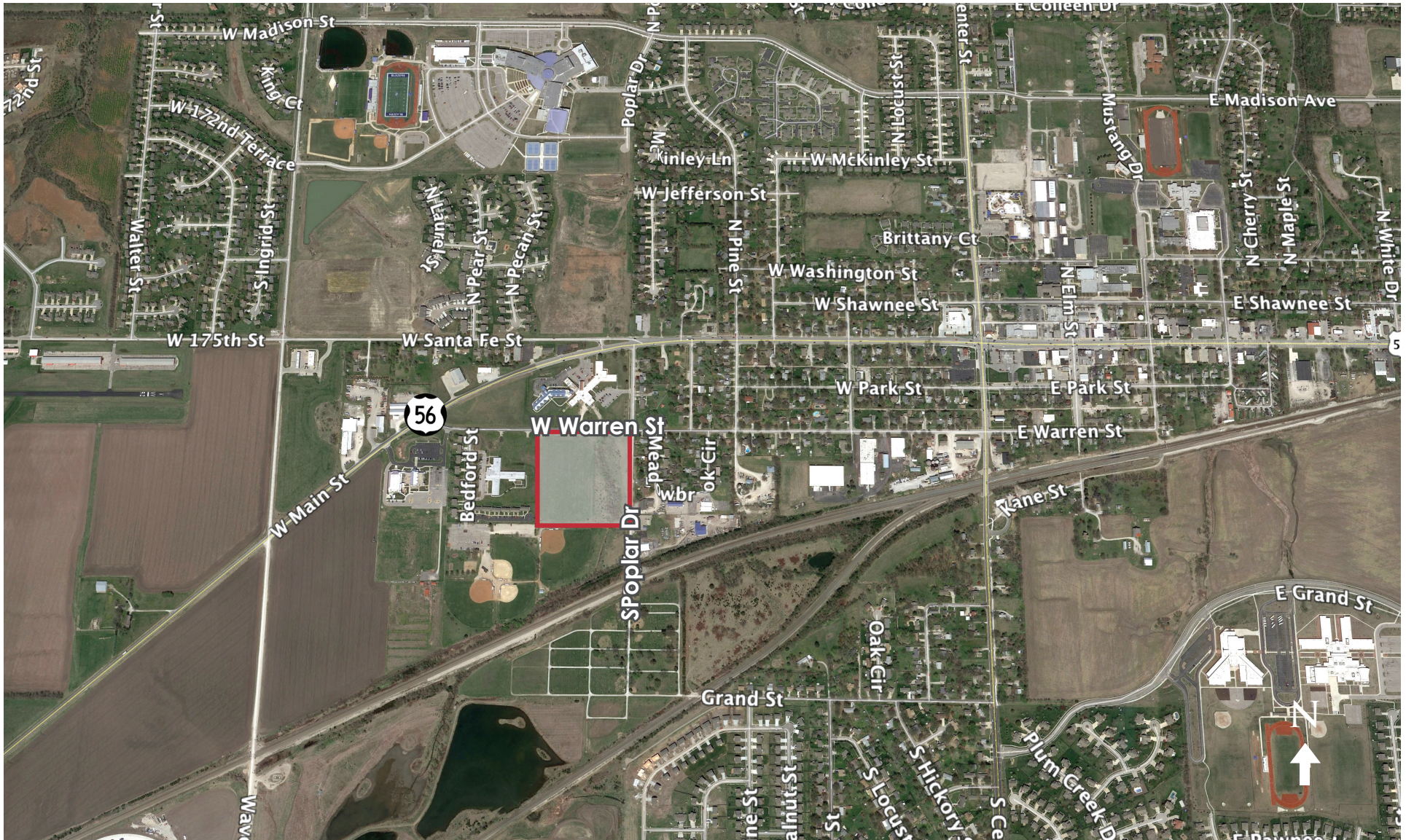


9.6 ACRES FOR SALE

SWC OF W WARREN ST & S POPLAR DRIVE, GARDNER, KS



DICK STEPHENS

(913) 491-3366

ds@reececommercial.com

Selling Land & Farms Since 1976

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

SWC OF W WARREN ST & S POPLAR DR

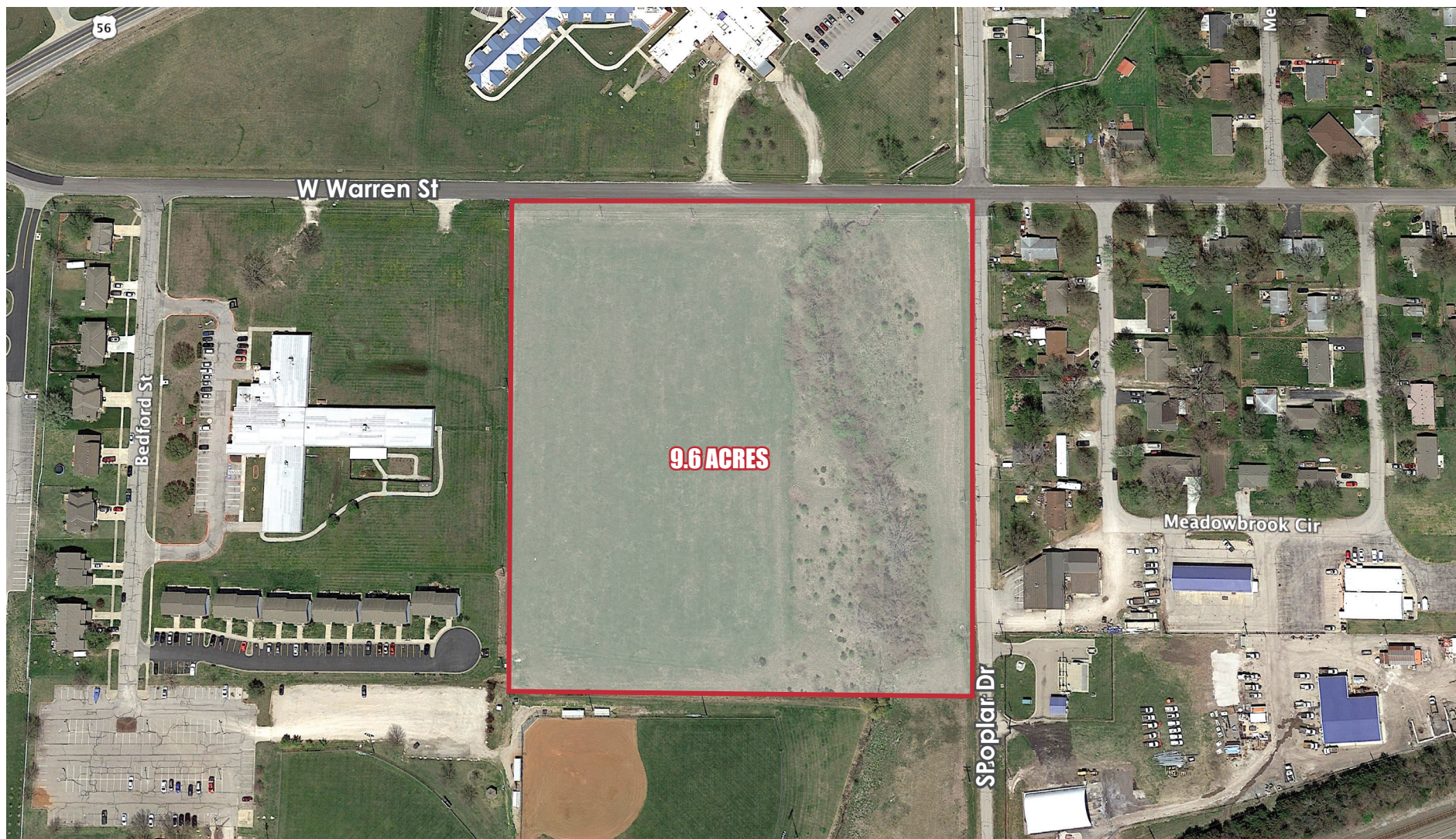
LOCATION	Located at the SWC of W Warren St & S Poplar Dr
ACRES	9.6
PRICE	\$627,000 (\$1.50/SF)
ZONING	R-3 Multi-Family - See zoning map
UTILITIES	Sanitary sewers run along the east and west property lines. Water line on W Warren St at the northwest property line - See attached utility map
TOPOGRAPHY	Gently rolling, flat land, with some trees on the east side of property
TAXES	2018 Taxes were \$113.81 - See attached tax statement
SCHOOLS	Gardner-Edgerton school district
GENERAL	The BNSF Kansas City Logistic Intermodal is approximately one mile to the southwest

