

MIDWEST LAND GROUP PRESENTS

9 ACRES IN

LINN COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LARGE BRICK HOME ON QUIET COUNTRY ACREAGE

If you are in the market for a large home in the country, in a low-traveled area, with 9 +/- acres to roam or run horses and cattle, and just 1 mile off blacktop, look no further! As you enter into the custom entrance, you drive down a gorgeous tree-lined gravel driveway, leading to a beautiful large brick home. The 4,300 square foot home built in 2003 sits on a manicured 9 +/- acres that is fenced. Inside the home, you will find solid oak doors, oak cabinets, oak trim, and Corian countertops throughout, and you will notice it has been meticulously taken care of. The main floor holds a large great room for family gatherings, a roomy kitchen with a dining area, 3 bedrooms, including the master, and

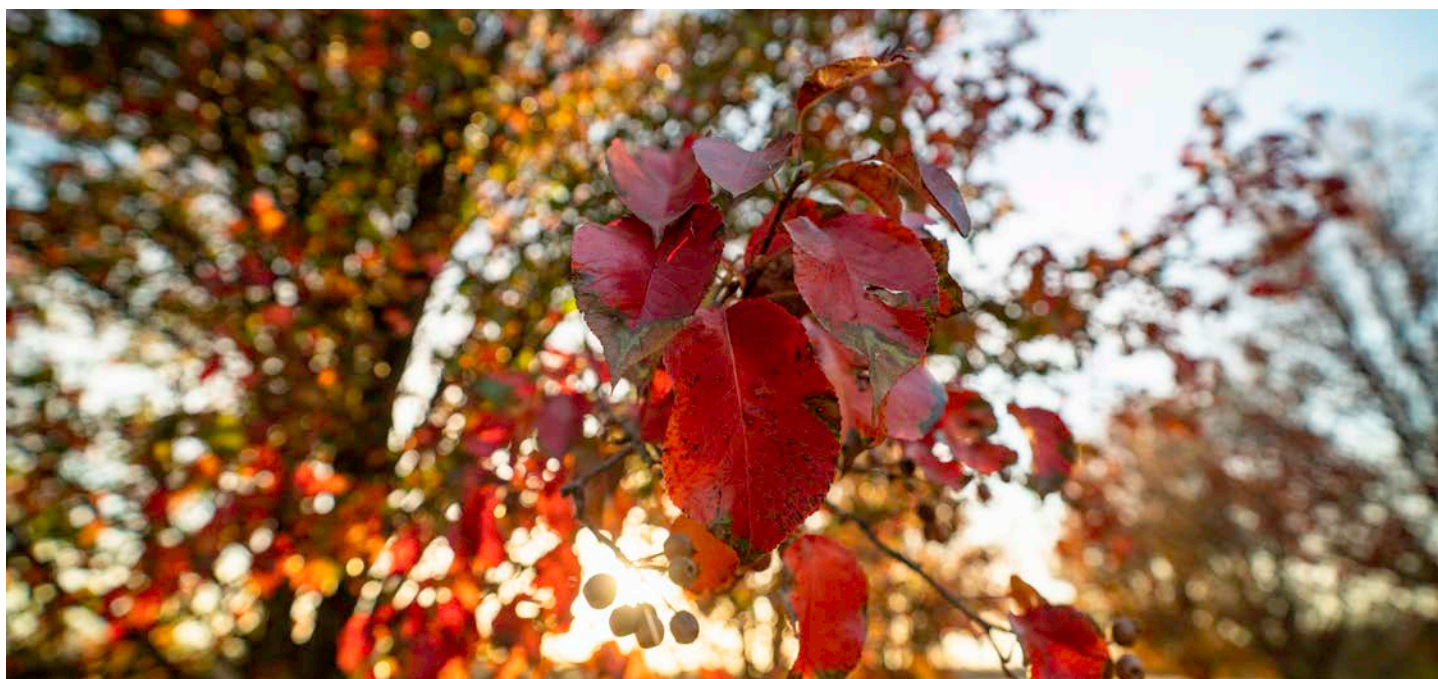
2 bathrooms. The master bedroom suite is spacious with vaulted ceilings and includes a master bathroom with a whirlpool bathtub, standup shower, and a walk-in closet. A sunroom leads to a large stamped concrete patio for enjoying some fresh air. A staircase will lead you to a huge, finished basement that includes a large family room, 2 spacious bedrooms, a bathroom, and a big concrete-lined storage closet. The home includes a 2 car garage along with another newer 24'x36' detached shop that includes a concrete floor and electricity to work in comfortably or extra parking. This well-maintained home on country acreage is ready for your large family gatherings and livestock!



