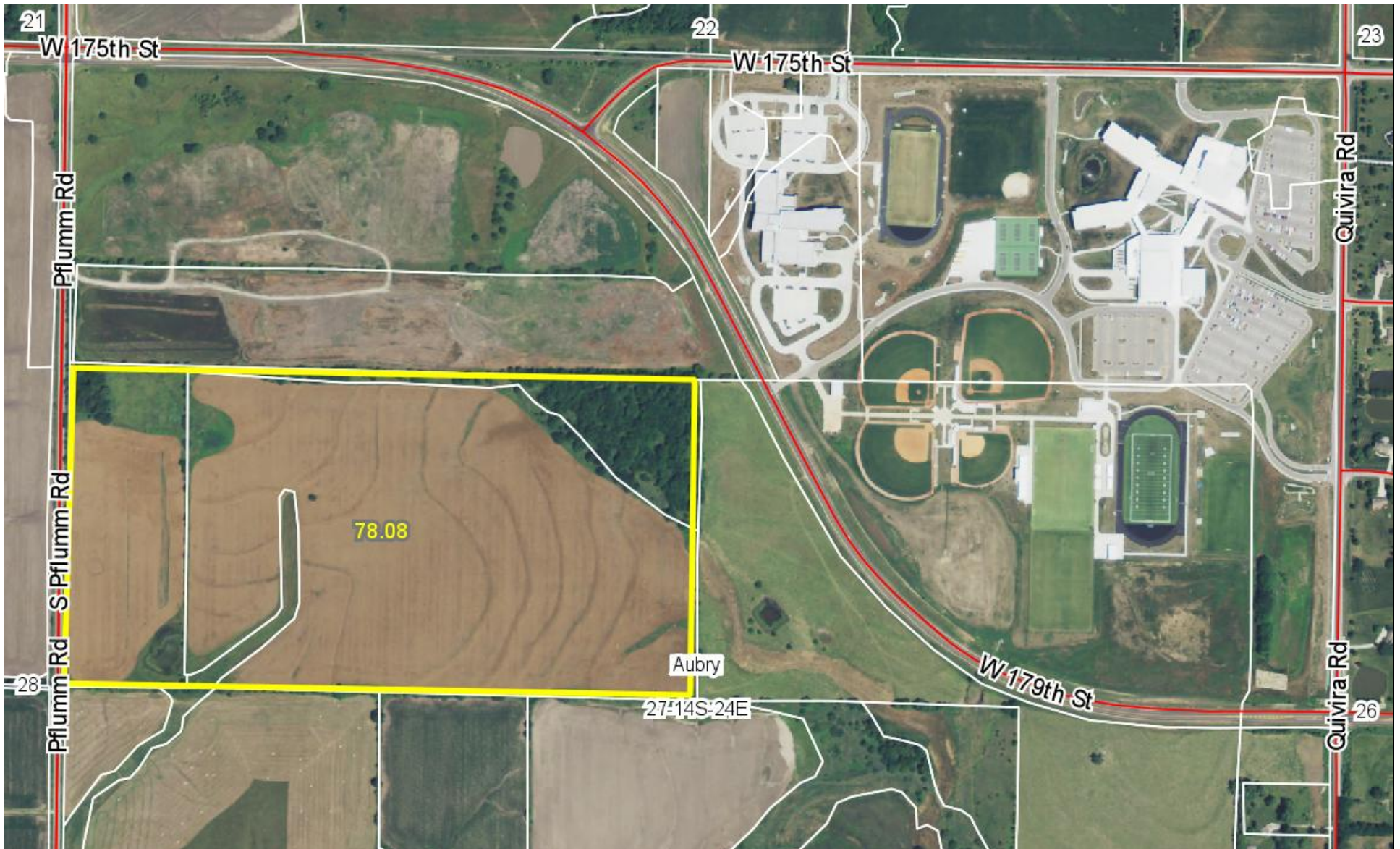


177TH ST & PFLUMM RD

OVERLAND PARK, KANSAS



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177TH ST & PFLUMM RD

LOCATION	Property is located 1/4 mile south of 175th Street on the east side of Pflumm
ACRES	Total of 80 acres
PRICE	\$2,800,000 (\$35,000/acre)
UTILITIES	Water and gas are on 175th Street. Most of the property will sewer to an existing manhole on the east end of the property. A small portion of the west side can sewer to a sewer line south of the property. See attached sewer map.
TERRAIN	Gently rolling to flat. See attached soils map with topos.
ZONING	Property is not zoned but master planned for low density residential.
FEATURES	<ul style="list-style-type: none">• The Overland Park Arboretum is 2 miles to the east on 179th Street - 300 acres with 5 miles of trails.• Johnson County Heritage Park is one mile to the north on Pflumm. 1283 acres includes a golf course, soccer fields, and 40 acres lake.
