

Johnson County, Kansas Investment Farm



Offering Memorandum



Heritage Brokers
& Auctioneers

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Offering Letter

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Re: 76.7 Acres (M/L) by Gardner, Johnson County, Kansas (Donovan Farm)

Dear Interested Party,

Enclosed you will find a property offering overview for your review. We have outlined key offering details and information for your evaluation.

As the largest land sales company in America, our team has sold thousands of similar properties over the past 90+ years. We value the opportunity to present these materials to you and will stand ready to answer any questions you may have. It is our goal to serve our clients with unmatched industry leading services designed to help them achieve their goals.

We appreciate your consideration of this offering and we hope to work with you on the upcoming purchase of this property. Please let me know if you have any questions or additional needs and we will make sure to address them in a timely manner.

Respectfully,

Shawn Terrel

R. Shawn Terrel
Principal | Broker | Auctioneer



Johnson County KS Investment Farm

Investment Highlights

Executive Summary

76.7+/- Acres * Prime Development Land by Gardner, Johnson County, Kansas.

- I. **Introduction.** United Country | Heritage Brokers & Auctioneers are pleased to present an exceptional opportunity for land acquisition in 77+/- acres of pristine land located just west of the thriving city of Gardner in Johnson County, Kansas. This expansive parcel offers an opportunity to invest in a prime piece of real estate, strategically positioned in a rapidly growing region.

- II. **Property Description.** This property is located at 33045 W. 175th St., Gardner, KS 66030. The farm is situated on two adjoining Johnson County, Kansas land parcels which totals 76.7 acres according to the county record, and boasts a landscape that includes cropland, oil & gas production and a country home and outbuildings. The property lays fairly level with elevation ranging from 1,030 to 1,060 feet, and it is access on the north by 175th Street and the west by Four Corners Rd. The property is serviced with electric, public water, natural gas, and a septic system.
 - a) **Home & Outbuildings.** The approximately 960 sq/ft. home is an older ranch style that according to the county record has 3 bedrooms and 1 full bath. There are multiple older outbuildings which include barns, sheds, and an old silo on the property. The home is currently rented and can be shown with a minimum of 24 hour notice.

 - b) **Cropland.** According to the cropland lease, there are approximately 58.24 cropland acres, however the oil wells occupy approximately 8.24 acres, with a remaining balance of 50 acres being farmed. The farm is currently planted to corn at the time of listing (2023). **Principal soil types:** Sibleyville loam, 3-7% slopes, class 3; and Woodson silt loam, 1-3% slopes, class 2. The farm has a **54.0 NCCPI** average, and appears to have been rotated between (2022) soybeans and (2023) corn.

 - c) **Oil & Gas.** There are currently (23) small oil pumps located on the farm, which appear to be on 2-3 acre spacing. The wells are accessed by gravel roads and trails. In addition, there is a Salt-water Disposal well (SWD), and a tank battery on the west side of the farm along Four Corners Rd. The current well operator is D&Z Exploration Inc., (618) 829-3274 and the lease name is Donovan Lease, NE/4 S28 T14S R22E Johnson County.

