

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

LEAVENWORTH COUNTY KANSAS



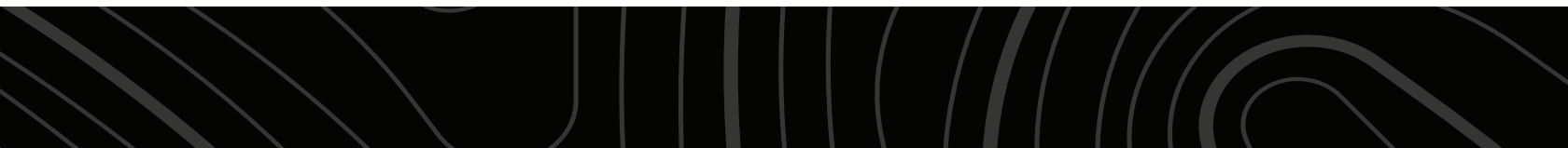
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING 40 +/- ACRE PROPERTY WITH ENDLESS OPPORTUNITIES

Every once in a while a property comes to market that you just can't put into words and pictures don't do it justice. This forty acres located between Tonganoxie and Lawrence has something for everyone. Whether you are looking for a property set up for horses or cattle, a hunter or just looking for a fantastic build site, this place checks all the boxes. From the minute you arrive at the property, you will notice that the owner has spent an enormous amount of time laying out and maintaining this farm. If you have been looking for a property to build your dream home, you are going to want to look at this place. There are about 18 acres of beautiful open pasture ground that has been terraced and would make a great build site. All the trees around the edge of the property provide a feeling of privacy. The property also

has a horse barn that includes a tack room, four feeder stalls, and another room big enough for three stalls and room for ferrying. There are miles of high-tensile electric fence around the property creating different pastures for your horses. The sale also includes a fifty-mile charger for the fence. The remainder of the property is timbered and full of mature walnut trees. The owner hasn't hunted this property in over thirty years and the miles of well-maintained trails throughout the property would make great access for hunting no matter the wind direction. Along the road, there is also a 30'x80' barn that has concrete floors and is insulated. There is a 14' door on the east and a loading dock with an 8' door on the south. This property is a stunner and won't last long so give me a call to set up your private showing.



PROPERTY FEATURES

PRICE: **\$498,745** | COUNTY: **LEAVENWORTH** | STATE: **KANSAS** | ACRES: **40**

- 40 surveyed acres
- Approximately 18 acres of pasture
- Pasture has good soils and has been terraced
- 30'x80' barn
- Concrete floors
- 14' and 8' overhead doors
- Horse barn
- Tack room and 4 feeder stalls
- Hay barn
- Miles of high tensile electric fence with 50 mile charger
- Fenced and cross-fenced
- Good timber full of walnut trees
- Hasn't been hunted in over thirty years
- Miles of well-maintained trails
- Good elevation change throughout the property
- Electric on the property and water along the road
- Close to Tonganoxie and Lawrence



