

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

\$460,000
12,500± Acres
Johnson County



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

SUMMARY

Address

00000 W 199th St LOT: AHLC12

City, State Zip

Gardner, KS 66030

County

Johnson County

Type

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

Latitude / Longitude

38.7657 / -94.8954

Acreage

12.500

Price

\$460,000

Property Website

<https://arrowheadlandcompany.com/property/west-gardner-build-investment-opportunity-johnson-kansas/111963/>



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Gardner, KS / Johnson County

PROPERTY DESCRIPTION

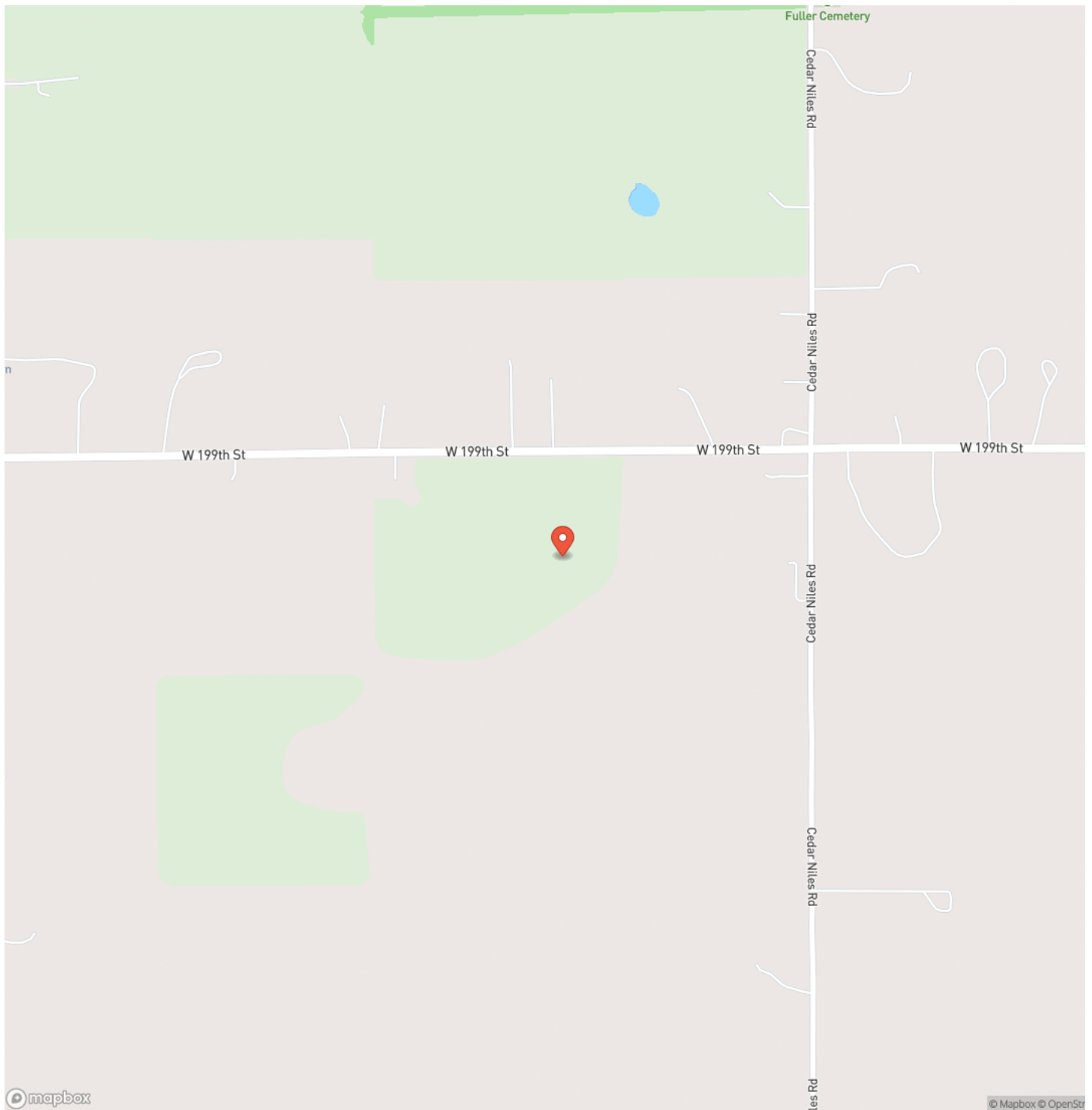
Tucked away in a sought-after area of southern Johnson County, this 12.5 +/- acre property combines privacy, convenience, and opportunity, a rare find in today's market. Featuring open ground and a peaceful sliver of woods creating a great balance of space and privacy. The land features natural drainage, making it ideal for building a pond and designing your dream home. Just 5+/- miles southeast of Gardner and 5+/- miles northwest of Spring Hill, you're ideally positioned between two thriving communities. Sycamore Ridge Golf Club is only 4+/- miles away, and with blacktop road frontage on W 199th Street, access is easy and convenient. With mostly flat terrain, the property is easy to work with and ready for a variety of uses whether you're looking to build a custom house, start a small farm, or simply invest in land with strong future potential. The wooded area provides natural cover for wildlife, adding a touch of nature and seclusion without sacrificing the open feel. This peaceful and well-located parcel is a unique opportunity in an area on the rise. Whether you're ready to build now or hold for future growth, this tract is full of 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.