Executive Summary

- III. Location Advantages.** Situated just west outside of Gardner Kansas, this land enjoys proximity to the city's amenities, including schools, shopping centers, healthcare facilities, and recreational centers. There is also access to major highways, including US-56 and I-35, this ensures convenient connectivity to nearby cities, such as Olathe and Kansas City for additional shopping and major sporting events.
- IV. Development Potential.** The property's current favorable zoning allows for a low cost hold at acquisition, while positioning the property for a range of development options, such as residential, commercial, industrial or mixed-use projects. Given the region's population growth and demand for real estate, this land presents an exceptional opportunity for developers and investors.
- V. Market Appeal.** Johnson County, known for its strong economy and quality of life, continues to attract new businesses and residents alike. The land's location within this sought-after county ensures a strong market demand for any development endeavor, contributing to its investment appeal.
- VI. Due Diligence.** Prospective buyers are encouraged to conduct their own due diligence on the property to determine how it will best fit their intended needs. We welcome inquiries from interested parties and are prepared to provide any additional insight at our disposal to facilitate a well-informed transaction.
- VII. Pricing and Terms.** The listing price for this exceptional land parcel is supported by recent appraisal as well as comparable sales in the immediate area of the subject property. All disclosures and information provided by the seller is intended to inform interested parties and set the stage for a clean and transparent sales process.
- VIII. Contact Information.** For more information, inquiries, or to arrange a site visit, please contact **United Country | Heritage Brokers & Auctioneers** at **(877) 318-0438** or by email: sterrel@unitedcountry.com and our dedicated team of real estate professionals will respond promptly. We are committed to providing the highest level of support and information you need to explore this outstanding land investment opportunity further.
- IX. Conclusion.** In summary, this 77+/- acre land parcel just west of Gardner, Johnson County, Kansas, represents a remarkable real estate investment opportunity. Its strategic location, diverse topography, revenue streams, development potential, and strong market appeal make it a standout offering in today's competitive real estate market. Act swiftly to secure this prime piece of land with boundless potential. Contact us today to inquire or tour this great land tract.

Property Summary

Donovan Farm

Address: 33045 W 175th St.
Gardner, KS 66030

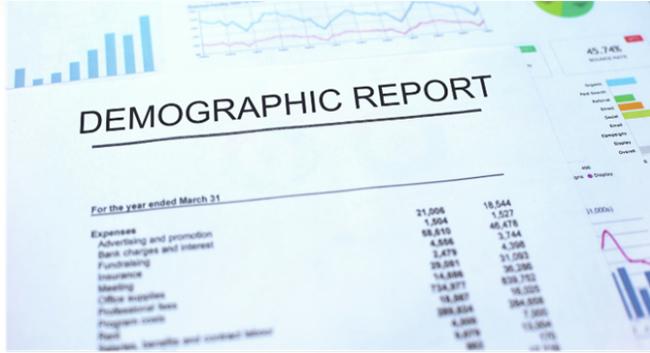
- 76.7+/- Total Acres
- 50 +/- Leased Cropland Acres
- 3 Bedroom Ranch Style Home
- 23 – Producing Oil Wells
- 1 – Saltwater Disposal Well
- 1 – Tank Battery Site
- Blacktop Access (north & west)
- Excellent Location
- High Growth Area – Johnson County, KS is expanding rapidly





Johnson County, KS Investment Farm

Demographics



258K

HOUSING UNITS (2022)

\$294k

MEDIAN HOME VALUE (2022)

**TOTAL EMPLOYER
BUSINESSES**

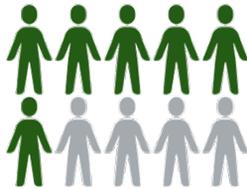
18,623

TOTAL EMPLOYER
ESTABLISHMENTS (2021)

**TOTAL NONEMPLOYER
BUSINESSES**

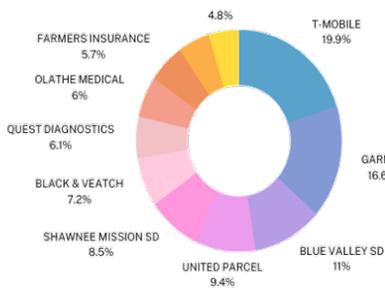
52,066

TOTAL NONEMPLOYER
ESTABLISHMENTS (2021)



620K PEOPLE

JOHNSON COUNTY, KS
IS GROWING OVER 6,500
PEOPLE PER YEAR (2022)