18 +/- ACRES OF PASTURE

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HORSE BARN



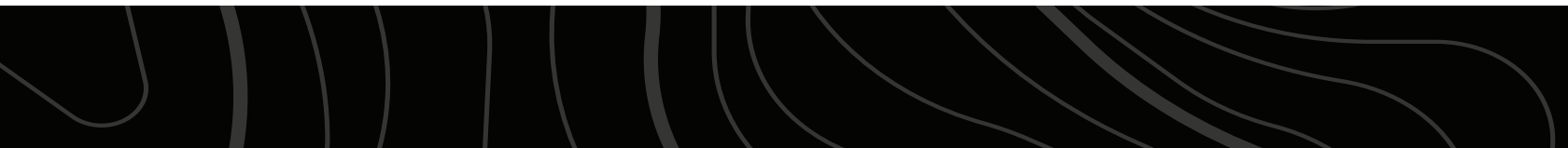
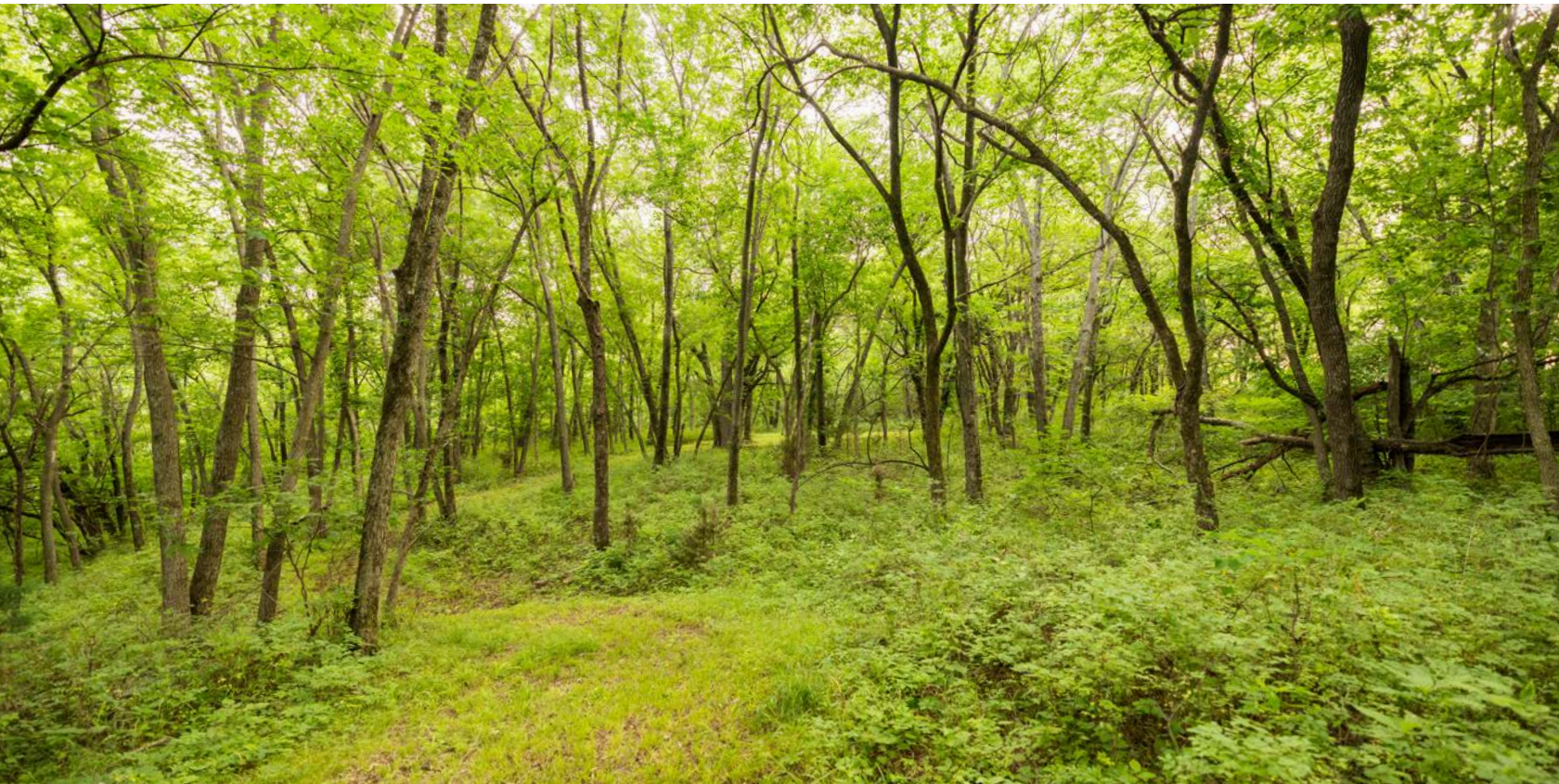
HAY BARN



