

MIDWEST LAND GROUP PRESENTS

10 ACRES IN

# DOUGLAS COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# BARNDOMINIUM ON 10 ACRES IN EUDORA

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Here is your chance to own 10 acres just outside of Eudora with a 60'x100' barndominium. The structure is up and the windows have been installed. This place will be a blank slate just waiting for your finishing touches. There is radiant heat throughout the whole building and the other plumbing has been stubbed. The floor plan is for 5 bedrooms and 3.5 baths. The living area and kitchen are open concept with vaulted

ceilings. The seller has already run the electric and water back to the building. If you've been looking for a place but haven't found exactly what you are looking for, this home could be a great fit as you decide what it will look like when it's finished. This place is just a short drive to Eudora and is very peaceful and serene. You really need to see this place to truly appreciate the value.





# PROPERTY FEATURES

PRICE: **\$475,000** | COUNTY: **DOUGLAS** | STATE: **KANSAS** | ACRES: **10**

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- 10 +/- acres
- 60'x100' barndominium
- Water and electric in place
- Radiant floor heat throughout
- Wrap around porch on the north and east side
- 5 bedrooms
- 3.5 baths
- Finish to your liking
- 3,000 +/- sq. ft. of finished space under the current floor plan
- 5 minutes to Eudora
- 20 minutes to the Kansas City metro





# 60'X100' BARNDOMINIUM

The floor plan is for 5 bedrooms and 3.5 baths. The living area and kitchen are open concept with vaulted ceilings.





# WRAP AROUND PORCH

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# WATER AND ELECTRIC IN PLACE

