

FOR SALE

Quinn
Real Estate Company



Mulberry Hill Estates

- Lot 10- 2.00 Acres - \$85,000 **MLS # 2034429**
- Lot 12- 2.00 Acres - \$110,000 **MLS # 2034427**
- Lot 14 - 2.00 Acres - \$115,000 **MLS # 2034432**
- Lot 18 - 2.03 Acres - \$125,000 **MLS # 2034428**

For more information, contact:

Dan Quinn
dan@quinnkc.com
P: 913.681.1230

Dylan Quinn
dylan@quinnkc.com
M: 913.744.6041

25 Years Experience. Local, Family Owned.

www.quinnkc.com
15111 Metcalf Ave Overland Park, KS 66223

Mulberry Hill

ESTATES

TWO ACRE ESTATE LOTS
STARTING AT

\$85,000

HOMES FROM

\$600,000

LOCATED AT 151ST & GARDNER ROAD, GARDNER, KANSAS

FEATURES & AMENITIES:

- Exclusive 22 lots on Eighty secluded acres
- Up to 250 foot wide lot fronts
- Naturally landscaped entryway
- Greenspace buffer
- Gardner Schools—Gardner Edgerton High School, Pioneer Ridge Middle School, & Madison Elementary School
- Convenient highway access to I-35 Hwy, near the Prairie Highlands Public Golf Course—rated #1 in the KC Metro area
- Utilities provided to each lot: water, electricity, phone and cable

Building Specifications:

Minimum requirements (not including garage or basement):

- 2 story Residence – 3,200 square feet with at least 1,800 square feet of living area on the first floor.
- 1 1/2 story Residence—3,000 square feet with at least 1,800 square feet of living area on the first floor.
- 1 story Residence (Ranch type home) at least 2,400 square feet.



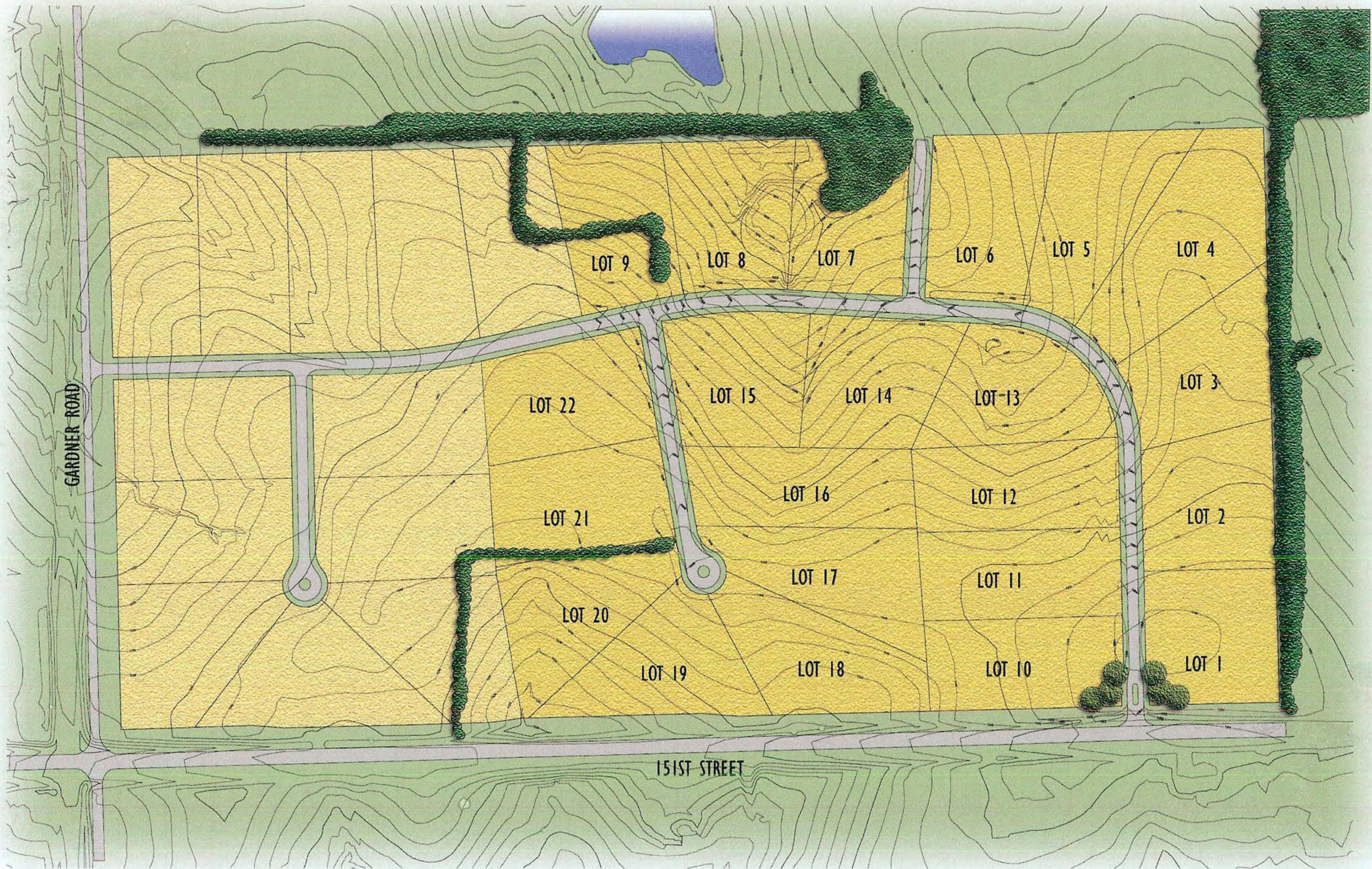
Example home for illustrative purposes only