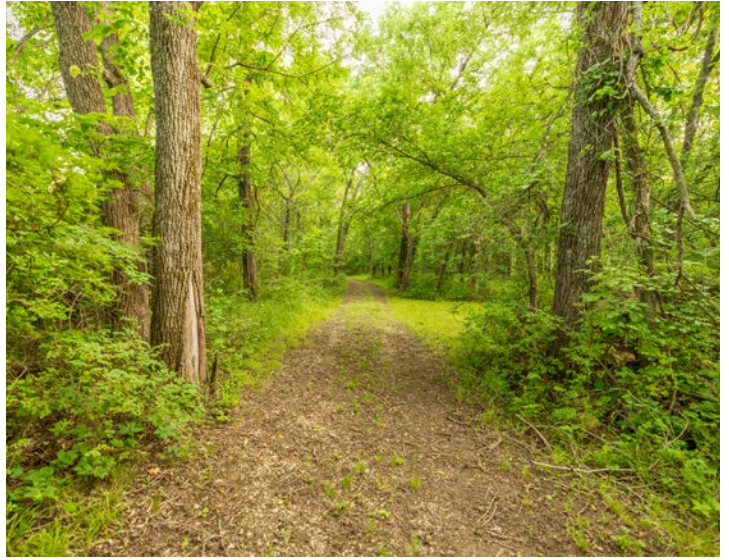
30'X80' BARN



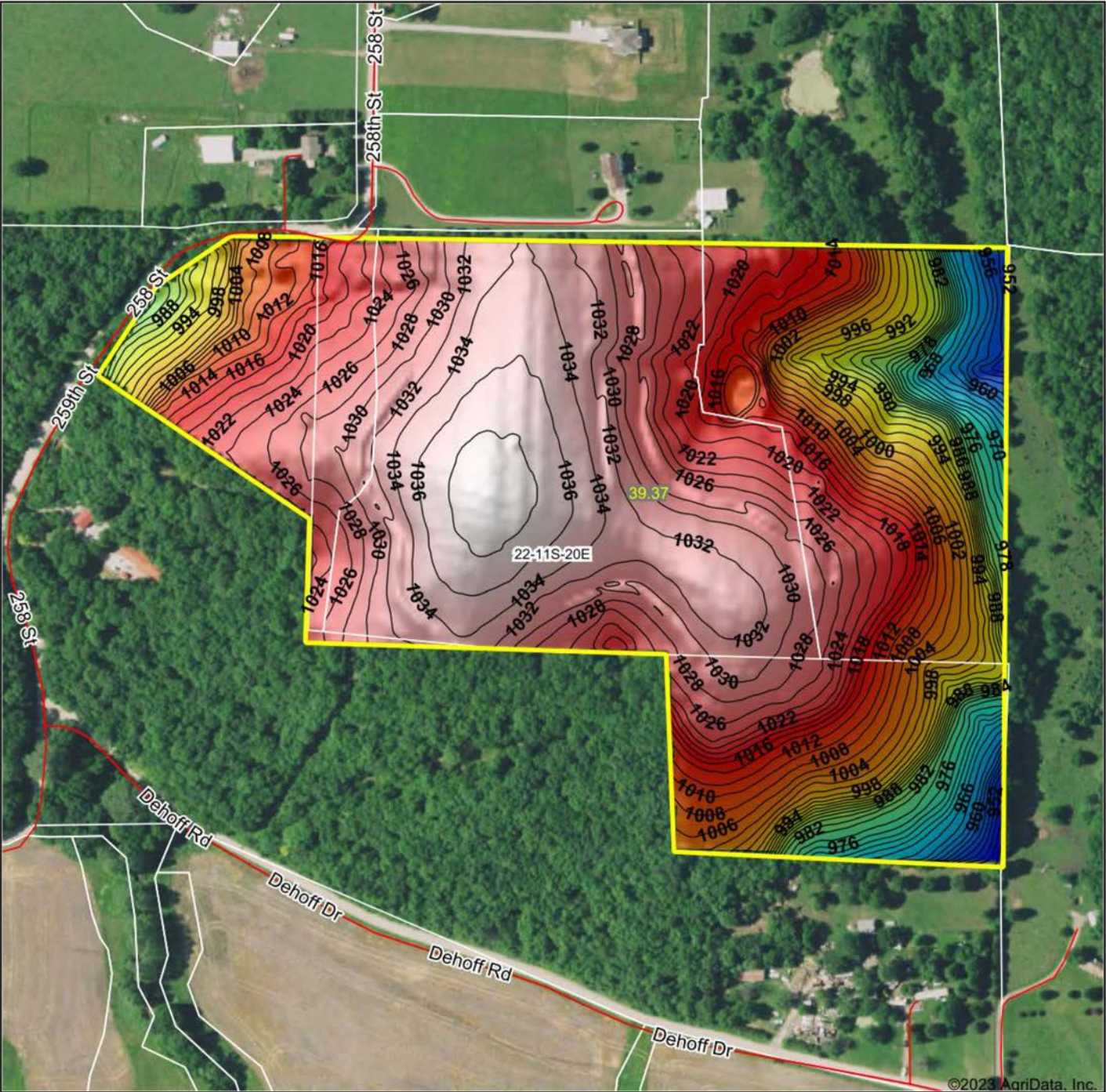
GOOD TIMBER FULL OF WALNUT TREES