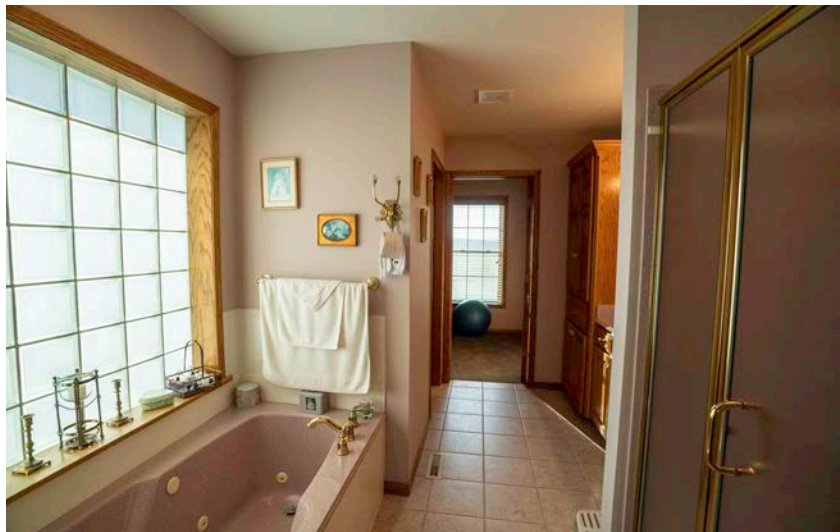
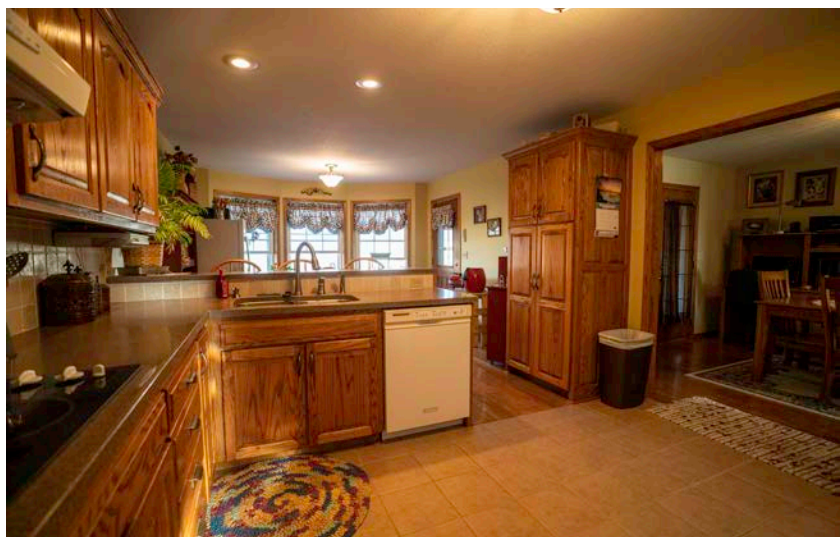
PROPERTY FEATURES

PRICE: **\$558,587** | COUNTY: **LINN** | STATE: **KANSAS** | ACRES: **9**

- 4,338 sq. ft. brick home
- 5 bed, 3 bath
- Finished basement
- 9 +/- acres
- Gorgeous tree-lined driveway with large fenced yard
- 24'x36' shop with electricity and concrete
- Stamped concrete patio
- Concrete sidewalk around the entire home
- Less than 1 hour from Kansas City Metro
- Short drives to amenities in Paola, Garnett, or Lacygne, Kansas