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MULBERRY HILL ESTATES

PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 14, RANGE 22,
IN GARDNER TOWNSHIP, JOHNSON COUNTY, KANSAS

PLAT I									
LOT 1	1.99 AC	LOT 6	2.08 AC	LOT 11	2.01 AC	LOT 16	2.01 AC	LOT 21	2.01 AC
LOT 2	2.00 AC	LOT 7	2.01 AC	LOT 12	2.00 AC	LOT 17	2.01 AC	LOT 22	2.03 AC
LOT 3	2.00 AC	LOT 8	2.00 AC	LOT 13	2.00 AC	LOT 18	2.01 AC		
LOT 4	2.67 AC	LOT 9	2.00 AC	LOT 14	2.01 AC	LOT 19	2.00 AC		
LOT 5	2.13 AC	LOT 10	2.00 AC	LOT 15	2.00 AC	LOT 20	2.00 AC		





Mulberry Hill Estates

NE corner 151st & Gardner Rd., Johnson County, KS

Availability & Pricing

Lot #	Address	Lot Size (acres)	Status	Price
1	15063 Canton Road	2	available	\$ 90,000
2	15033 Canton Road	2	SOLD	SOLD
3	15019 Canton Road	2	SOLD	SOLD
4	15001 Canton Road	2.67	SOLD	SOLD
5	28836 W150th Street	2.13	SOLD	SOLD
6	28902 W150th Street	2.07	SOLD	SOLD
7	28984 W150th Street	2	SOLD	SOLD
8	29056 W150th Street	2	SOLD	SOLD
9	29128 W150th Street	2	SOLD	SOLD
10	15070 Canton Road	2	available	\$ 85,000
11	15046 Canton Road	2	SOLD	SOLD
12	15024 Canton Road	2	available	\$ 110,000
13	15008 Canton Road	2	SOLD	SOLD
14	28977 W150th Street	2	available	\$ 115,000
15	15007 Latham Street	2	SOLD	SOLD
16	15015 Latham Street	2	SOLD	SOLD
17	15033 Latham Street	2	SOLD	SOLD
18	15051 Latham Street	2.03	available	\$ 125,000
19	15056 Latham Street	2	SOLD	SOLD
20	15034 Latham Street	2.04	SOLD	SOLD
21	15022 Latham Street	2	SOLD	SOLD
22	15008 Latham Street	2.03	SOLD	SOLD

Prices subject to change without prior notice.