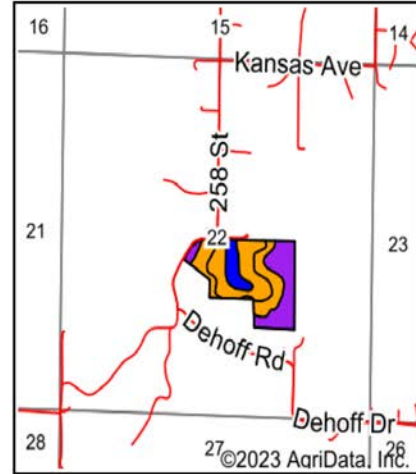
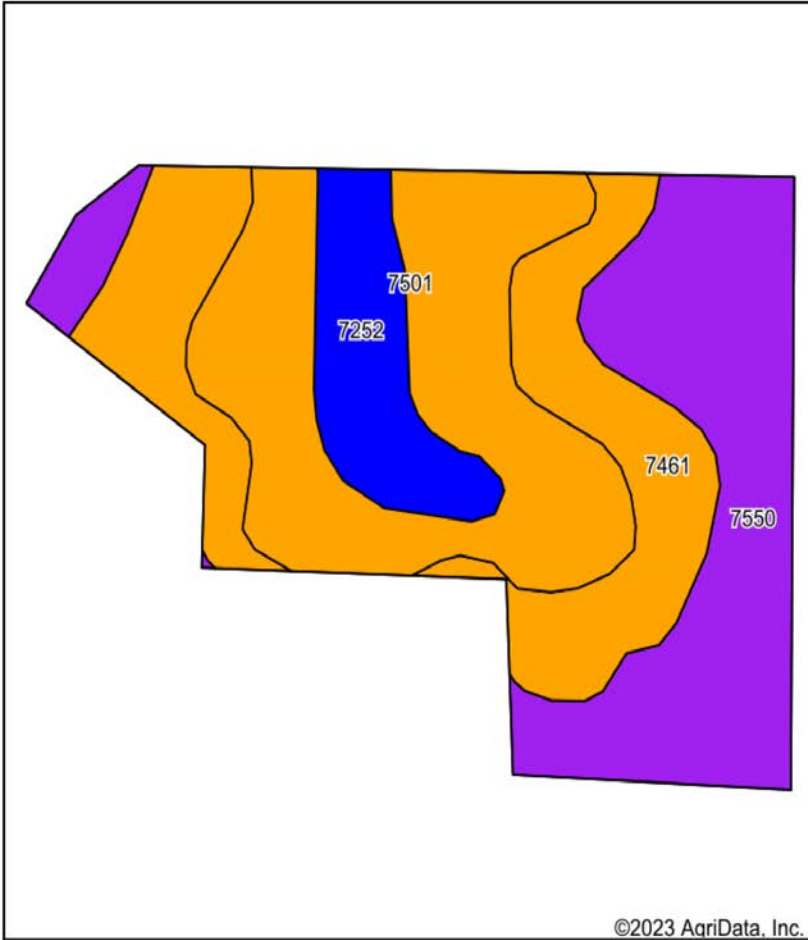
ADDITIONAL PHOTOS



