

# ATTENTION INVESTORS / DEVELOPERS



This property presents a compelling investment opportunity for those looking to capitalize on a multi-faceted income source. Spanning approximately 127 acres, the land is not only income-producing through existing oil leases and crop cultivation but also strategically located. Situated just west of Gardner on 175th Street, it lies in proximity to a newly approved home development. Additionally, its advantageous location—2 miles from an intermodal facility and 8 miles from the Panasonic battery plant—enhances its appeal, particularly for investors eyeing potential growth and increased demand. The mostly flat and clear terrain further facilitates development possibilities. For those seeking to expand their investment portfolio, an additional 100+ acres are available, making this property a prime candidate for long-term gains in a rapidly developing area.



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