SCHOOLS	Property is in the Spring Hill school district.

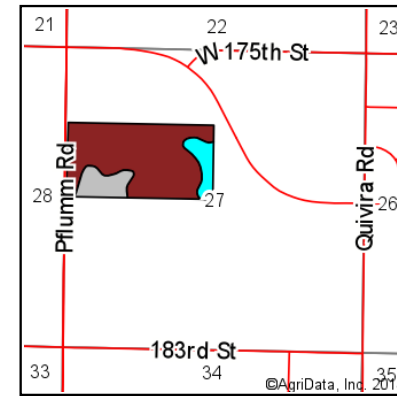
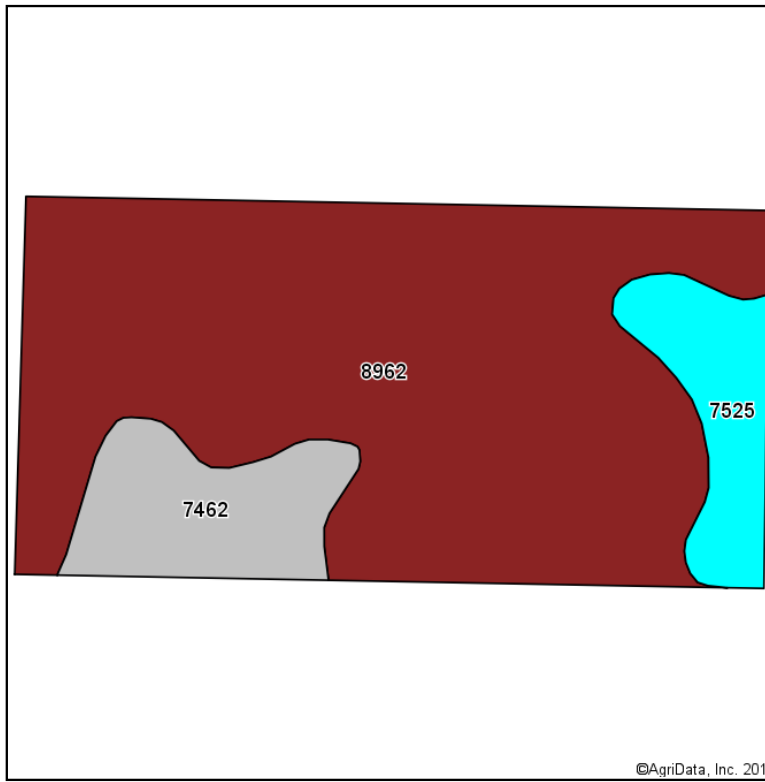
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SOILS MAP

MAPS



State: **Kansas**
 County: **Johnson**
 Location: **27-14S-24E**
 Township: **Aubry**
 Acres: **78.08**
 Date: **9/8/2014**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS091, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Brome grass alfalfa	Brome grass alfalfa hay	Corn	Grain sorghum	Soybeans	Winter wheat	Alfalfa hay	Smooth brome grass	Pasture
8962	Woodson silt loam, 1 to 3 percent slopes	61.11	78.3%		IIIs									
7462	Oska-Martin complex, 4 to 8 percent slopes	9.59	12.3%		IVe			64	61	31	31	3	2	3
7525	Chillicothe silt loam, 2 to 5	7.38	9.5%		IIIe	8	4	96	83	36	40			