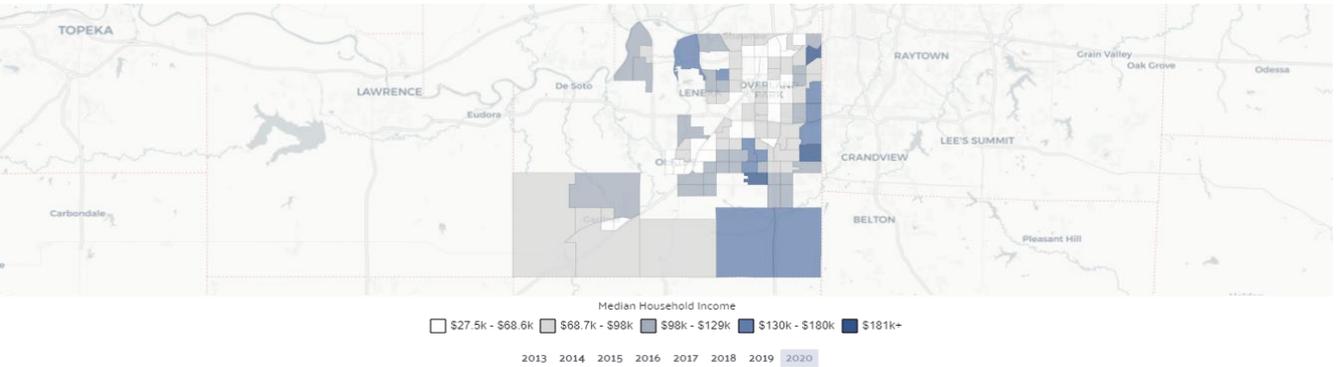
**JOHNSON COUNTY, KS
MAJOR EMPLOYERS
MAJOR EMPLOYERS
JOHNSON CO, KANSAS**

Demographics

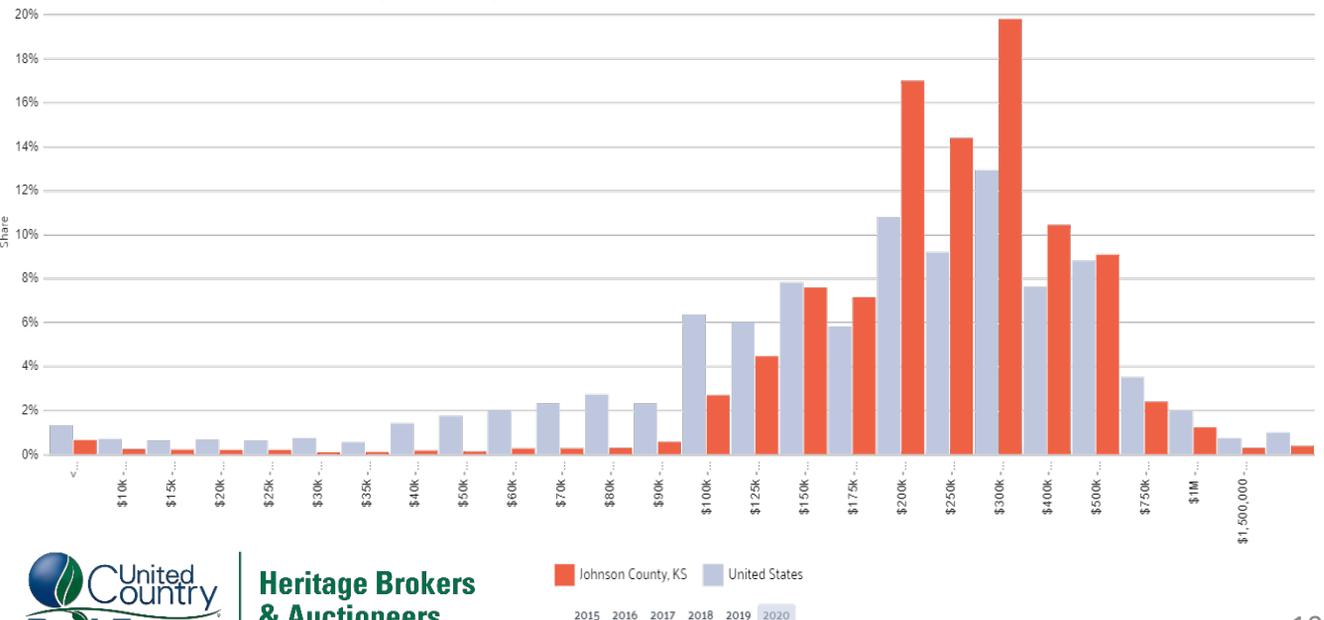
- Household Income:



- Income by Location:



- Median Property Value (2015-2020):