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. © 2019



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AERIAL - FACING NORTH



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AERIAL - FACING SOUTH

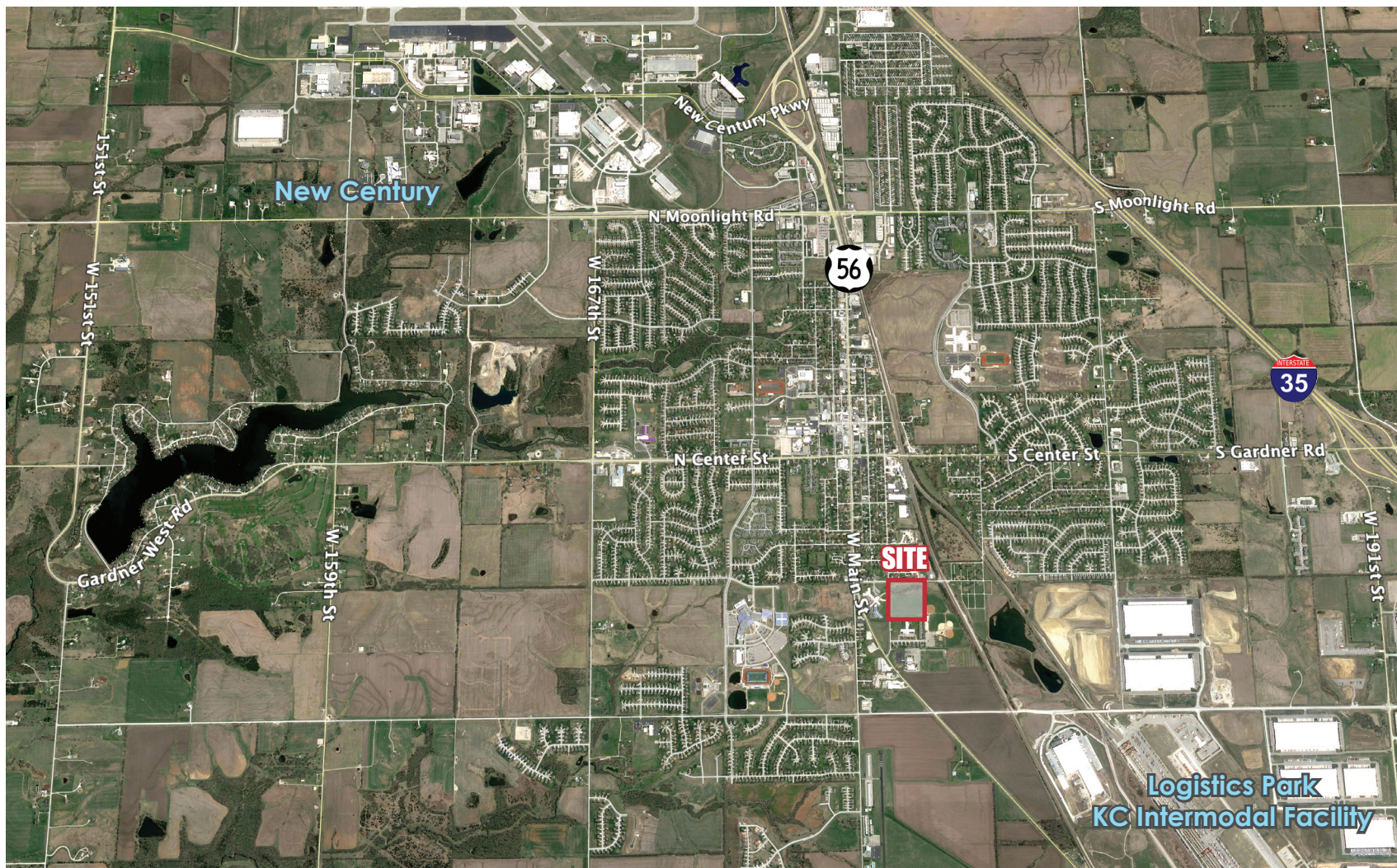