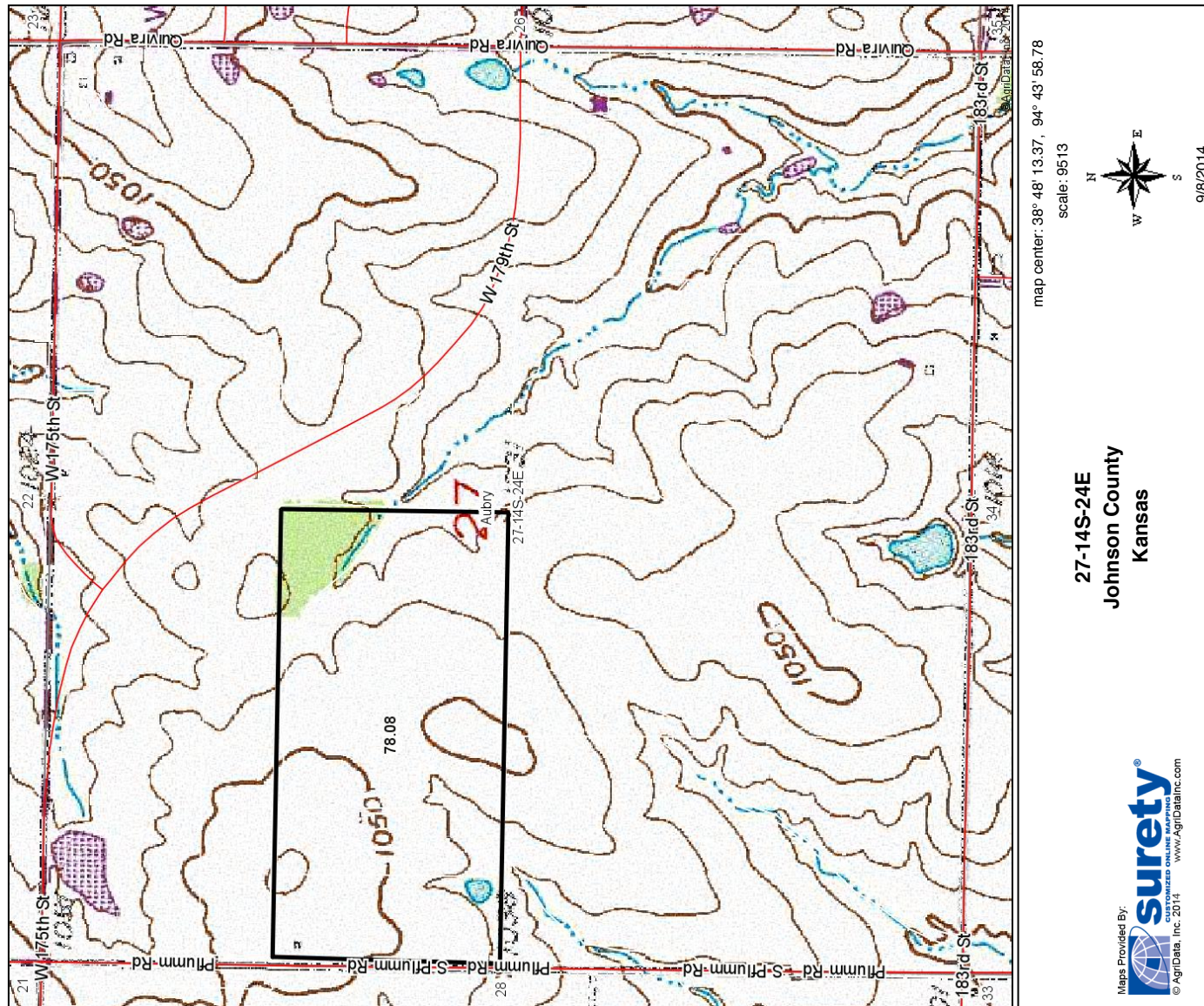
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