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10 +/- ACRES





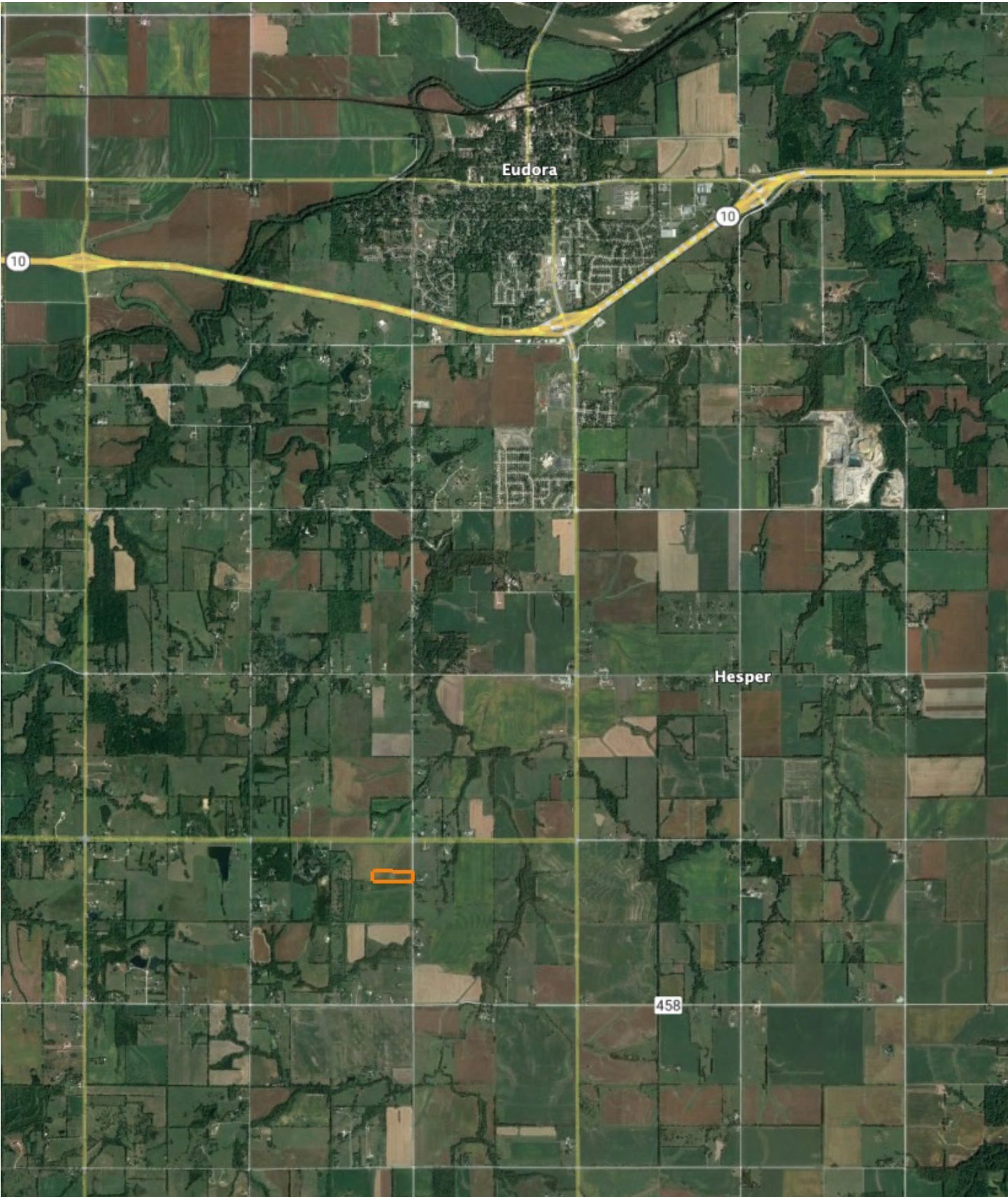
# ADDITIONAL PROPERTY PHOTOS

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# OVERVIEW MAP





30

29

458 N 1000 Rd 458 N 1000 Rd 458 N 1000 Rd

31-13S-21E

10.34

E 2100 Rd Winchester Rd E 2100 Rd Winchester Rd E 2100 Rd

32

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**31-13S-21E**  
**Douglas County**  
**Kansas**

A horizontal number line with tick marks at 0, 100, 200, 300, 400, 500, and 600. The labels "0ft", "300ft", and "600ft" are positioned above the tick marks at 0, 300, and 600 respectively.

