

**Gardner Build/Investment Opportunity East**  
26755 W 199th St  
Gardner, KS 66030

**\$600,000**  
12.500± Acres  
Johnson County



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

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### **SUMMARY**

#### **Address**

26755 W 199th St

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

Gardner, KS 66030

#### **County**

Johnson County

#### **Type**

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

#### **Latitude / Longitude**

38.765572 / -94.893905

#### **Acreage**

12.500

#### **Price**

\$600,000

#### **Property Website**

<https://arrowheadlandcompany.com/property/gardner-build-investment-opportunity-east-johnson-kansas/83072/>



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### Gardner, KS / Johnson County

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#### **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 building process 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 landscape. Whether you're ready to build now or invest for the future, this 12.5± acre property is full of potential—and opportunities like this don't stay on the market for long. The nearly identical adjacent 12.5± acres is also available for purchase. 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).

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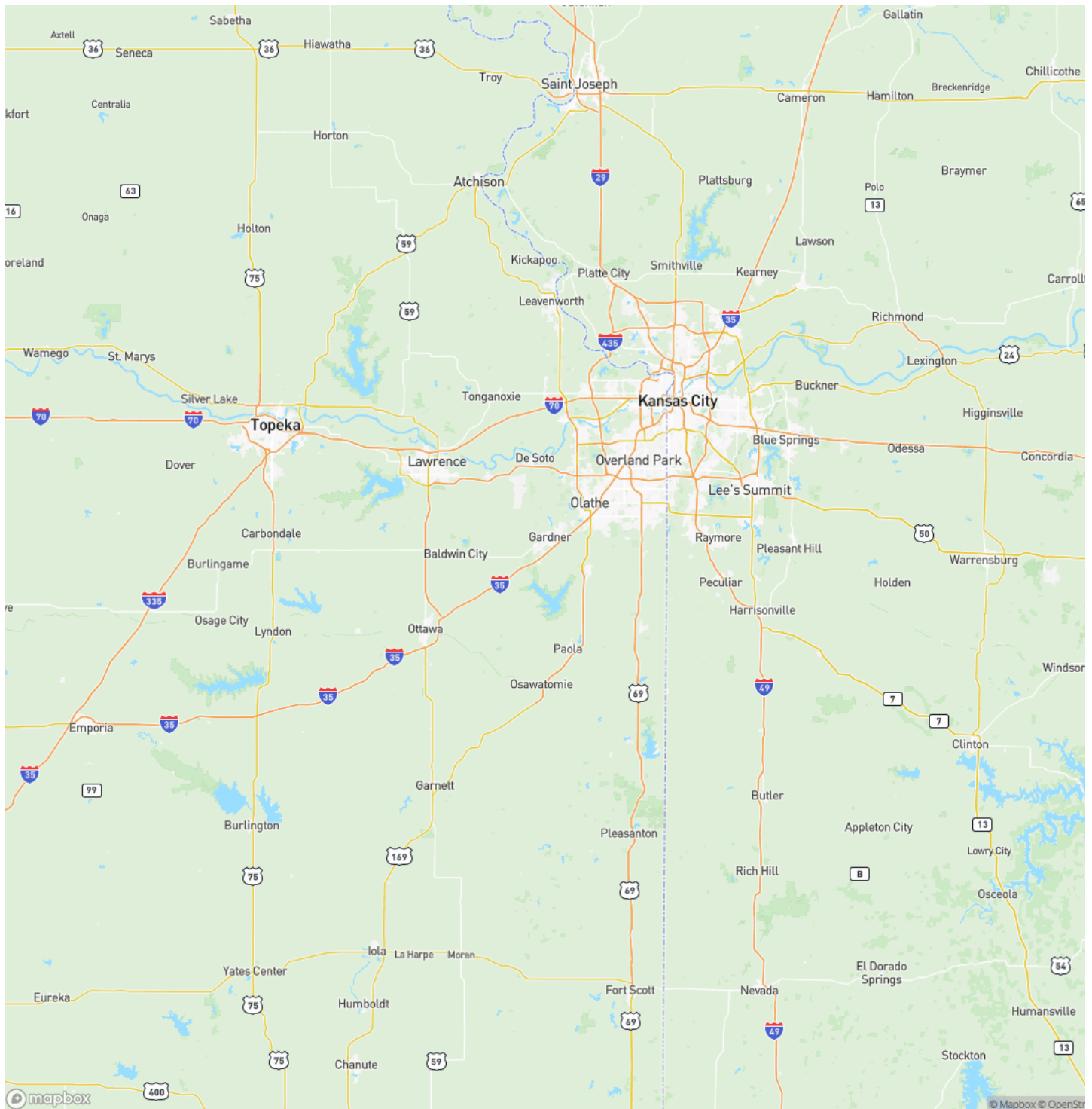
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## Locator Map



## Locator Map



## Satellite Map



## Gardner Build/Investment Opportunity East 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 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.



**[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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