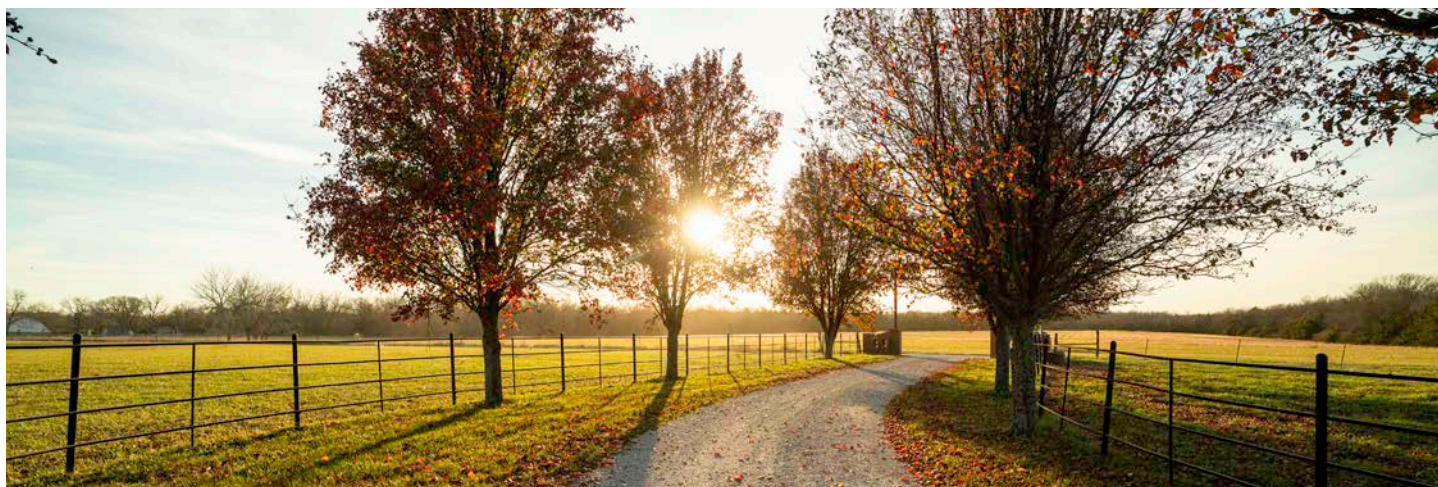
4,338 SQ. FT. BRICK HOME



2 CAR GARAGE



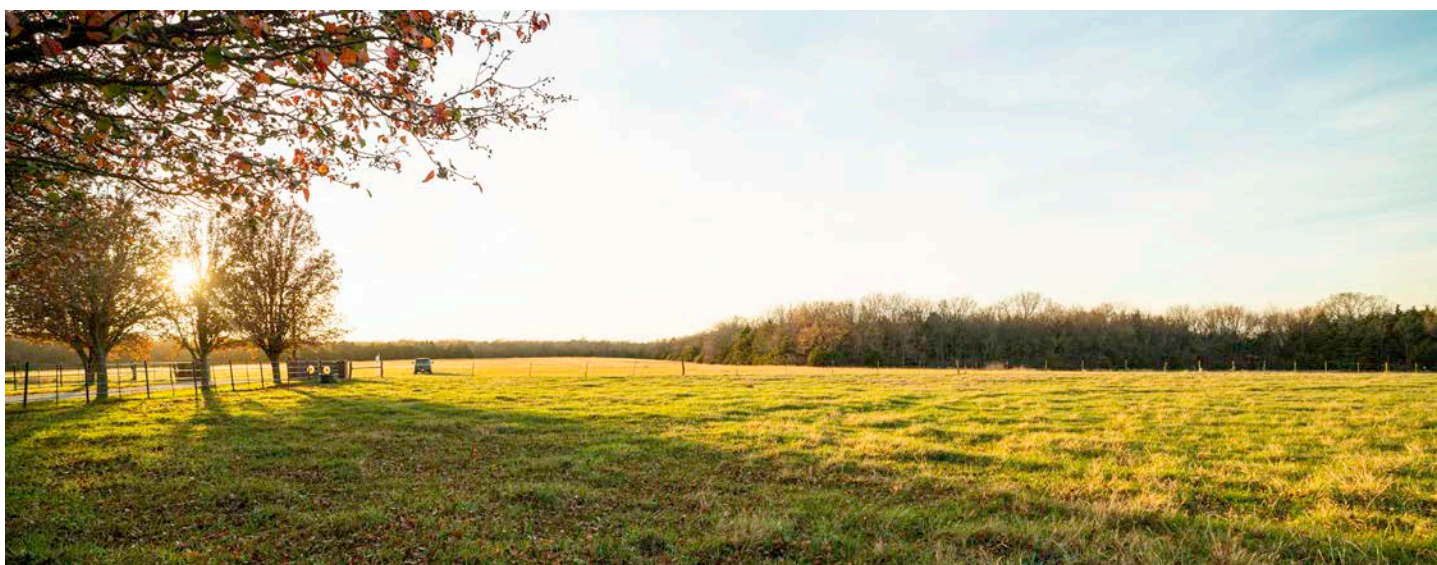
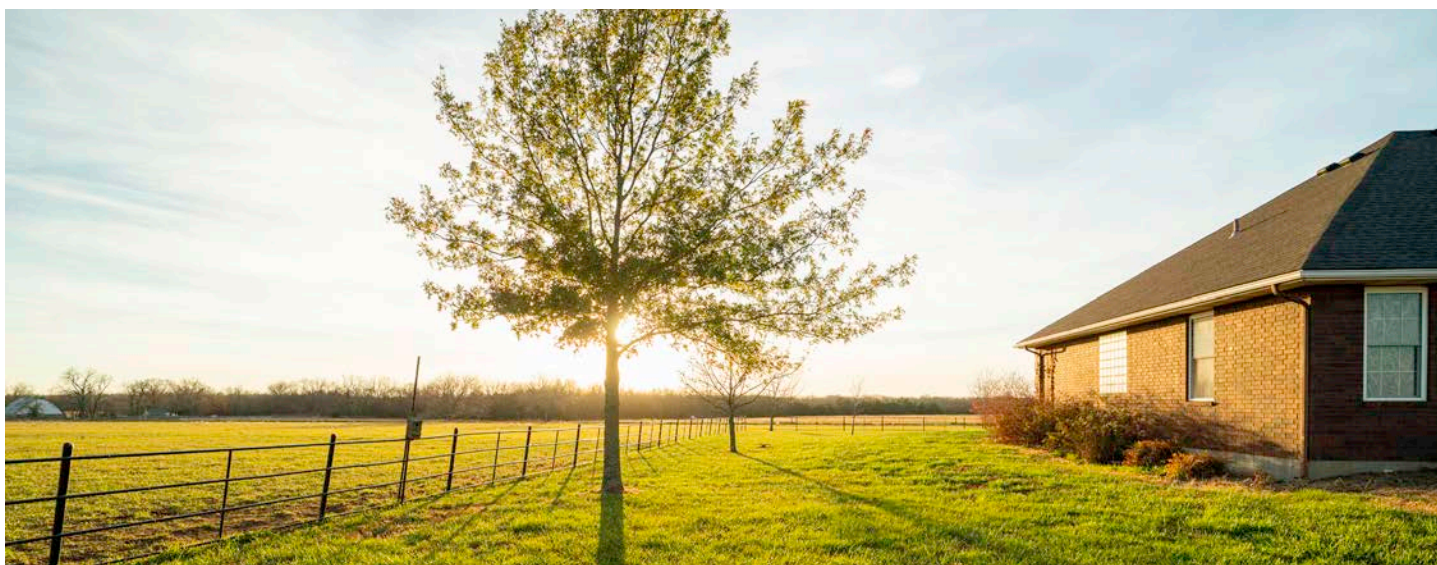
GORGEOUS TREE-LINED DRIVEWAY



24'X36' SHOP WITH ELECTRICITY



9 +/- ACRES

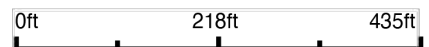


AERIAL MAP



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Boundary Center: 38° 21' 33.1, -94° 58' 18.17

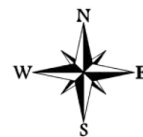


Maps Provided By:



