

East Gardner Build/Investment Opportunity
26625 W 199th St
Gardner, KS 66030

\$460,000
12.500± Acres
Johnson County



East Gardner Build/Investment Opportunity Gardner, KS / Johnson County

SUMMARY

Address

26625 W 199th St

City, State Zip

Gardner, KS 66030

County

Johnson County

Type

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

Latitude / Longitude

38.7656 / -94.8939

Acreage

12.500

Price

\$460,000

Property Website

<https://arrowheadlandcompany.com/property/east-gardner-build-investment-opportunity-johnson-kansas/111960/>



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Gardner, KS / Johnson County

PROPERTY DESCRIPTION

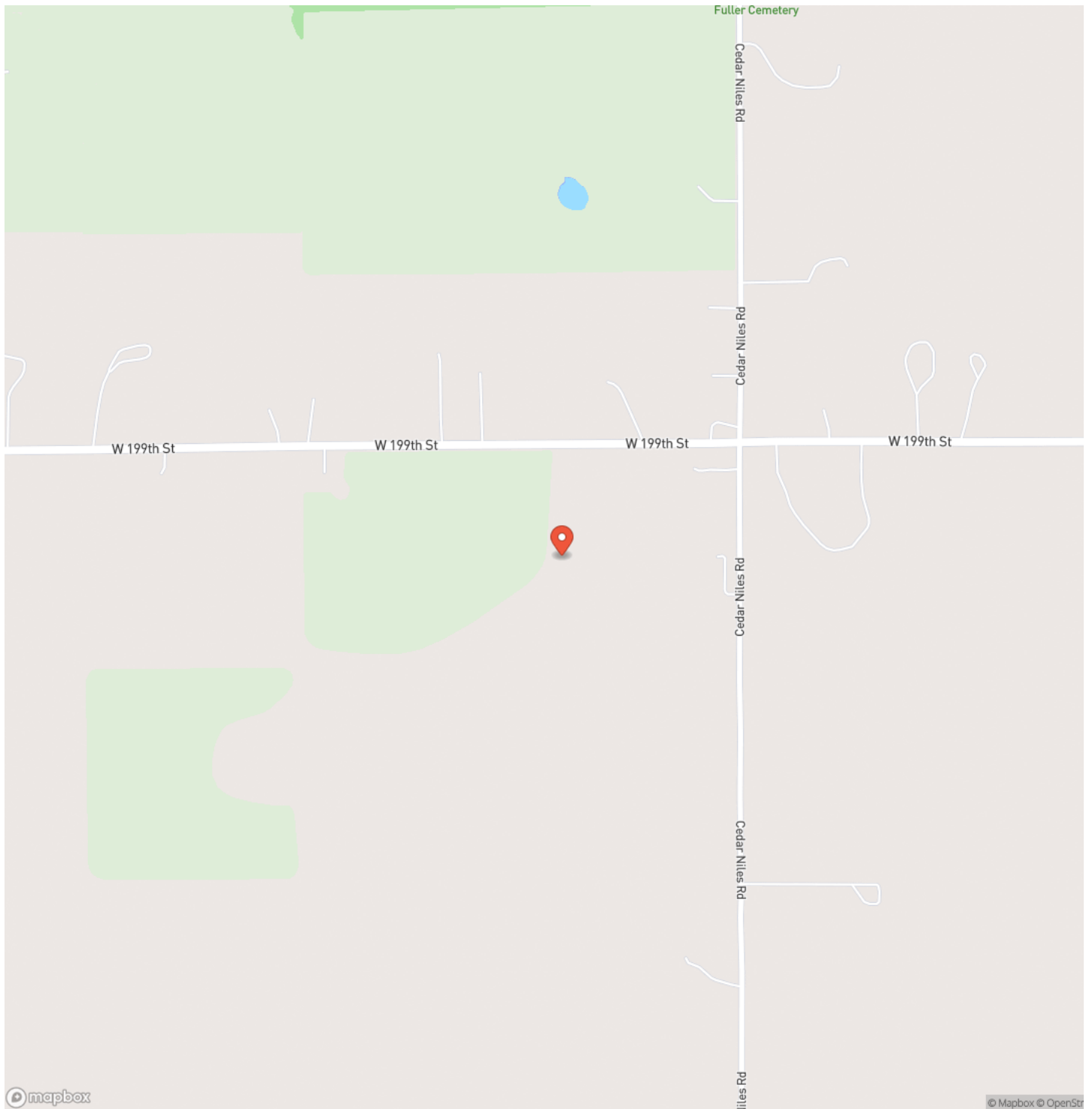
Located in a prime spot in southern Johnson County, this 12.5 +/- acre property offers that rare mix of privacy, convenience, and potential that's getting harder and harder to find. Just 5 +/- miles southeast of Gardner and 5 +/- miles northwest of Spring Hill, it's perfectly situated between two fast-growing communities. Sycamore Ridge Golf Club is only 4 +/- miles away, and with blacktop road frontage on W 199th Street, access is easy and straightforward. What really sets this property apart is its versatility. Whether you're dreaming of building a custom home in the country, setting up a small hobby farm, or simply looking for a land investment, this one checks a lot of boxes. All utilities are available at the road, making the process of building even more seamless. The land lays well and features natural topography with good drainage, ideal for adding a pond or designing a scenic homestead. There are signs of deer throughout the property and along the tree line, and a small wooded section offers cover for wildlife, adding a natural element to the place. Whether you're ready to build now or invest for the future, this 12.5 +/- acre place is full of potential and opportunity. The nearly identical adjacent 12.5 +/- acres is also available for purchase. 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.

