/johnson/kansas/112159/>



PROPERTY DESCRIPTION

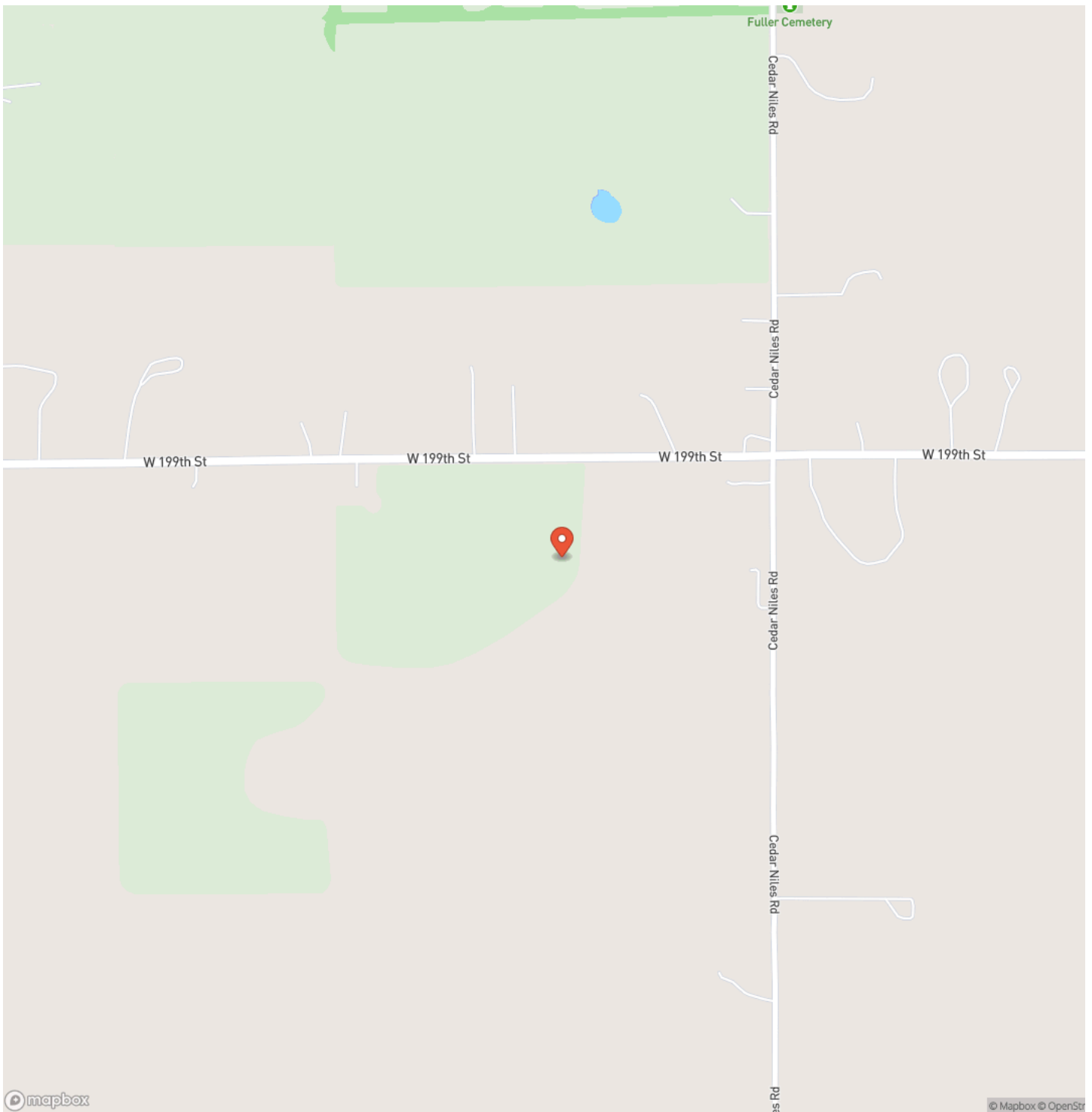
Tucked into a prime spot in southern Johnson County, this 24+/- acre property offers a rare combination of privacy, location, and endless potential which are qualities that are becoming harder and harder to find! Located just 5+/- miles southeast of Gardner and 5+/- miles northwest of Spring Hill, you're perfectly positioned right between two growing communities. If you enjoy golf, Sycamore Ridge Golf Club is only 4+/- miles away, and with blacktop road frontage on W 199th Street, getting here is 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, creates an ideal build site with plenty of 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 want to build a hobby farm, start a homestead, or set up an equestrian property with riding trails, barns, and open pastures, this property has room to accommodate it all. The wooded section at the back provides beautiful natural cover and habitat, perfect for deer and other wildlife, which makes it a great spot for outdoorsmen. All utilities are conveniently available right at the road, which makes development or building a breeze. And with the growth of the Kansas City metro pushing steadily south, land like this is being picked up quickly. Whether you're thinking about building your forever home now or investing for the future, this 25+/- acre gem is worth a look. It's rare to find a property that offers this much flexibility, beauty, and potential all 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. If you would like more information or would like 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.