HILLSHADE MAP



SOIL MAP



State: **Kansas**
 County: **Leavenworth**
 Location: **22-11S-20E**
 Township: **Tonganoxie**
 Acres: **39.37**
 Date: **6/22/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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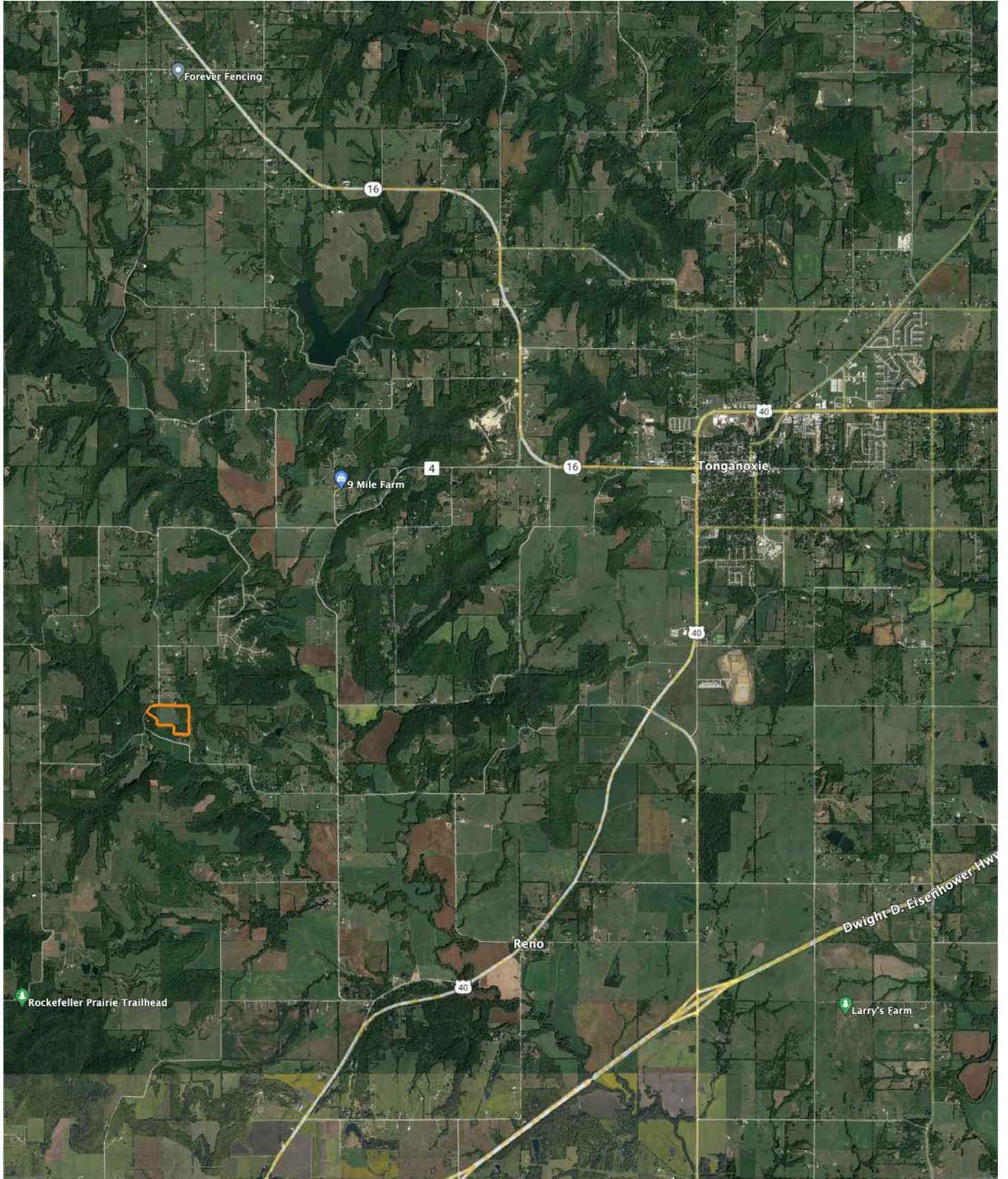
Soils data provided by USDA and NRCS.

Area Symbol: KS103, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Warm season grasses AUM	*n NCCPI Corn	*n NCCPI Soybeans
7550	Rosendale-Bendena silty clay loams, 3 to 40 percent slopes	12.58	32.0%		VIIe	0.8	33	29
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	12.33	31.3%		IIIe		38	39
7461	Oska silty clay loam, 3 to 8 percent slopes, eroded	10.27	26.1%		IIIe		39	33
7252	Grundy silty clay loam, 1 to 3 percent slopes	4.19	10.6%		Ile		50	47
Weighted Average					4.17	0.3	*n 37.9	*n 35.1

*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.

OVERVIEW MAP



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.



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LAND AGENT

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