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AERIAL - FACING EAST



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AERIAL - FACING EAST



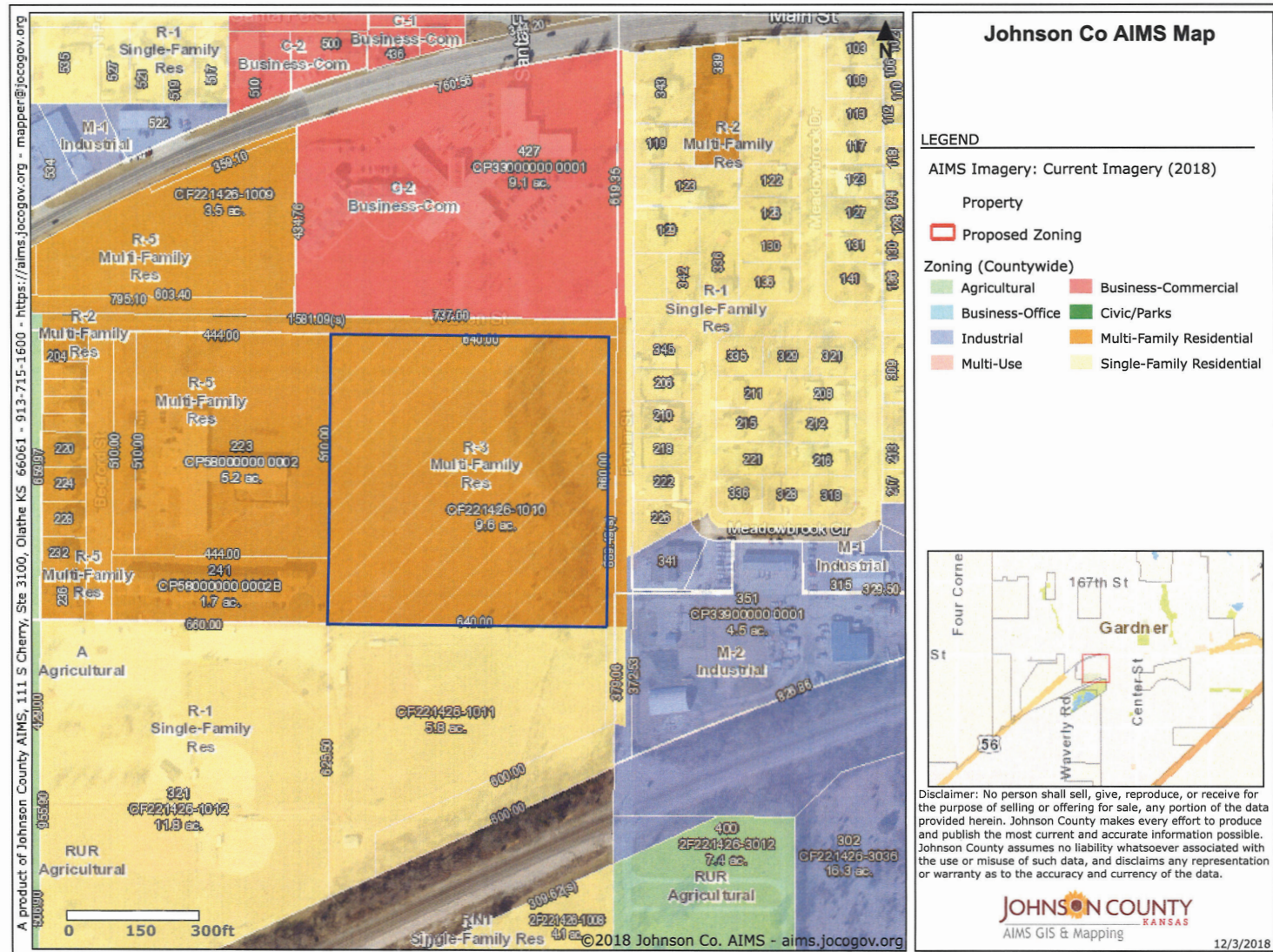
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ZONING MAP