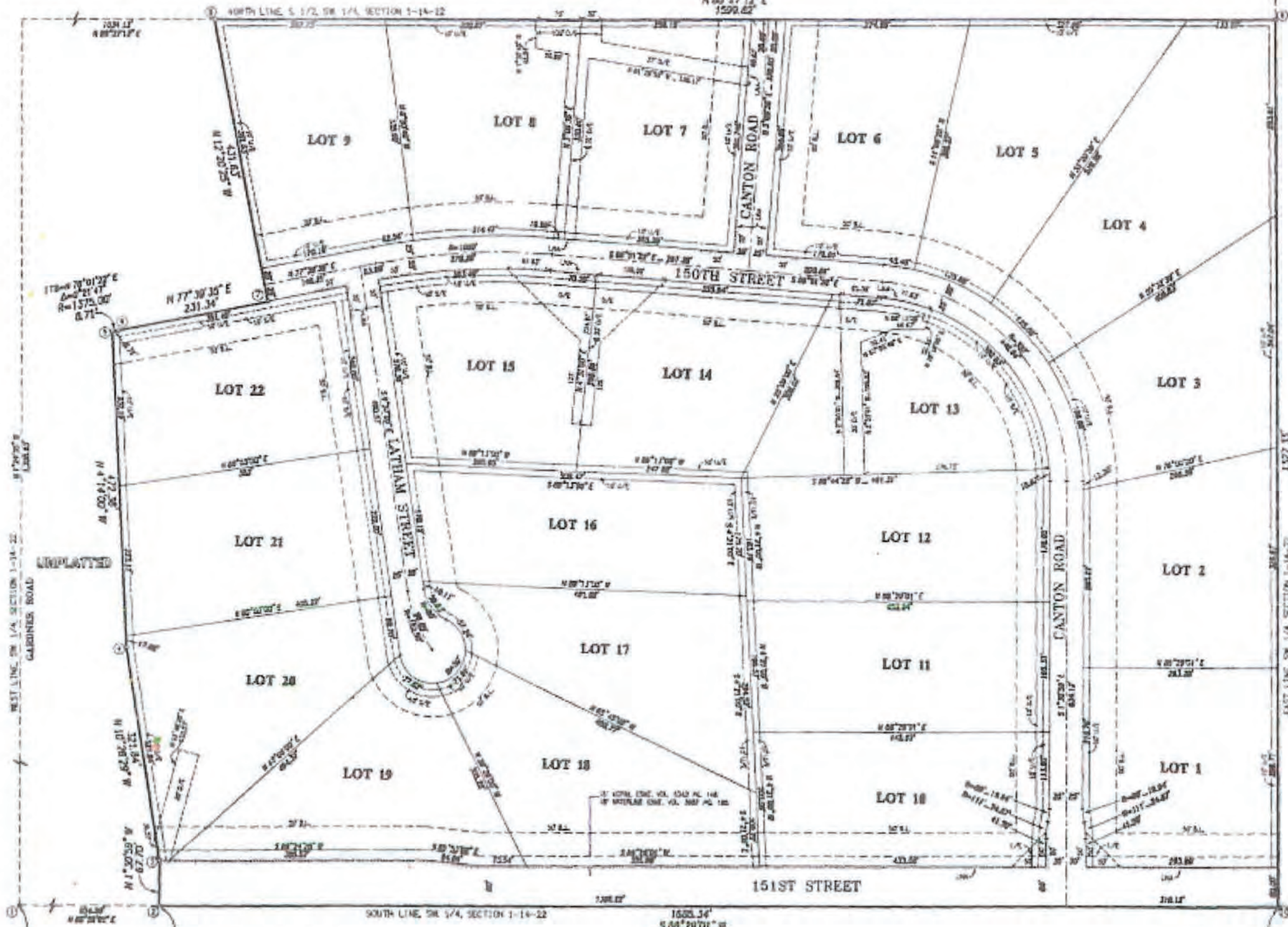
Contact Us:

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ALUMINUM MARKERS AS SHOWN ON THIS PLAT

PLAT OF MULBERRY HILL ESTATES FIRST PLAT

N 89° 27' 12" E
1529.62'



1	221975 34 W	50 895242 AC
2	224953 04 W	2 857928
3	86797 04 W	1 992287
4	87174 82 W	7 401281
5	87130 10 W	7 006328
6	118315 26 W	7 978241
7	47981 57 W	2 151808
8	80867 45 W	2 079142
9	87132 21 W	7 300281
10	87130 00 W	7 339213
11	87130 55 W	6 302792
12	87211 88 W	2 302112
13	87408 84 W	2 208251
14	87154 81 W	2 301221
15	87158 82 W	2 361979
16	87404 41 W	2 068228
17	87207 13 W	2 029211
18	87455 17 W	2 047884
19	87548 27 W	2 208227
20	88544 30 W	1 020162
21	87126 22 W	2 002707
22	88083 08 W	2 043968
23	87482 84 W	2 020588
24	88487 38 W	1 931420
25	221975 34 W	50 895242 AC



POINT OF COMMENCING
SW COR. SW 1/4,
SECTION 1-14-22
FOUND 3" ALUMINUM CAP

KANSAS STATE PLANE COORDINATES
NORTH ZONE - 1983

COR.	NORTH (FEET)	EAST (FEET)
(1)	N=204718.2210	E=2187148.8485
(2)	N=204743.4682	E=2188100.6312
(3)	N=204811.1437	E=2189098.8589
(4)	N=205127.8363	E=2190042.5354
(5)	N=205508.8709	E=2190925.6989
(6)	N=205882.5134	E=2191814.1938

LEGEND

- DEPOSIT 1/2" IRON BAR 2" @ 140 CAP SET IN CONCRETE
- ▲ DEPOSIT MOVEMENT POUND AS DESCRIBED

- NOTES**
1. THE COUNTY SHALL NOT BE RESPONSIBLE FOR GRADING ROAD DITCHES ADJACENT TO RESIDENTIAL DEVELOPMENT.
 2. THE DEVELOPER DID NOT CONTRIBUTE INTO AN EROSION ACCOUNT FOR FUTURE ROAD IMPROVEMENTS THEREFORE FUTURE OWNERS MAY BE REQUIRED TO CONTRIBUTE.
 3. THIS PLAT HAS LOTS CONSIDERED TO BE DEVELOPMENT PROJECTS, AND THEREFORE IS SUBJECT TO A FEE IN LIEU OF PARK DEDICATION IN THE AMOUNT OF \$450 (BE BASED ON THE FAIR MARKET VALUE) IN ACCORDANCE WITH THE REQUIREMENTS OF JOHNSON COUNTY RESOLUTION NO. 048-84.
 4. THE NATURAL DRAINAGE AREA (NDA) IS FOR SURFACE WATER DRAINAGE AND NO BUILDINGS ARE ALLOWED IN THIS AREA.
 5. EROSION SHALL BE AVOIDED BY MINIMIZING THE DESTRUCTION OF HERETICANE LAND COVER PRIOR TO AND DURING ALL CONSTRUCTION (DRAINING, BUILDING, STREETS, ETC.). THE LINE OF STRUCTURAL FOOTINGS SHALL BE PLACED AS SHOWN ON THIS PLAT.



0' 100' 200'
SCALE: 1" = 100'

BEARING BASIS = N 89° 27' 01" E ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 14, RANGE 22, JOHNSON COUNTY, KANSAS, BASED ON THE KANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83.

UNPLATTED

EAST LINE SW 1/4 SECTION 1-14-22

SE COR. SW 1/4 SECTION 1-14-22

FOUND ALUMINUM CAP / MONUMENT BOX



MULBERRY HILL ESTATES

A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 1,
TOWNSHIP 14, RANGE 22, IN JOHNSON COUNTY, KANSAS