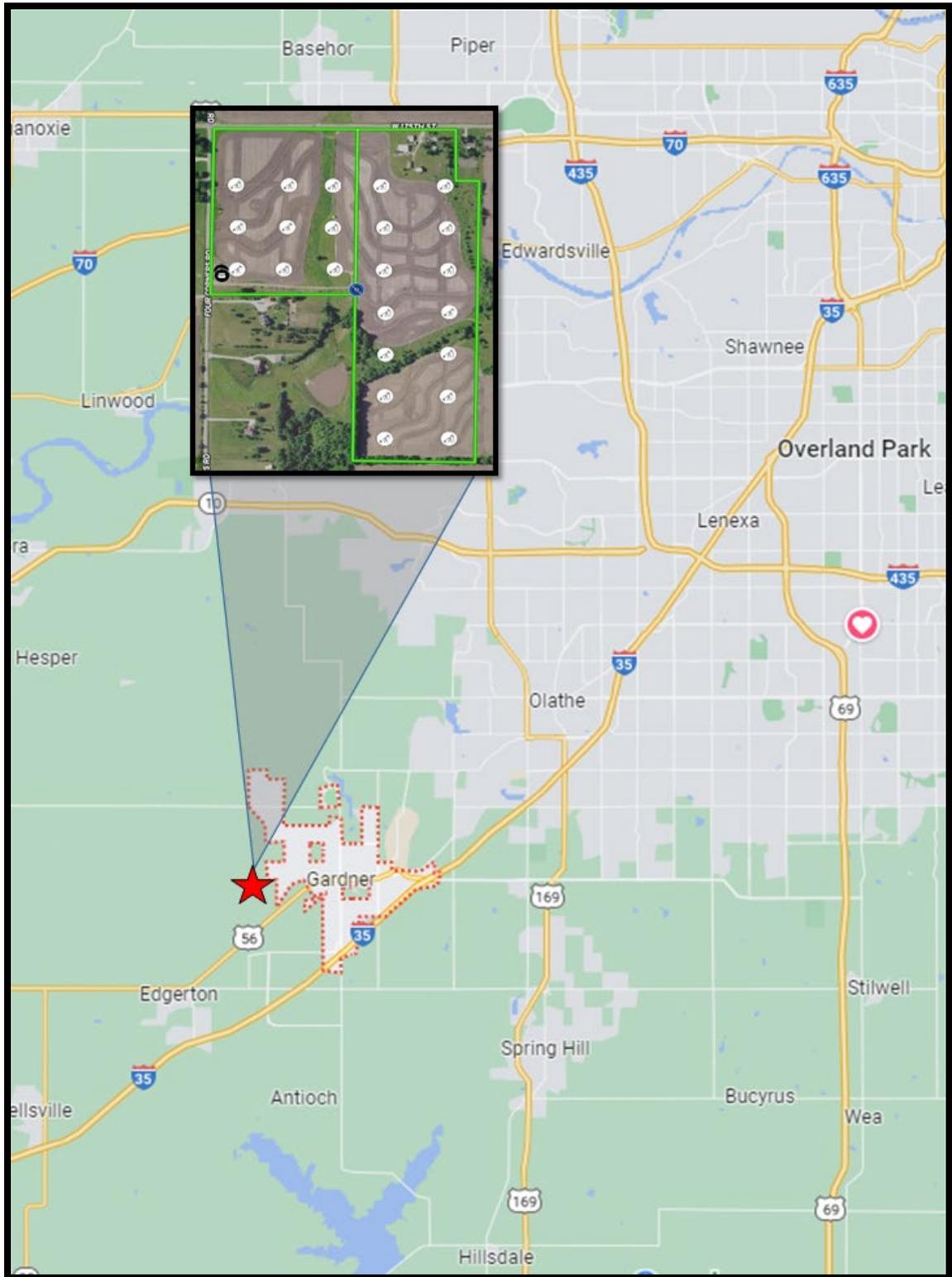




Johnson County, KS Investment Farm

Photographs

Location Map



Aerials



Aerials



Aerials



Johnson County, Kansas Investment Farm



Offering Memorandum



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