

# 97 ACRES FOR SALE

30425 W 167TH ST, GARDNER, KS 66030



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*Selling Land & Farms Since 1976*

REECE COMMERCIAL REAL ESTATE | 8005 W 110th St, Ste 150, Overland Park, KS

# 30425 W 167TH ST, GARDNER, KS 66030

- LOCATION** On the south side of 167th St, about 1/4 mile east of Waverly Rd
- ACRES** 97+/- Acres
- PRICE** \$2,500,000 (\$25,593/Acre)
- ZONING** Needs to be annexed into the City of Gardner. The City master plan calls for single family residential.
- UTILITIES**  
Sewer: Existing sanitary sewer line runs through the property -see attached map  
Water: Existing water main on 167th St on the north side of property, and along Madison St on the south side. See attached map  
Power: Gas and phone also adjacent
- IMPROVEMENTS** Existing house and a number of barns, sheds and out buildings
- TERRAIN** Gently rolling land with several ponds. See attached topography map
- INCOME** Crop lease income approximately \$4,800
- TAXES** 2017 Taxes were \$3,405.81. See attached statement
- SCHOOLS** In Gardner-Edgerton school district. The high school is across from the property on south side of Madison St. Madison Elementary School abuts the southwest corner of the property.

The information in this package has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. © 2018



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# AERIAL - FACING NORTH



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AERIAL - FACING EAST



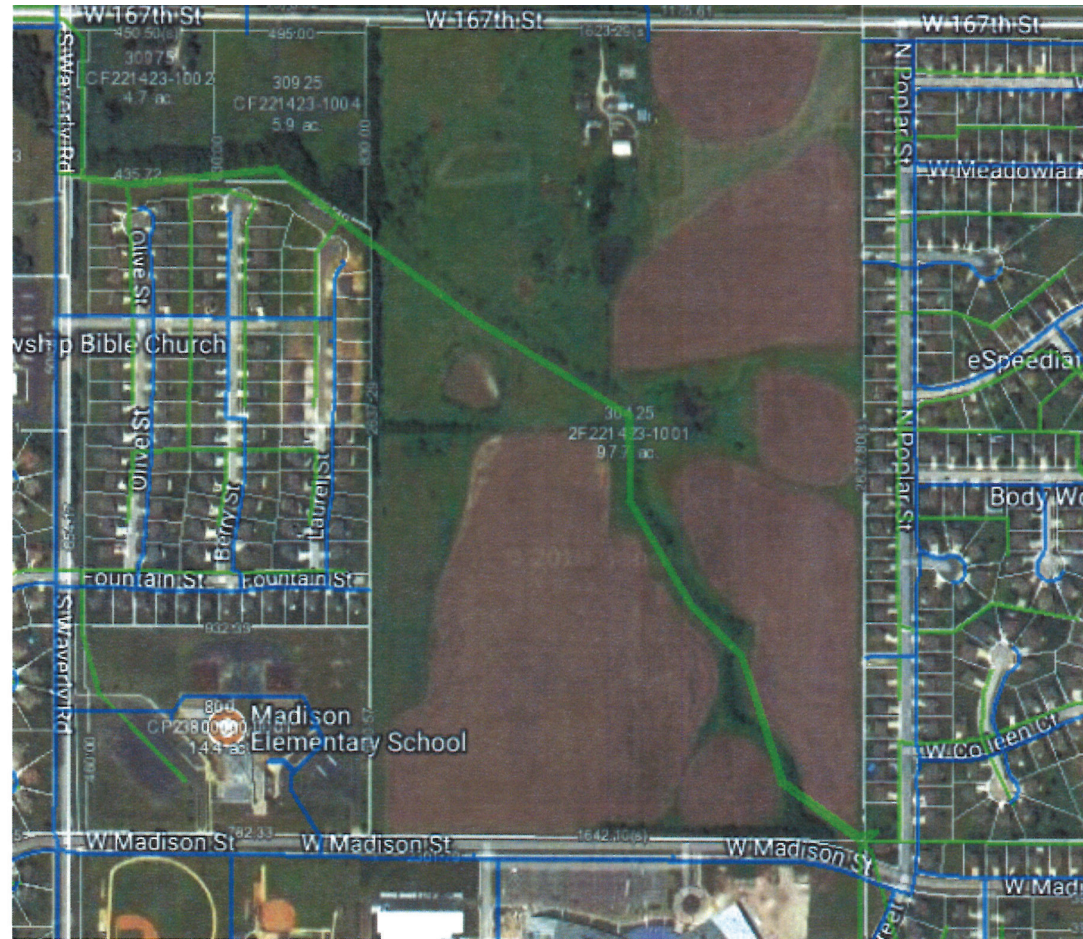
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AERIAL - FACING SOUTH