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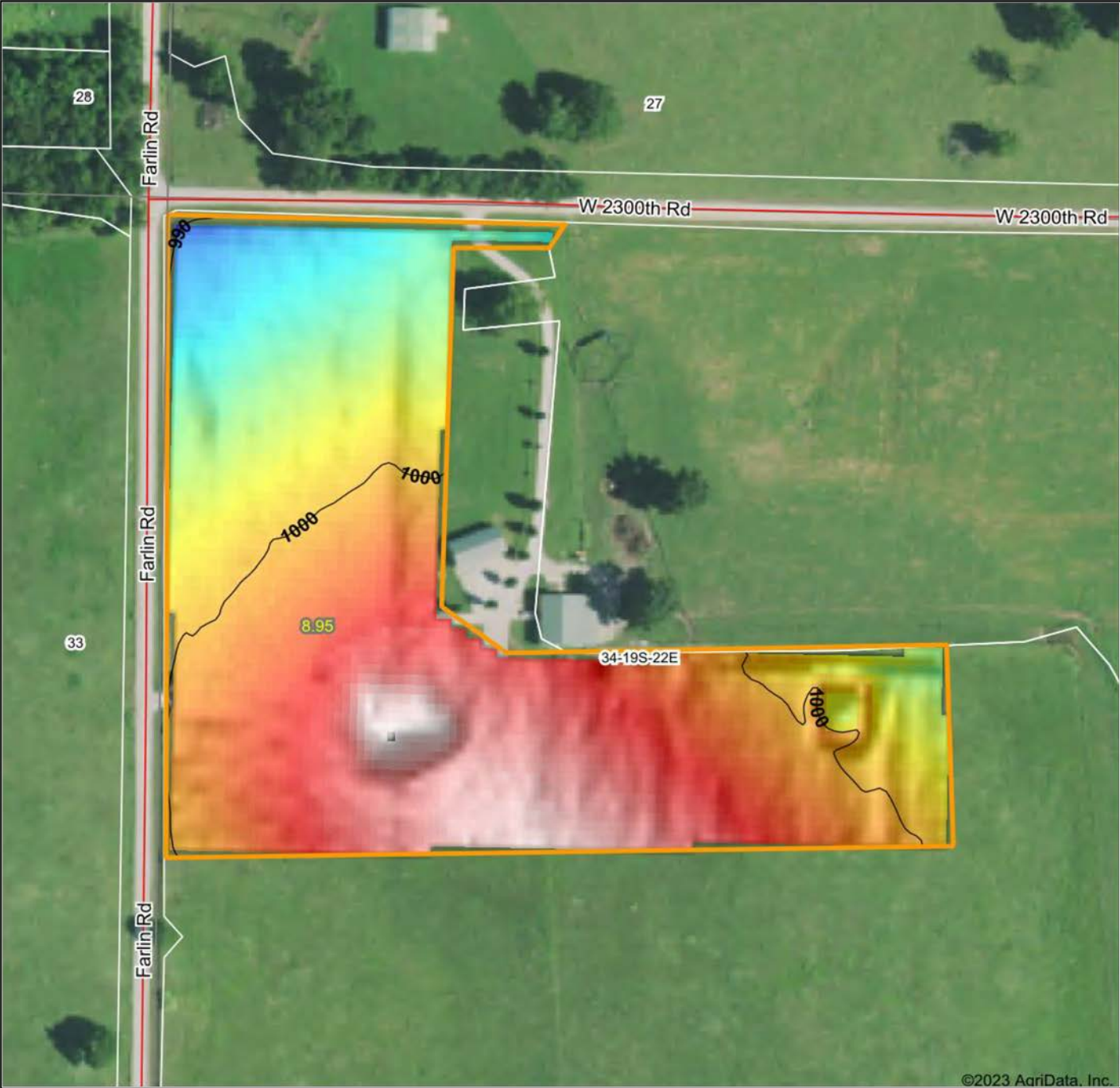
34-19S-22E
Linn County
Kansas



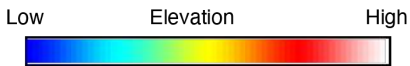
11/15/2023

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

HILLSHADE MAP



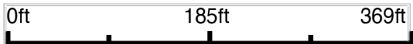
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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem
 Interval(ft): 10
 Min: 988.5
 Max: 1,008.3
 Range: 19.8
 Average: 1,000.7
 Standard Deviation: 4.04 ft