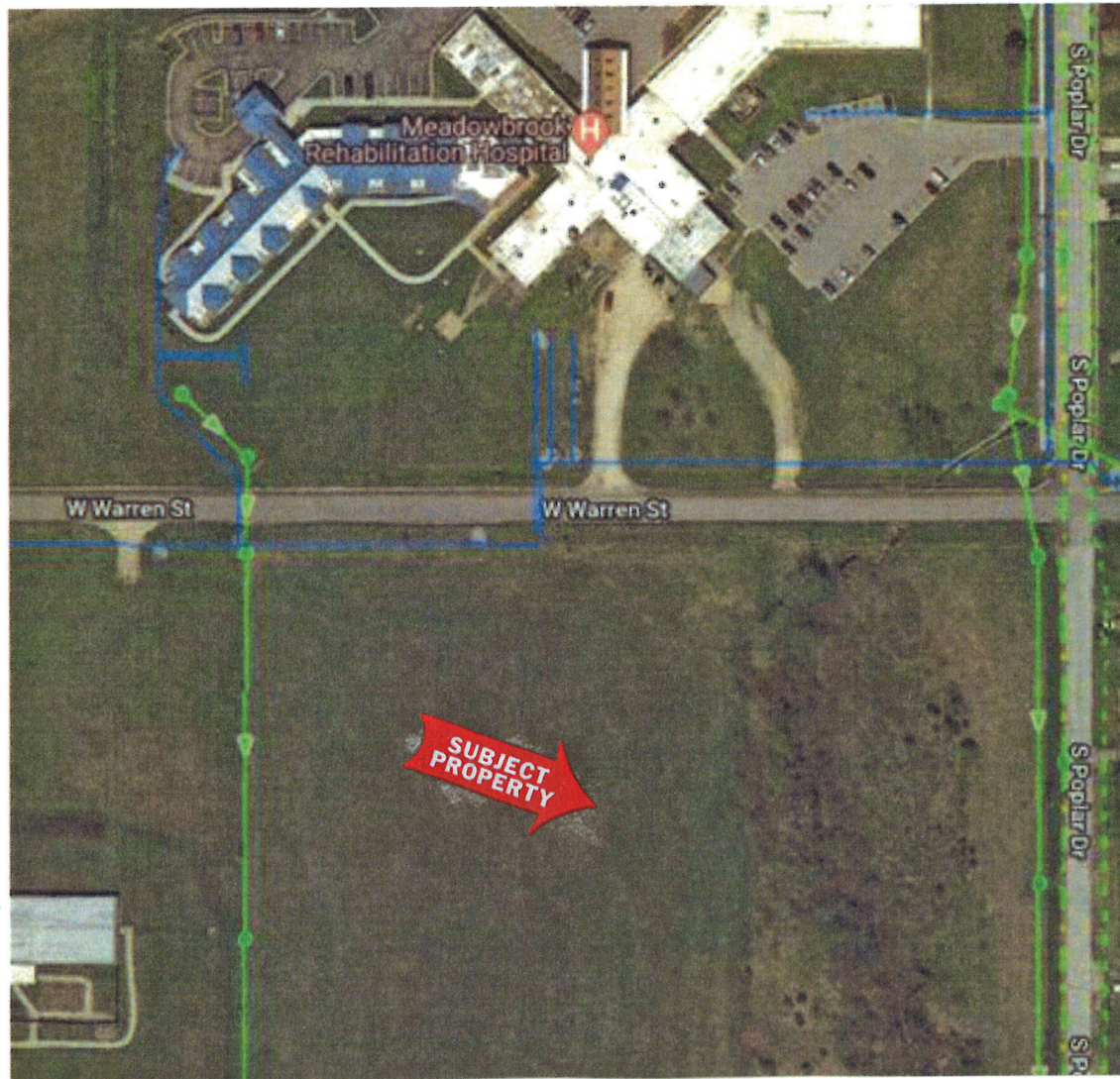
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UTILITY MAP

MAPS



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TOPOGRAPHY MAP



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TAX STATEMENT



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

CRAIG, TYLER P.
1255 BABB CT
APT 122
SAN JOSE CA 95125

2018 REAL ESTATE TAX STATEMENT

Date	Quick Ref ID
12/3/2018	R3043
TUG	RE Tax ID
0003	CF221426-1010
Property Description	
Legal: 26-14-22 N 660' W 640' E 660' NW1/4 LYING S RTWY/L OF WARRENST 9.7 ACS M/L GAC 121 6	
Site Address: 0000000 NS GARDNER, KS	

Owner: CRAIG, TYLER P.

Class	Land	Appraised Value	Improvement	Appraised Value	Land Assessed Value	Improvement Assessed Value
A		2,740	0	822	0	

Appraised Value	Assessed Value	2018 Mill Levy	Mill Levy Tax	Specials	Total Tax Due
2,740	822	138.457	\$113.81	\$0.00	\$113.81
Credits	Payments	Interest & Fees	Half Payment Due	Full Payment Due	
\$0.00	\$0.00	\$0.00	\$56.91	\$113.81	

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

Pay online at: www.jocogov.org

Quick Ref ID: R3043
RE Tax ID: CF221426-1010

AMOUNT DUE ON OR BEFORE 12/20/2018

Half Payment	Full Payment	Amount Enclosed
\$56.91	\$113.81	

☐ Please "x" here to request a receipt to be mailed to you.