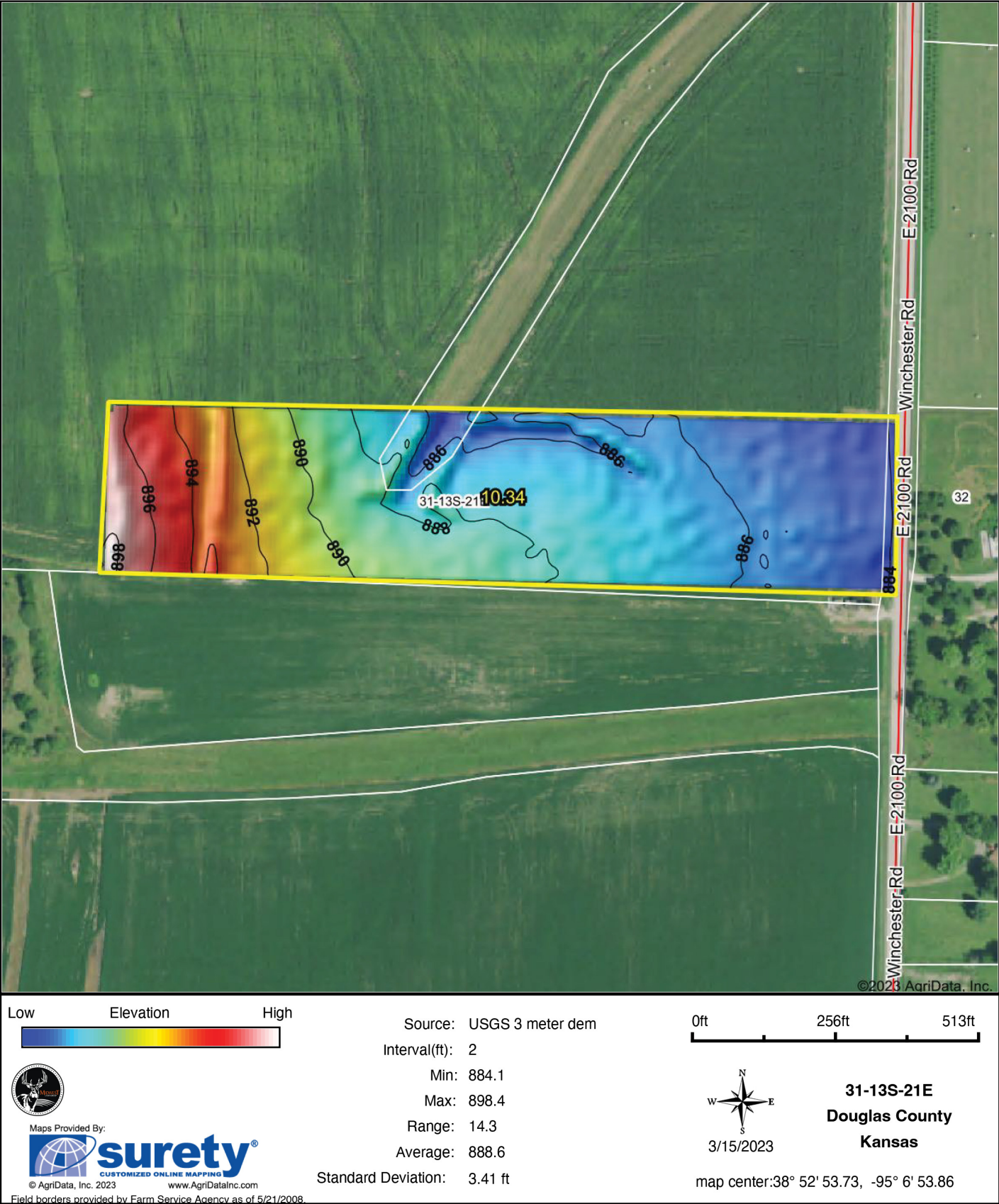


3/15/2023

Field borders provided by Farm Service Agency as of 5/21/2008.