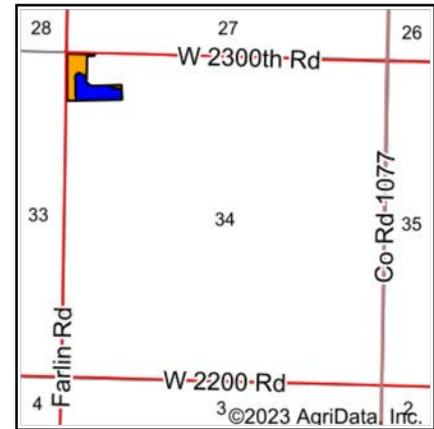
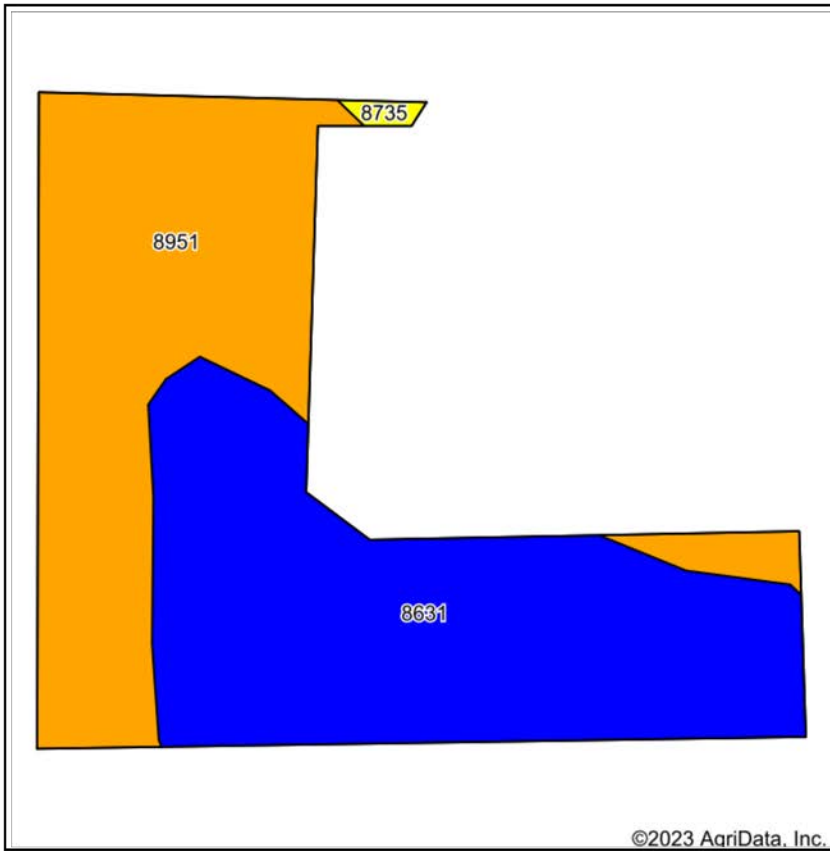


11/15/2023

34-19S-22E
Linn County
Kansas

Boundary Center: 38° 21' 33.1, -94° 58' 18.17

SOIL MAP



State: **Kansas**
 County: **Linn**
 Location: **34-19S-22E**
 Township: **Liberty**
 Acres: **8.95**
 Date: **11/15/2023**



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Soils data provided by USDA and NRCS.

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Area Symbol: KS107, Soil Area Version: 23

