



*Artist representation only – not representative of the actual property, conceptual rendering.*

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# THE WILLIAMSBURG PORTFOLIO

**14.79 Acres • 3 Contiguous Parcels • \$390,000**

**City Utilities • I-35 Corridor • Rural Setting with Development Flexibility**

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## **A Strategic Move Beyond Johnson County**

Just 50 minutes south of the Kansas City metro, Williamsburg offers a compelling alternative to Johnson County pricing and taxation.

Relocating here is not simply about acreage — it is about capital efficiency.

### **Why buyers are looking south:**

- Significantly lower property tax burden
- Greater land-to-price ratio
- Ability to invest savings into improvements rather than recurring tax expense

- Positioning within the expanding I-35 corridor growth pattern

This property captures scale and infrastructure before pricing fully aligns with metro suburb markets.

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### **Rural Living Without Compromise**

Nearly 15 contiguous acres provide space, flexibility, and long-term value.

#### **Land Characteristics**

- Primarily open pasture and grassland
- Gently rolling topography
- Multiple paved street frontages
- Within city limits

This is an uncommon blend: rural atmosphere with municipal infrastructure.

#### **Connectivity**

**Gateway Fiber 2 Gig service is installed and transferable — offering high-speed reliability rarely found on acreage properties.**

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### **Live-While-You-Build Advantage**

The primary tract (302 N Dane) includes a 1,092 sq ft, 3-bedroom residence.

This creates optionality:

- Occupy immediately while planning improvements
- Avoid temporary rental housing during construction
- Convert to guest house, rental, or office after expansion

For rural buyers or custom-home builders, this is a meaningful financial and logistical advantage.

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## **Development & Subdivision Flexibility**

The legal configuration and location inside city limits offer substantial planning flexibility.

- Integrated into existing city street grid
- Residential zoning in place
- Utilities connected or available at property line
- No annexation required

Preliminary conceptual layouts suggest potential for a 20–30 lot subdivision (subject to city approval).

This positions the portfolio as:

- A long-term land bank
- A phased residential development
- A retirement-style clustered housing concept
- A multi-lot resale strategy

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## **Infrastructure Advantage**

This property benefits from full municipal services:

- Public water
- Public sewer
- Natural gas
- Electric
- Paved street access

The availability of sewer alone represents a substantial cost avoidance compared to rural septic installation.

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## Portfolio Summary

Parcel ID	Address	Acres	Legal Description (Abbrev.)
R11763	302 N Dane	10.9	BLK. 7 & 14, S18, T18, R18E
R11793	236 N Dane	0.59	LT 1 BLK 7 & TR BEG NE/C LT 1
R11794	200 W Warren	3.3	BLK. 7 & 14 (Lots 6–10)

Full legal descriptions available upon request.

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## Investment Overview

**Total Portfolio Offering: \$390,000**

This pricing reflects:

- Existing residence value
- In-city serviced acreage
- Platted lot configuration
- Infrastructure readiness
- Regional growth positioning

Opportunities combining scale, utilities, and flexibility inside city limits are increasingly rare.

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# Parcel Highlights

## Parcel R11763 – 302 N Dane (10.9 Acres)

Primary residence + depth for expansion or subdivision planning.

Search result: R11763

Parcel Information	
Property Record Page	View
Property Number	030 174 18 0 30 06 001.00 0
Quick Reference ID	R11763
Parcel Address	302 N DANE, Williamsburg, KS 66095
Township Section	18
Township	18
Township Range	18E
Legal Description	BLK. 7 & 14 WILLIAMSBURG, S18, T18, R18E, ACRES 10.9, LT 14 & N2 VAC NORTH ST SECTION 18 TOWNSHIP 18 RANGE 18E

# Parcel R11793 – 236 N Dane (0.59 Acres)

Additional residential lot increasing layout flexibility.

The screenshot shows a web browser displaying the Franklin County GIS application. The main map is an aerial view with parcel boundaries overlaid. Parcel R11793 is highlighted with a green border. A pop-up window titled 'Parcel Information' is open, showing the following details:

Field	Value	Action
Property Record Page		<a href="#">View</a>
Property Number	030 174 18.0 30 19 001.00 0	
Quick Reference ID	R11793	
Parcel Address	236 N DANE, Williamsburg, KS 66095	
Township Section	18	
Township	18	
Township Range	18E	
Legal Description	WILLIAMSBURG, LT 1 BLK 7 & TR BEG NE/4 LT 1 W190 N40 E190 S40 TO POB SECTION 18 TOWNSHIP 18 RANGE 18E	

The map also shows surrounding streets: N DANE AVE, W WILL STR, W SPRING STR, W NORTH STR, W WARREN STR, N CENTER AVE, N EAST AVE, and E WARREN STR. Other parcels are labeled with their respective IDs, such as R11763, R11764, R11765, R11766, R11767, R11768, R11769, R11770, R11771, R11772, R11773, R11774, R11775, R11776, R11777, R11778, R11779, R11780, R11781, R11782, R11783, R11784, R11785, R11786, R11787, R11788, R11789, R11790, R11791, R11792, R11793, R11794, R11795, R11796, R11797, R11798, R11799, R11800, R11801, R11802, R11803, R11804, R11805, R11806, R11807, R11808, R11809, R11810, R11811, R11812, R11813, R11814, R11815, R11816, R11817, R11818, R11819, R11820, R11821, R11822, R11823, R11824, R11825, R11826, R11827, R11828, R11829, R11830, R11831, R11832, R11833, R11834, R11835, R11836, R11837, R11838, R11839, R11840, R11841, R11842, R11843, R11844, R11845, R11846, R11847, R11848, R11849, R11850, R11851, R11852, R11853, R11854, R11855, R11856, R11857, R11858, R11859, R11860, R11861, R11862, R11863, R11864, R11865, R11866, R11867, R11868, R11869, R11870, R11871, R11872, R11873, R11874, R11875, R11876, R11877, R11878, R11879, R11880, R11881, R11882, R11883, R11884, R11885, R11886, R11887, R11888, R11889, R11890, R11891, R11892, R11893, R11894, R11895, R11896, R11897, R11898, R11899, R11900, R11901, R11902, R11903, R11904, R11905, R11906, R11907, R11908, R11909, R11910, R11911, R11912, R11913, R11914, R11915, R11916, R11917, R11918, R11919, R11920, R11921, R11922, R11923, R11924, R11925, R11926, R11927, R11928, R11929, R11930, R11931, R11932, R11933, R11934, R11935, R11936, R11937, R11938, R11939, R11940, R11941, R11942, R11943, R11944, R11945, R11946, R11947, R11948, R11949, R11950, R11951, R11952, R11953, R11954, R11955, R11956, R11957, R11958, R11959, R11960, R11961, R11962, R11963, R11964, R11965, R11966, R11967, R11968, R11969, R11970, R11971, R11972, R11973, R11974, R11975, R11976, R11977, R11978, R11979, R11980, R11981, R11982, R11983, R11984, R11985, R11986, R11987, R11988, R11989, R11990, R11991, R11992, R11993, R11994, R11995, R11996, R11997, R11998, R11999, R12000.