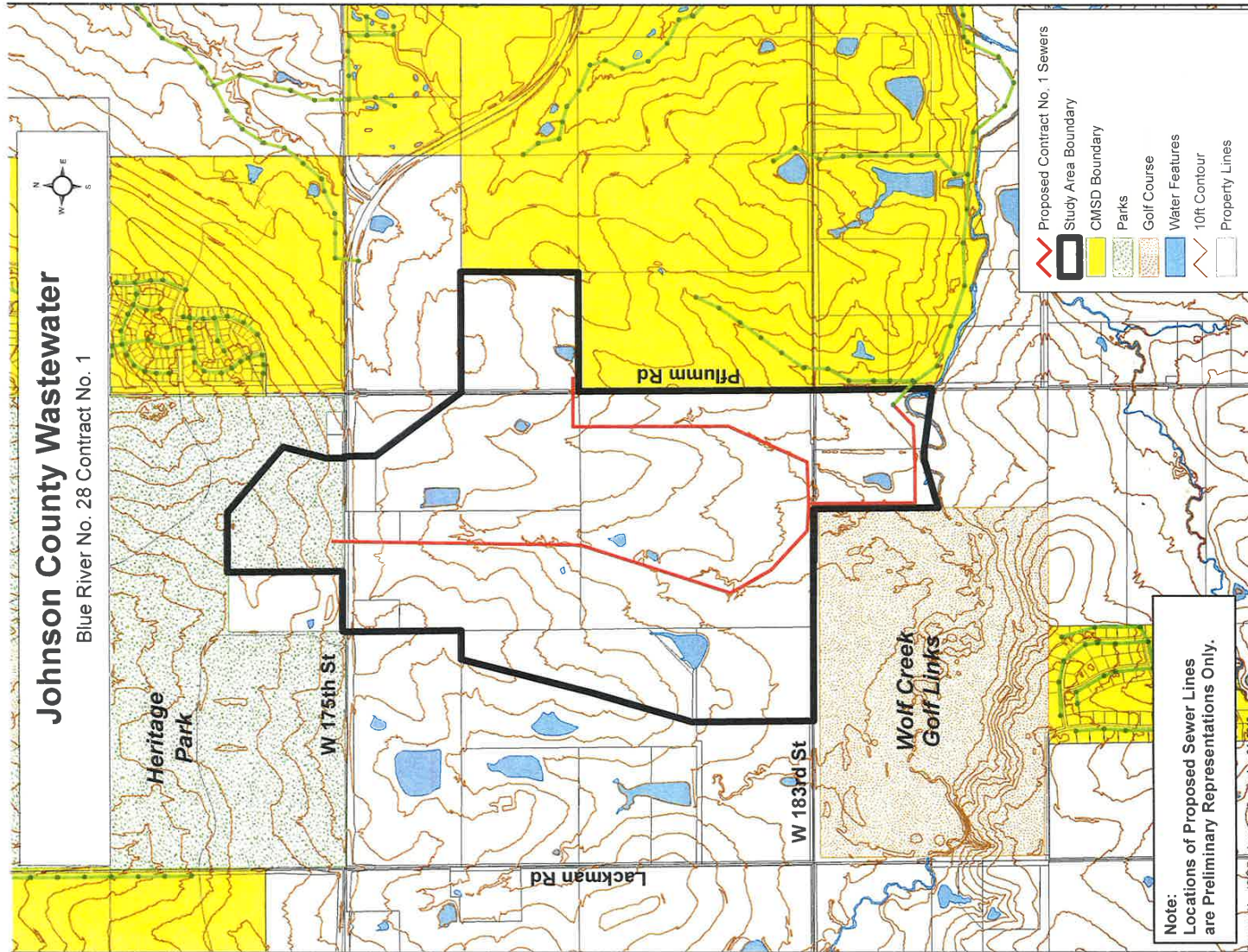
TOPOGRAPHY MAP