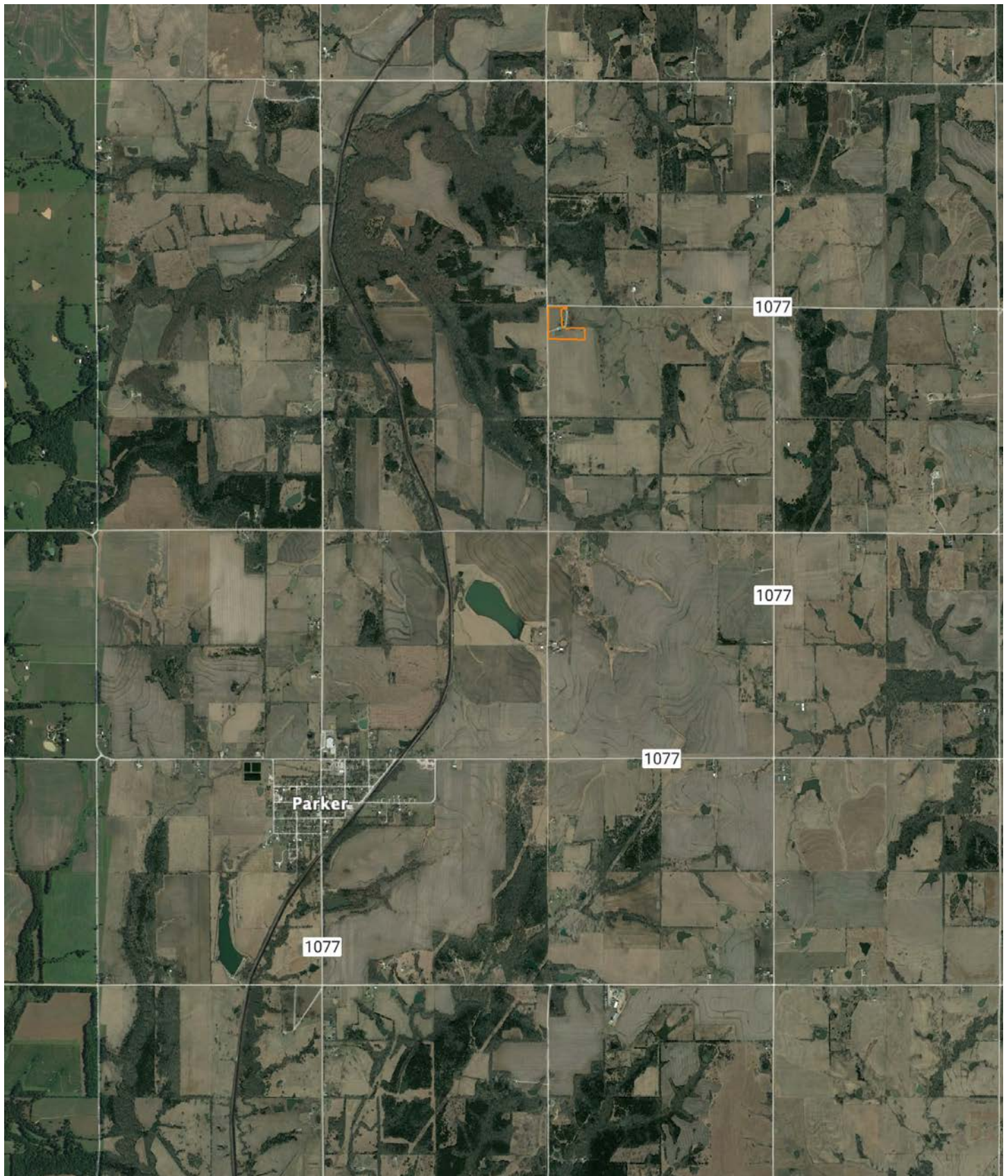
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
8631	Bucyrus silty clay loam, 1 to 3 percent slopes	4.87	54.4%		5.4ft. (Lithic bedrock)	Ile	6108	74	74	58	60	63
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	4.08	45.6%		2.5ft. (Lithic bedrock)	IIle	4968	52	51	51	43	46
Weighted Average							2.46	*n 64	*n 63.5	*n 54.8	*n 52.3	*n 55.3

*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

Introducing Aaron Blount of Midwest Land Group, your dedicated expert for Eastern Kansas and Western Missouri. Born in Texas and a proud alumnus of Lakeview Centennial High School in Garland, Aaron's journey led him to Emporia State on a football scholarship. But it was the allure of Kansas' majestic Whitetails and Midwest warmth that convinced him to lay roots post-graduation.

Now residing in Osawatomie with his wife, Jade, and son, Bowen, the Blounts are passionate about the outdoors. Whether they're hunting whitetail, mule deer, turkey, or fishing, their activities testify to their deep connection to the land.

In addition to his expertise in land sales, Aaron's drive is genuine. His mission is to work with those who share his respect for the land, be it hunters or farmers. His eight-year tenure as a Police Officer honed his integrity and dedication, making him a trusted partner in land transactions. His hands-on experience, from understanding animal behavior in relation to topography to trail camera placements, sets him apart.

Active in his Lenexa church community, Aaron's previous law enforcement roles saw him rise to the rank of Sergeant, earning accolades including a 2017 Valor Award from the Kansas Chiefs of Police Association.

What sets Aaron apart? His genuine passion, unwavering integrity, and commitment to his clients. It's not just business for Aaron; it's about connecting dreams with reality. His profound knowledge and sincere approach make him the ideal choice for anyone navigating land sales in Kansas and Missouri.



AARON BLOUNT,
LAND AGENT

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