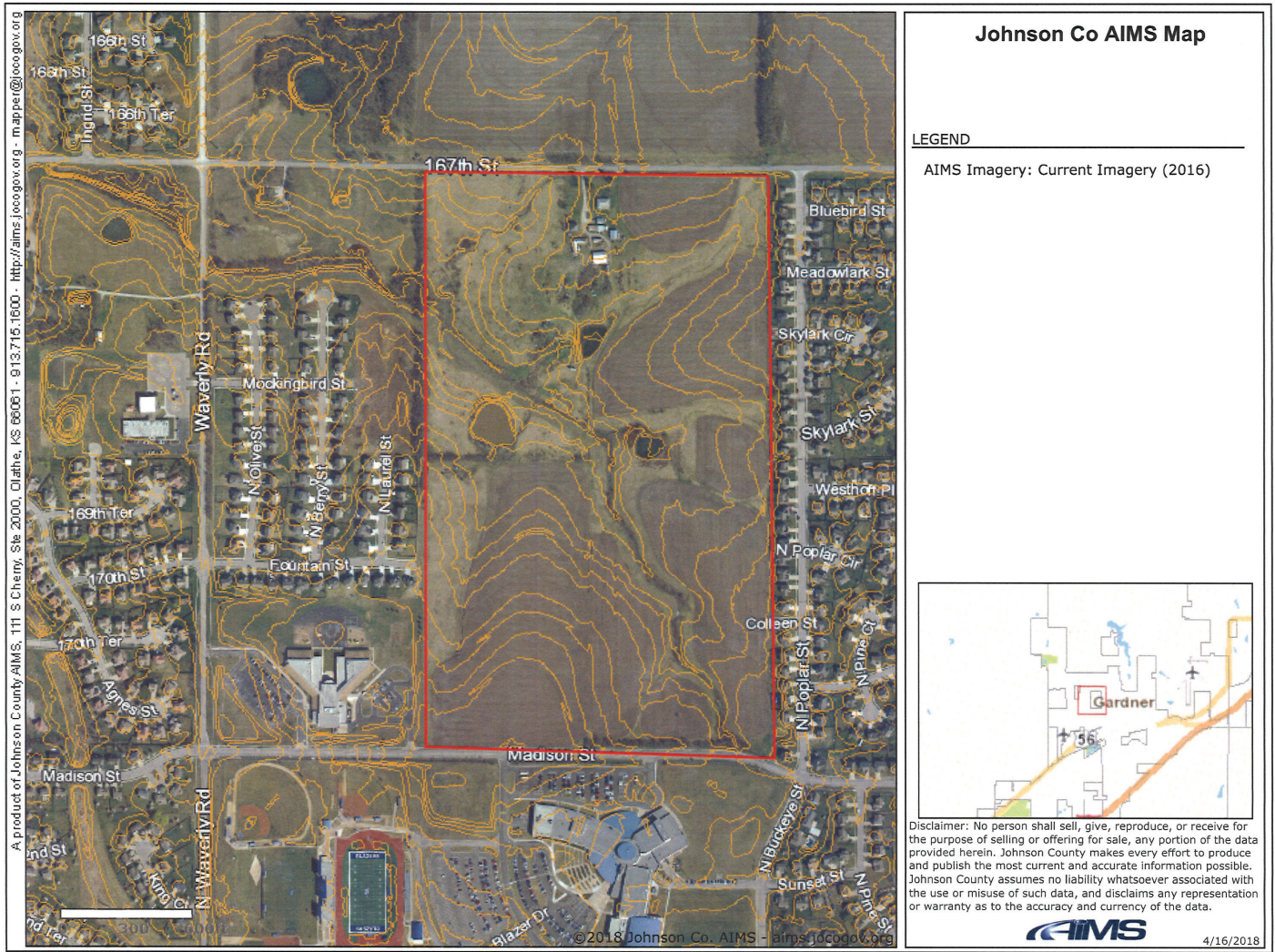
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# SEWER & WATER LINE MAP