MAPS



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WASTEWATER MAP



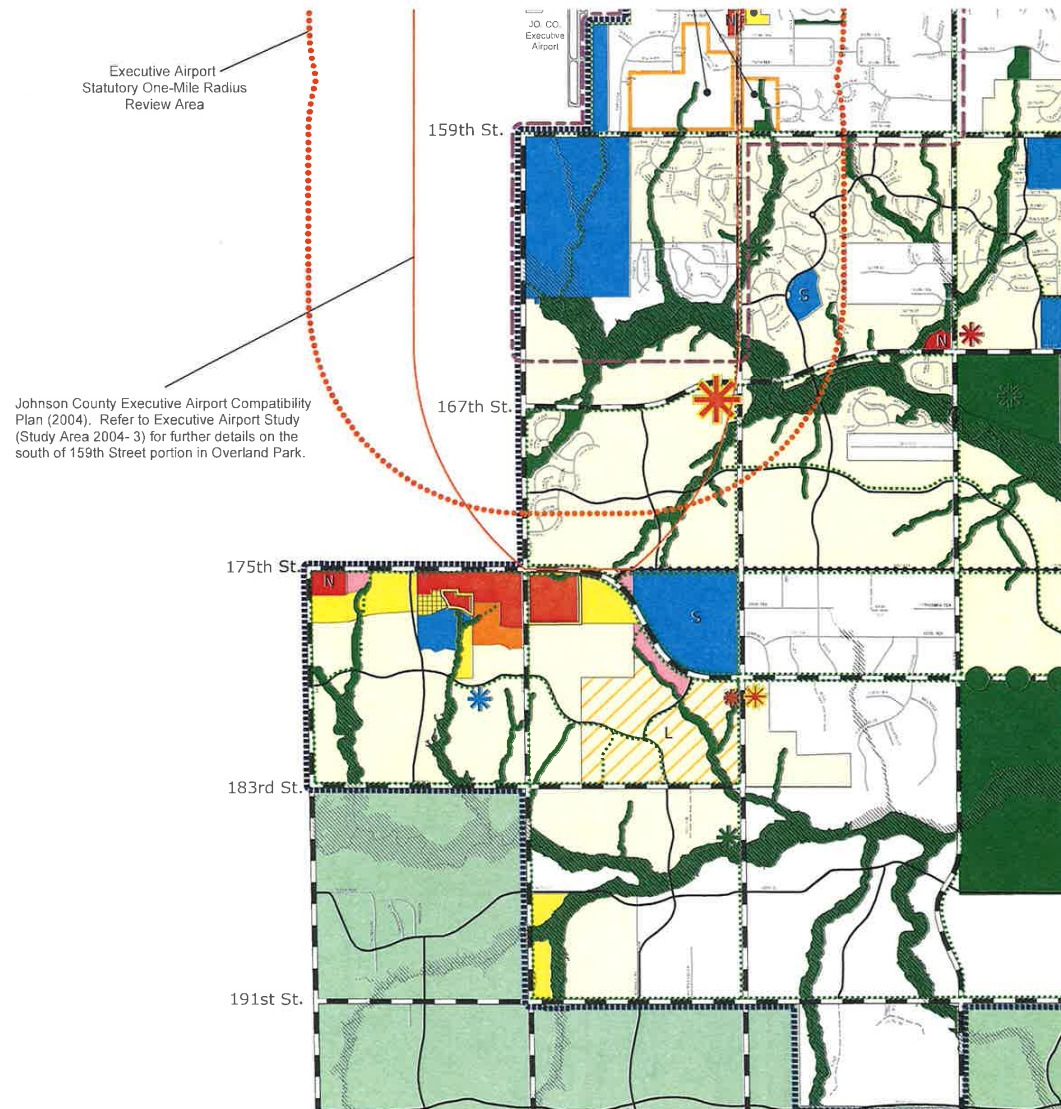
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COMPREHENSIVE LAND PLAN