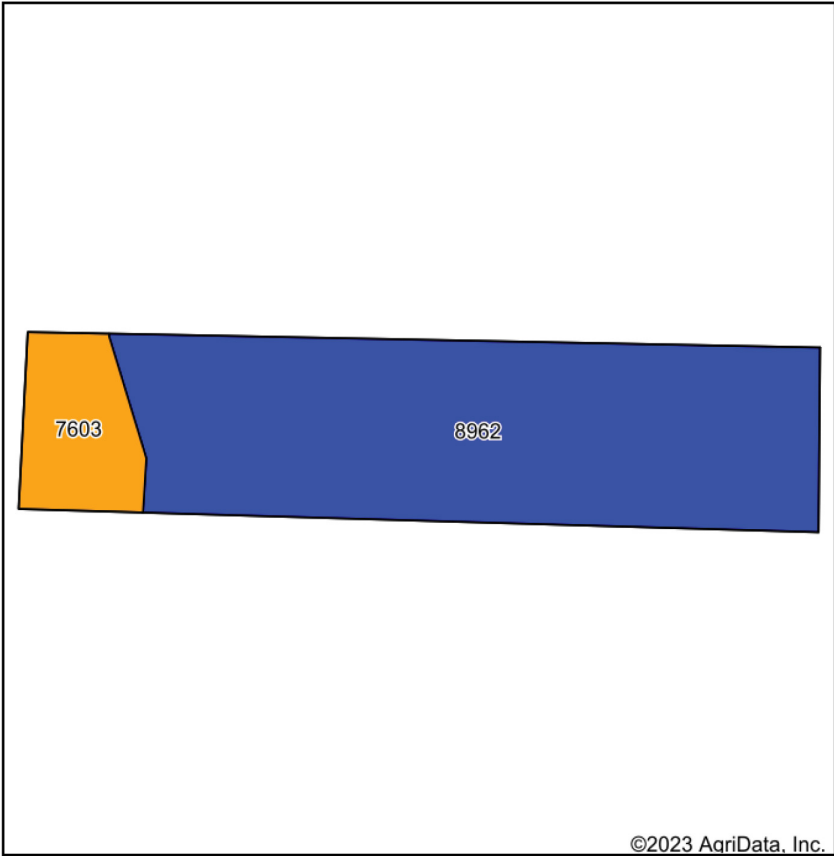


# HILLSHADE MAP

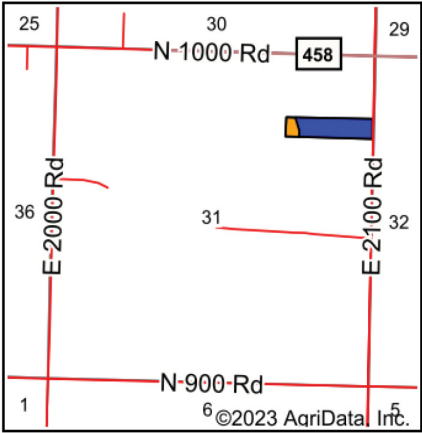




# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Douglas**  
Location: **31-13S-21E**  
Township: **Eudora**  
Acres: **10.34**  
Date: **3/15/2023**



Maps Provided By:



Area Symbol: KS045, Soil Area Version: 19													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Smooth bromegrass AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Corn	*n NCCPI Soybeans
8962	Woodson silt loam, 1 to 3 percent slopes	8.94	86.5%		IIIs							47	49
7603	Sibleyville loam, 3 to 7 percent slopes	1.40	13.5%		IIle	3	51	55	5	19	26	52	47
Weighted Average					2.14	0.4	6.9	7.4	0.7	2.6	3.5	*n 47.7	*n 48.7

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# AGENT CONTACT

Andy Anderson came to Midwest Land Group with a 20-year history of successful business ownership. Whether working with customers or other companies, Andy's business philosophy of being open and honest gains customers for life is always spot on. His customers appreciate the truth, even if it's not what they want to hear. They are astonished by his ability to remember them years down the road, and many gladly refer Andy to their friends and family. Andy applies this same business philosophy to his land sales every day. He joined Midwest Land Group because he liked being treated the way he treats others. A Midwest Land Group agent helped Andy sell his personal farm years ago. Being on the client side of the transaction, he appreciated his agent's honesty and realistic approach, which matched Andy's business philosophy to a T, and it's what his clients have come to expect from him as their Midwest Land Group agent. "Some agents with other companies are too worried about the purchase or sale right now. I want my clients to call me again 10 years from now. I work hard to deserve their trust and ensure they are comfortable recommending me to their closest family and relatives," explains Andy. Being upfront and realistic gives his clients peace of mind that they will receive the best value for their land.

Andy knows Missouri property. He's not only owned local farmland, but he's a state native. Andy is from Springfield and attended Missouri State University. "I was a sports guy, but have always loved the outdoors. It was my father-in-law who took me under his wing and taught me how to hunt and fish," Andy says. He found his niche behind a camera, capturing hunts on video. He's passionate about hunting, but finds even more excitement in filming other hunters on their big day. Andy is an active member in his local branch of the Quality Deer Management Association and through that association he was given the opportunity to film a youth hunt held for military children who'd never hunted before. These types of activities are near and dear to Andy as the video not only preserved child's excitement, but also can now be with him and shared with family and friends forever.

Andy is an active New City Church member and a discipleship leader where he helps others lead a more altruistic life. He and his wife, Christie, are empty nesters with a son studying pre-law at K-State. While Christie earns her master's in geography, Andy puts his love of the outdoors to work, helping his clients navigate land deals with confidence and giving them the honesty they deserve. Contact him today for sound advice when you're ready to buy or sell your next farm.



**ANDY ANDERSON,**  
LAND AGENT

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## MidwestLandGroup.com

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