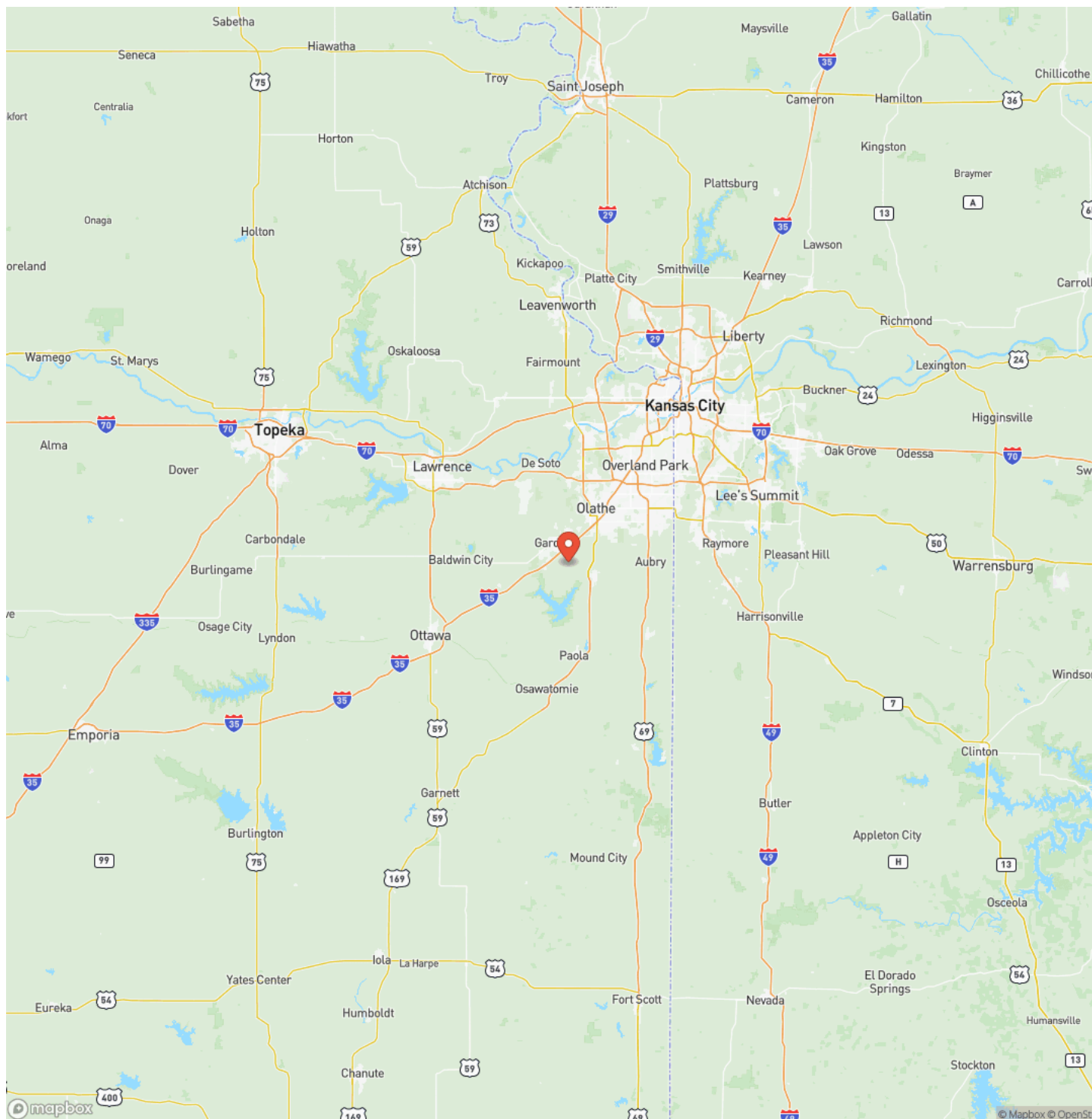
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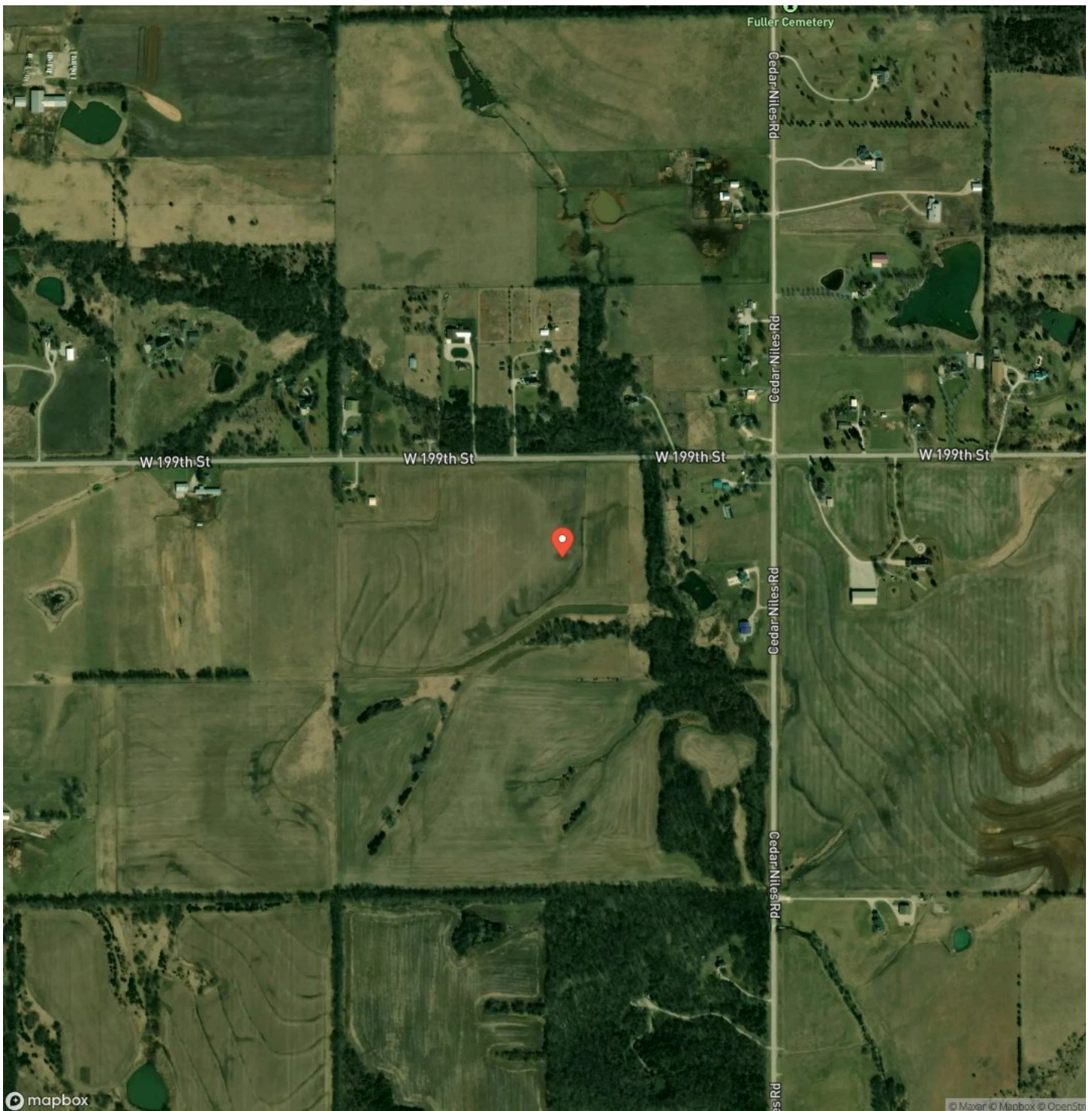
Locator Map



Locator Map



Satellite Map



Gardner Build/Investment Opportunity

Gardner, KS / Johnson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Shea Miller

Mobile

(913) 208-1364

Email

shea.miller@arrowheadlandcompany.com

Address

City / State / Zip

Louisburg, KS 66053

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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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