MAPS

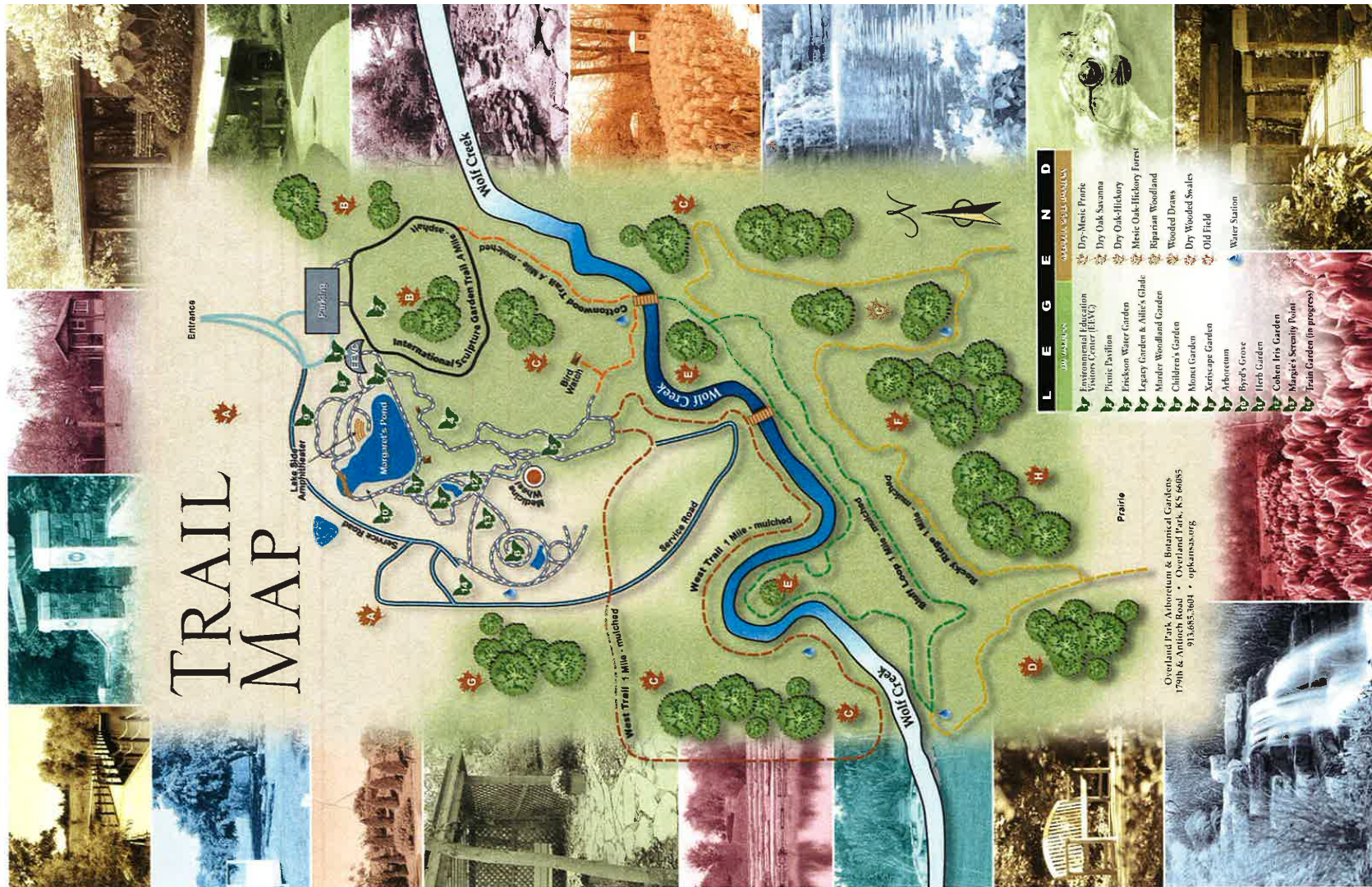


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TRAIL MAP



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PHOTOS

MAPS

Facing east from Pflumm Rd



Facing east from Pflumm Rd



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