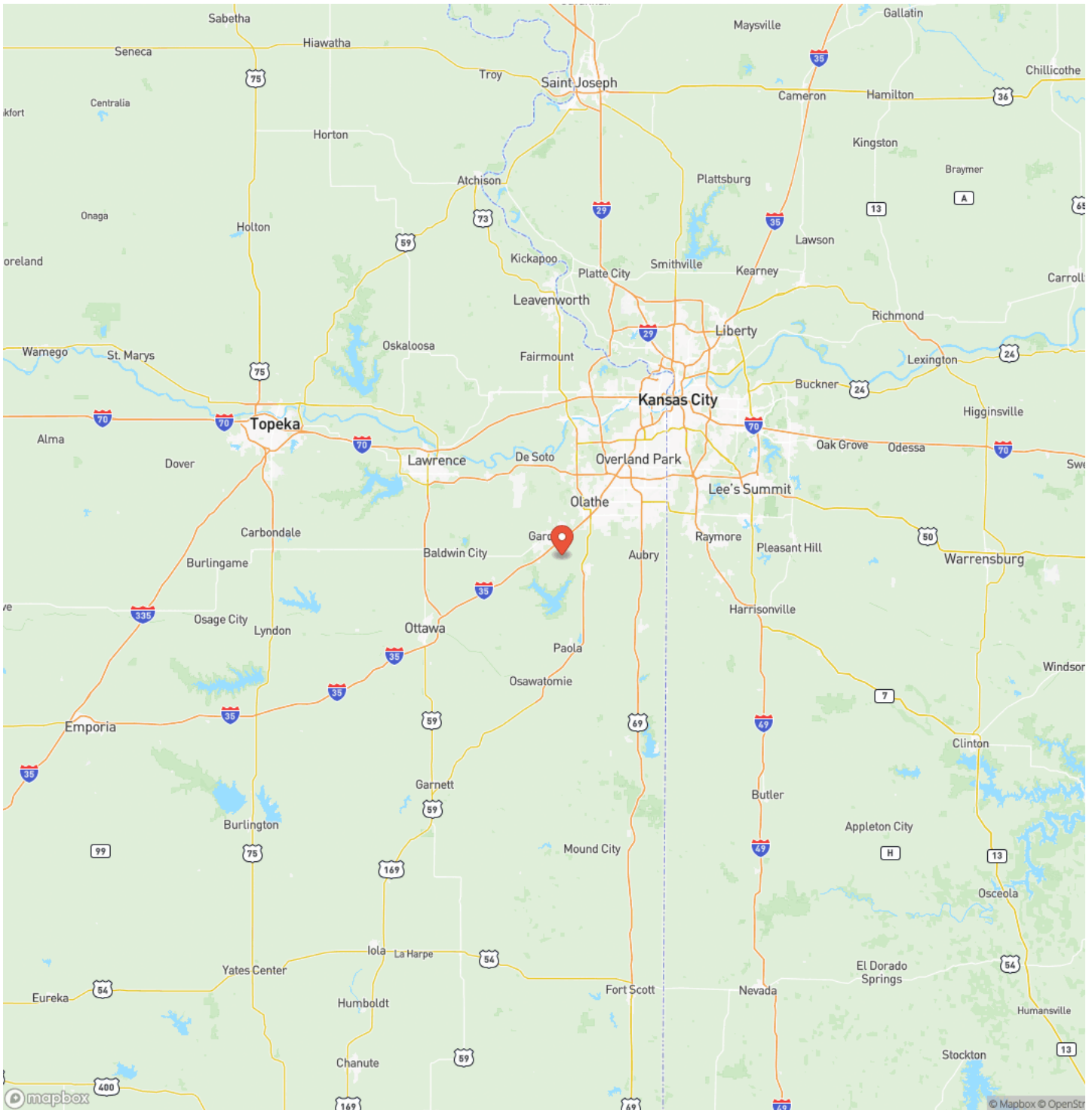
West Gardner Build/Investment Opportunity
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Locator Map



Locator Map



Satellite Map



West 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

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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.



<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.

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