

JOCO Development Potential
37200 US-56 Hwy
Edgerton, KS 66021

\$1,400,000
151± Acres
Johnson County



JOCO Development Potential Edgerton, KS / Johnson County

SUMMARY

Address

37200 US-56 Hwy

City, State Zip

Edgerton, KS 66021

County

Johnson County

Type

Farms, Undeveloped Land, Single Family

Latitude / Longitude

38.767983 / -95.015313

Taxes (Annually)

5550

Dwelling Square Feet

1204

Bedrooms / Bathrooms

3 / 2

Acreage

151

Price

\$1,400,000

Property Website

<https://greatplainslandcompany.com/detail/joco-development-potential-johnson-kansas/40398/>



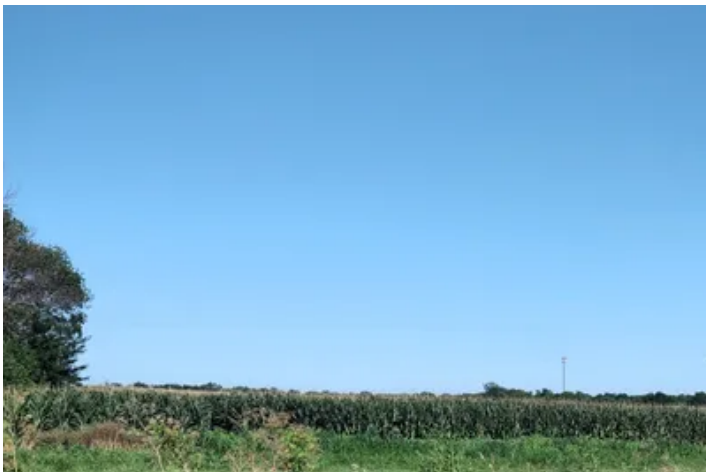
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PROPERTY DESCRIPTION

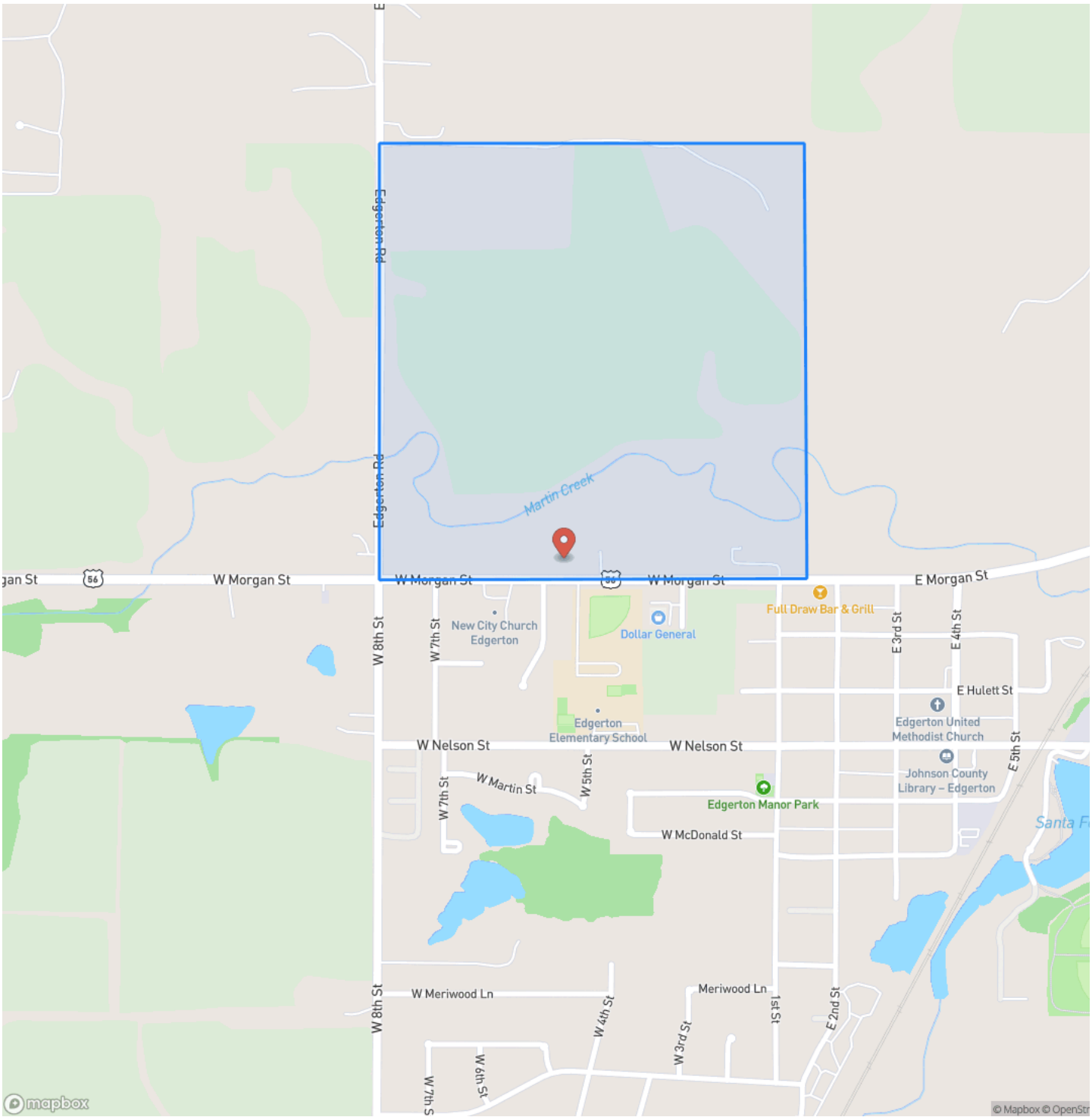
PRICE REDUCED: Apx 3 miles from "Logistic Park Kansas City Intermodel Facility and Apx 13 miles from "Astra Enterprise Park. This 151 acres has road frontage on the North side of US-56 Highway and road frontage on the East side of Edgerton Rd. This location has great Development Potential. This prime location is close to "Logistic Park Kansas City Intermodal Facility" and not far from the new Panasonic car battery plant under construction, "Astra Enterprise Park", De Soto, KS. This is a working family farm with a single family residence on it. Buyer is responsible for checking with Johnson County and the City of Edgerton regarding development. This land has rolling terrain, a tree lined stream and it has paved road frontage on two sides. The property is across the highway from the elementary school, retail business and a housing subdivision. The tree lined stream is in a flood plain but the majority of the land is not. This property has been family owned since June, 1864. There is a very well cared for family home on the property with barns, grain bins and a pond. The farmstead will Not be sold separately. There are approximately 151 acres +/- to be Sold as 1 tract only.