Remit payment to:

CRAIG, TYLER P.
1255 BABB CT
APT 122
SAN JOSE CA 95125

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

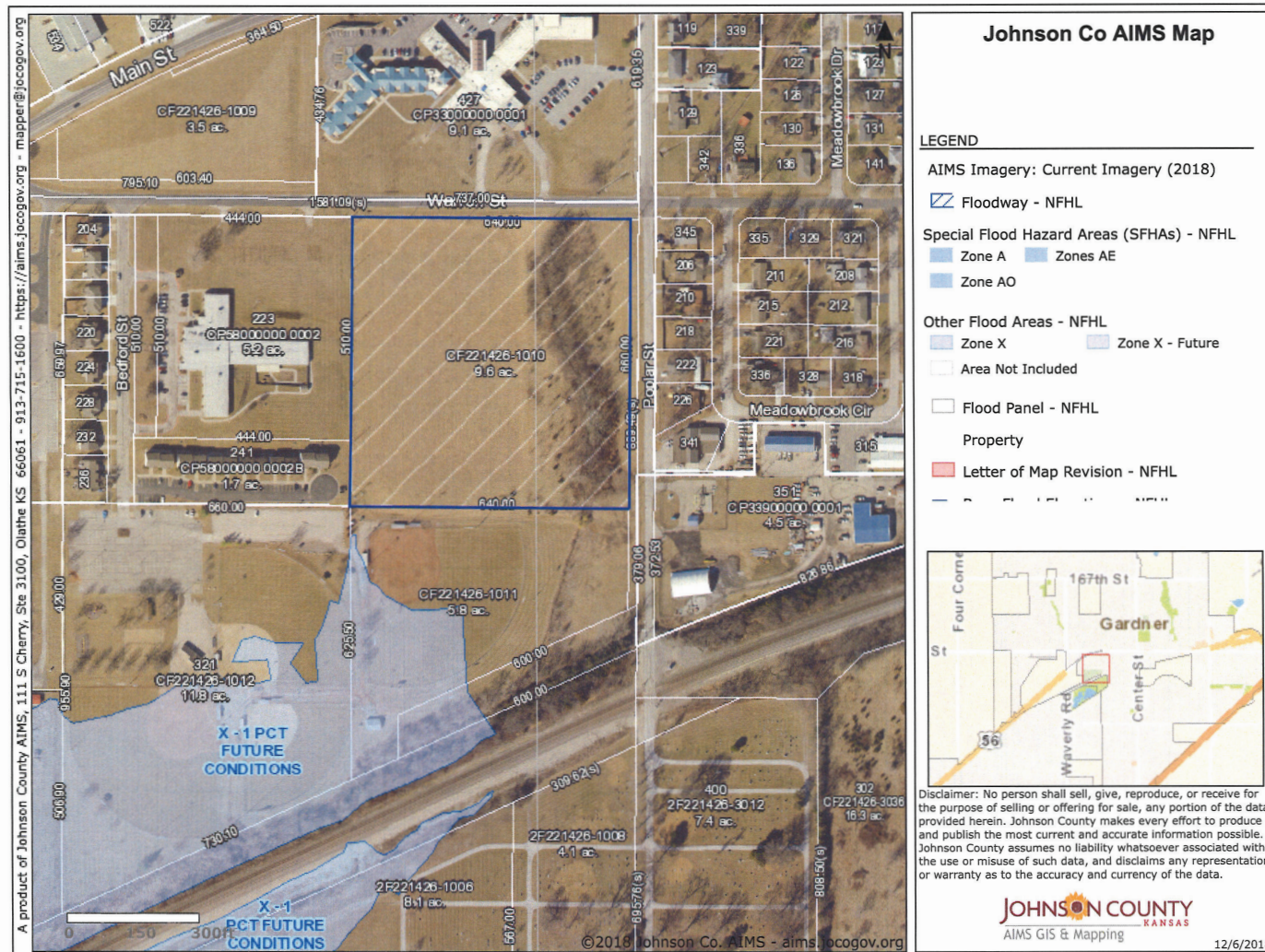
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FLOOD MAP

MAPS



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