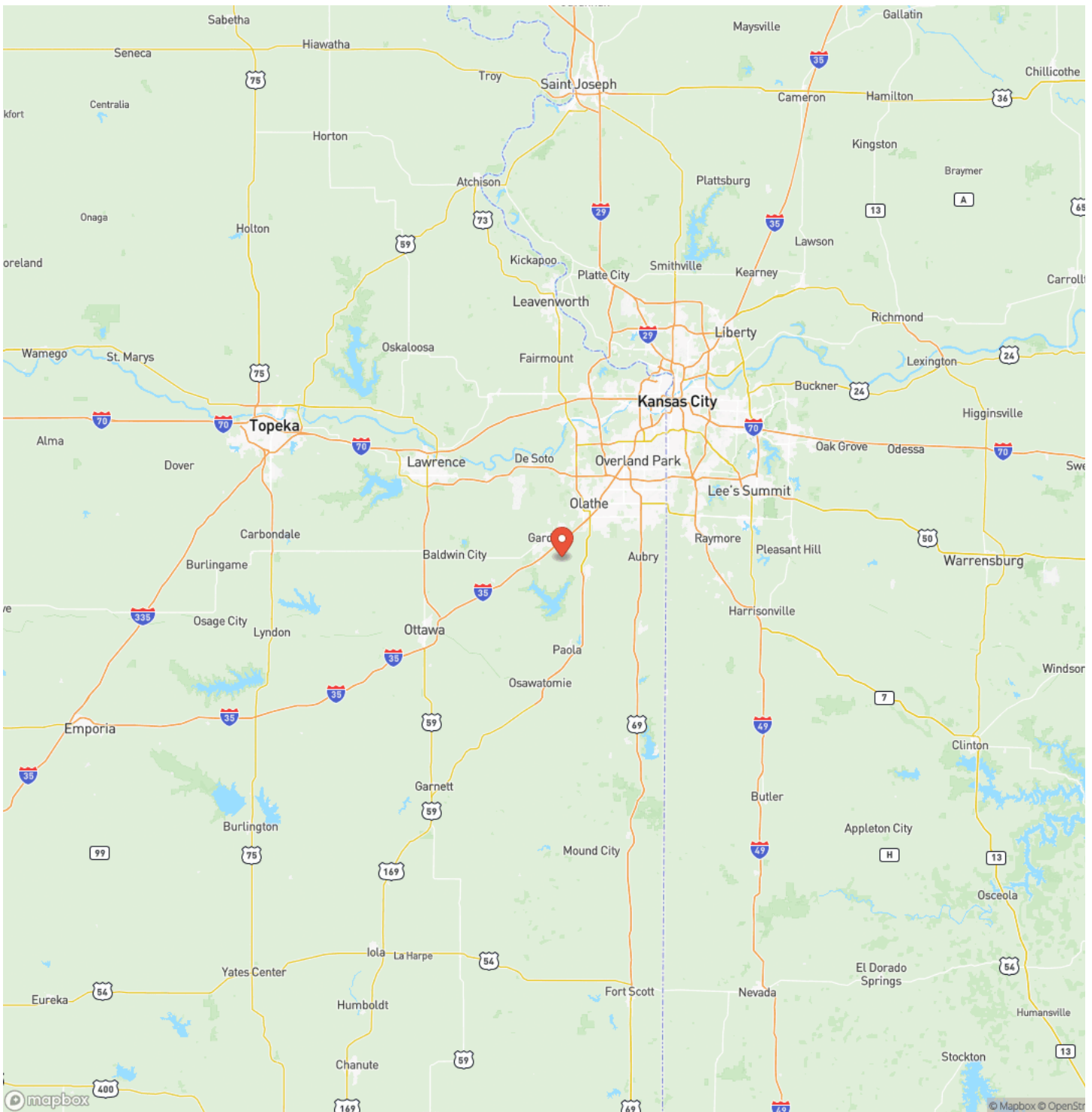
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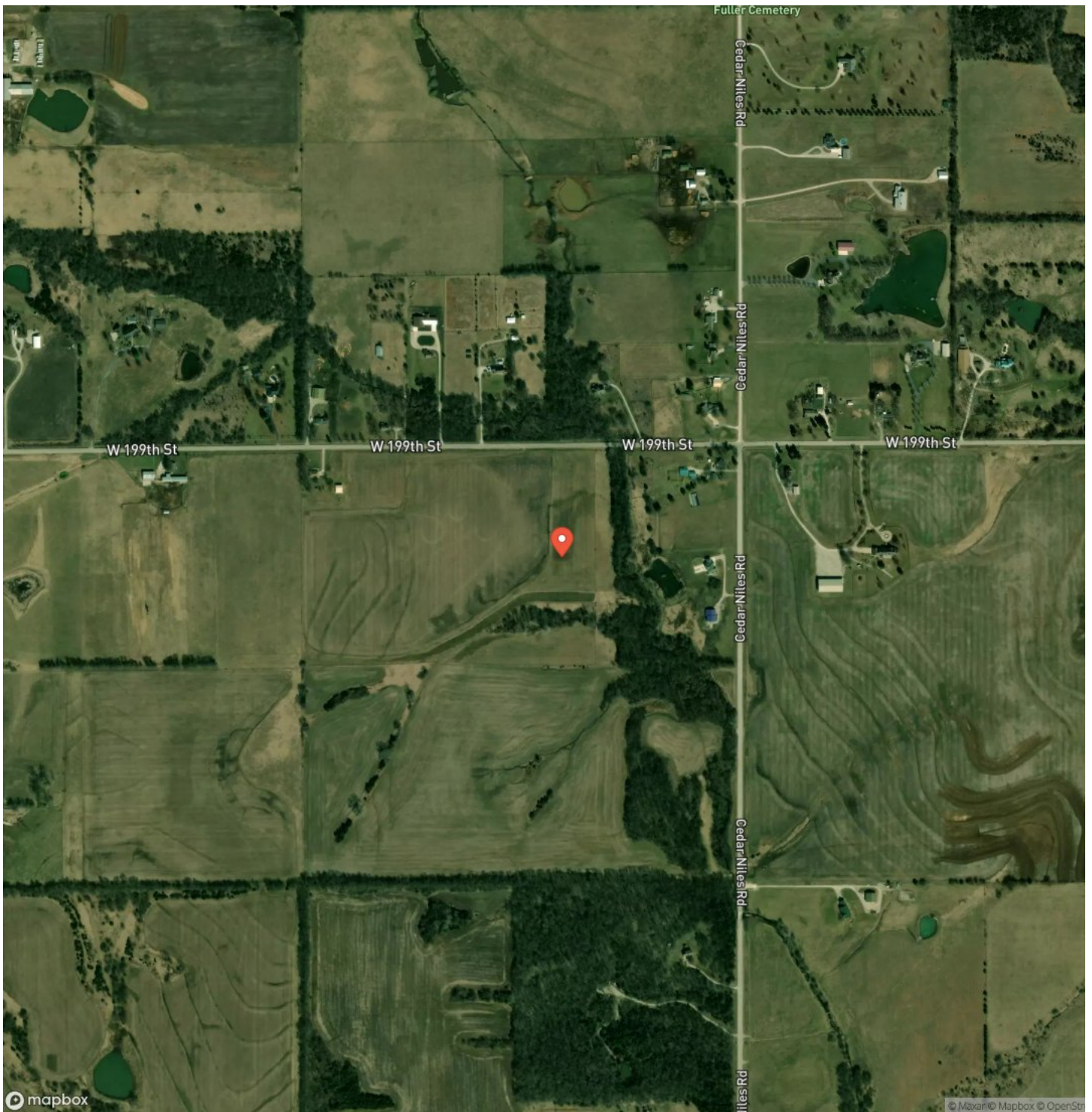
Locator Map



Locator Map



Satellite Map



East 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

NOTES

[illegible]

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



<https://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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