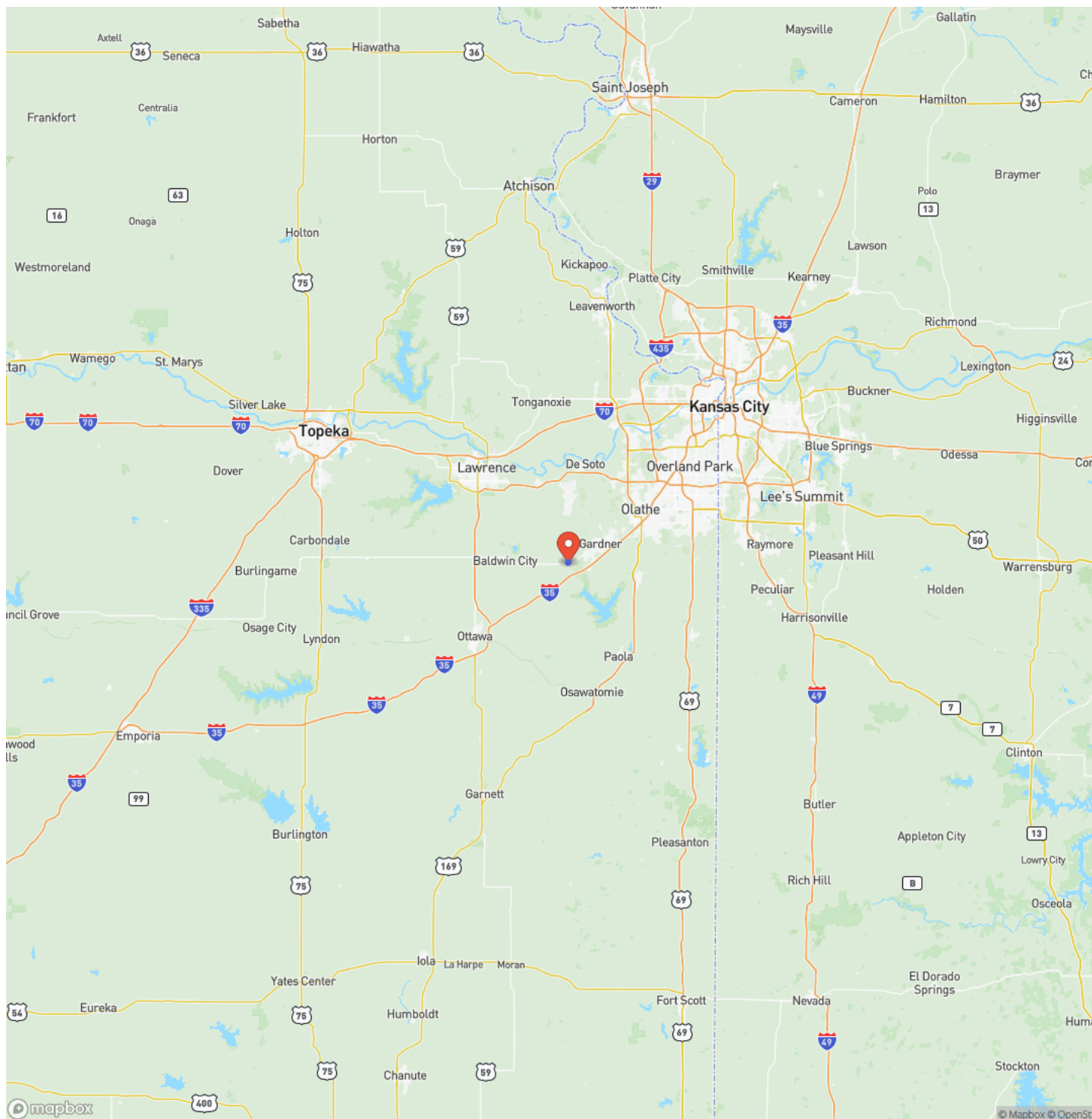
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Edgerton, KS / Johnson County



Locator Map



Locator Map



Satellite Map



JOCO Development Potential

Edgerton, KS / Johnson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Dean Goodell

Mobile

(785) 229-5547

Email

dean@greatplains.land

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.



MORE INFO ONLINE:
greatplainslandcompany.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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