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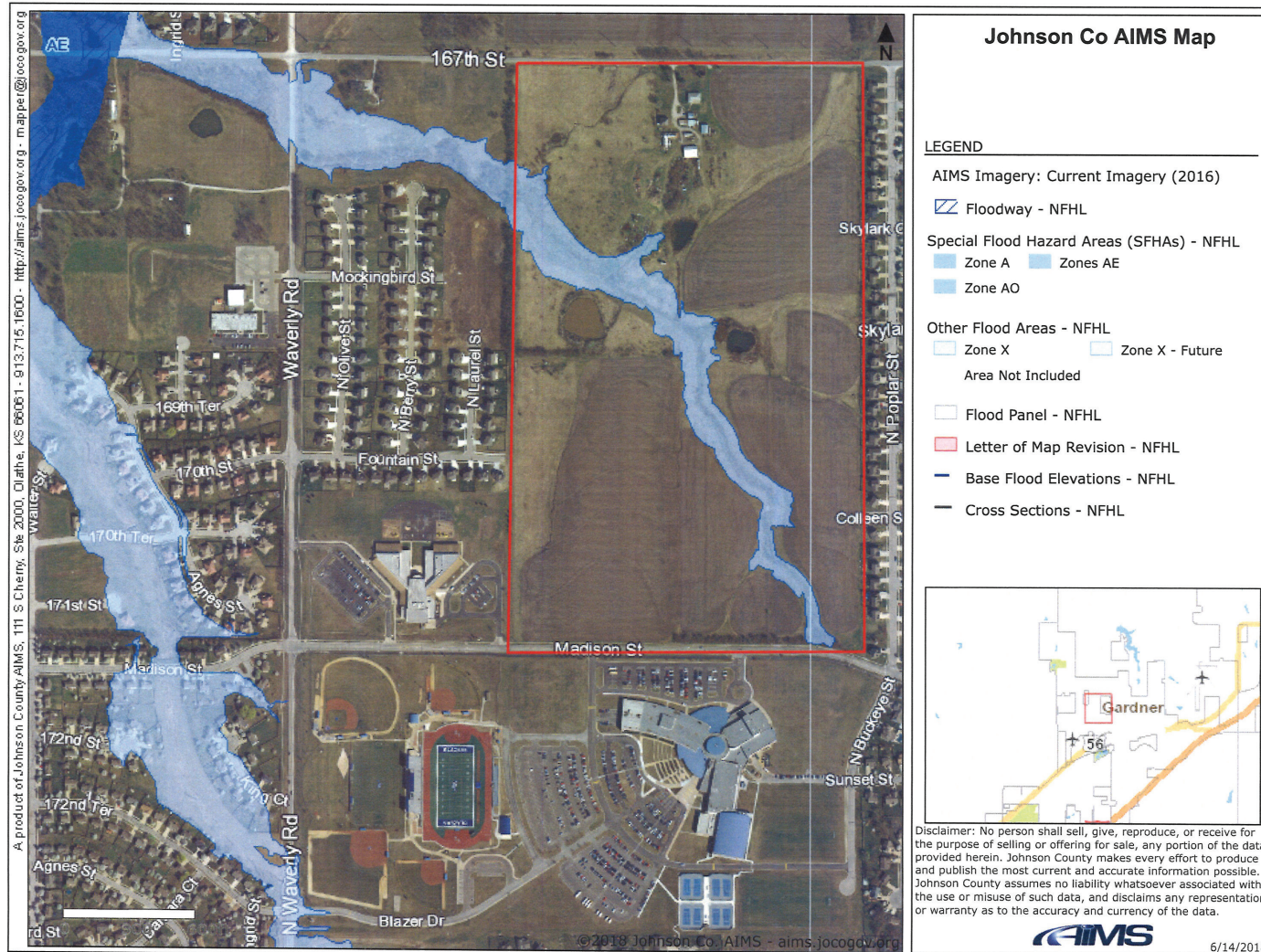
# TOPOGRAPHY MAP



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# FLOOD MAP

## MAPS



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# 2017 REAL ESTATE TAX STATEMENT



Johnson County Treasurer  
 111 S. Cherry St., Suite 1500  
 Olathe, KS 66061  
 913-715-2600  
 www.jocogov.org

BURGDORFER, BEVERLY REV TRUST  
 30425 W 167TH ST  
 GARDNER KS 66030

Date	Quick Ref ID
6/12/2018	R173336
TUG	RE Tax ID
0059	2F221423-1001
Property Description	
Legal: 23-14-22 E 100 A NW 1/4 100 ACRES GA -0072	
Situs Address: 030425 W 167TH ST GARDNER, KS	

Class	Land Appraised Value	Improvement Appraised Value	Land Assessed Value	Improvement Assessed Value
A	23,810	15,850	7,143	3,963
F	41,560	110,540	4,779	12,712

Appraised Value	Assessed Value	2017 Mill Levy	Mill Levy Tax	Specials	Total Tax Due
191,760	28,597	120.395	\$3,396.96	\$0.00	\$3,396.96

Credits	Payments	Interest & Fees	Half Payment Due	Full Payment Due
\$0.00	\$3,405.81	\$8.85	\$0.00	\$0.00

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# 2017 REAL ESTATE TAX STATEMENT

-----detach and return bottom portion with payment-----

Pay online at: [www.jocogov.org](http://www.jocogov.org)

Quick Ref ID:

R173336

RE Tax ID:

2F221423-1001

### AMOUNT DUE ON OR BEFORE 6/12/2018

<b>Half Payment</b>	\$0.00	<b>Full Payment</b>	\$0.00	<b>Amount Enclosed</b>	
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Please "x" here to request a receipt to be mailed to you.

BURGDORFER, BEVERLY REV TRUST  
30425 W 167TH ST  
GARDNER KS 66030

Remit payment to:

Johnson County Treasurer  
PO Box 2902  
Shawnee Mission, KS 66201-1302

/\*R173336\*/

18177 0 2017R173336 0000000000 0000000000 0000000000 0000000000 3

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# PHOTOS

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