

MIDWEST LAND GROUP PRESENTS

19.51 ACRES IN

MIAMI COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

19.51 +/- ACRES WITH ENORMOUS POTENTIAL

Is there a 19.51 +/- acre piece with better potential? This unique acreage offers the opportunity to build a home overlooking the pond, hunting whitetail in the backyard, and shooting firearms at the 150 yard homemade range, all within minutes of the great fishery of Hillsdale Lake! Located just off 68 Highway, this tract offers a quick drive to the Kansas City Metro via Interstate 35 or US 169 Highway.

The property has been cleared of brush but not too much where you can't make it your own. A gravel driveway and culvert have already been laid entering

the property leading to a newer 20'x30' metal shop. Can you imagine pulling your boat out of the shop and fishing big walleye and crappie out of Hillsdale Lake in just minutes? If that is not enough outdoors for you, I have seen deer every time I have been out on the property. You are a food plot and a feeder away from hunting big Kansas whitetail coming from surrounding cover and funnels.

This is just far enough away from the hustle and bustle of the city but an easy commute to it! Use it recreationally or build your dream home someday!



PROPERTY FEATURES

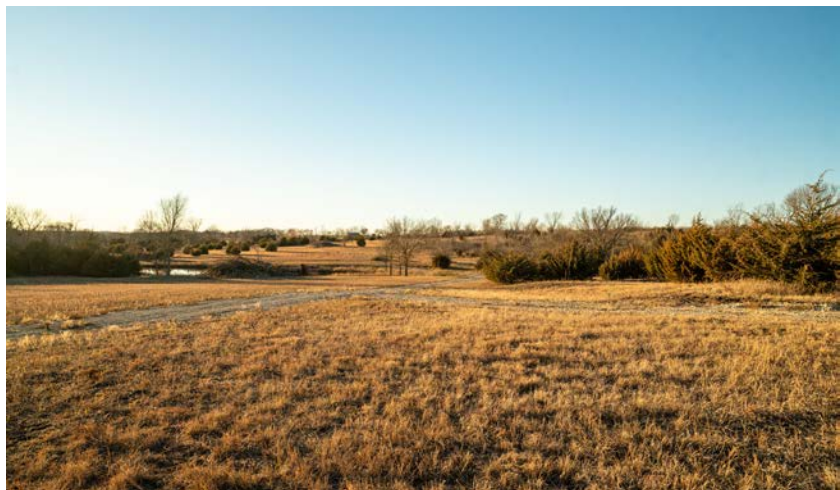
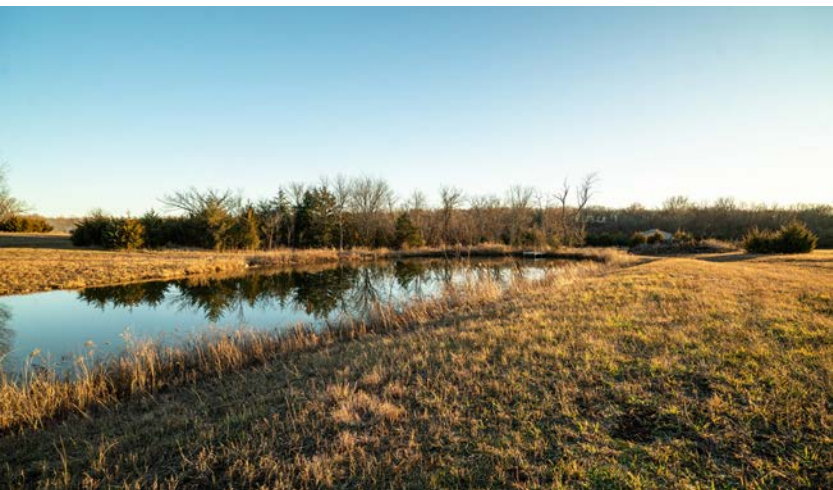
PRICE: **\$350,000** | COUNTY: **MIAMI** | STATE: **KANSAS** | ACRES: **19.51**

- 19.51 +/- acres
- Newer 20'x30' metal shop with concrete floor
- Pond
- Wet weather creek
- Gravel driveway
- 150 yard homemade shooting range with berms
- Great whitetail deer neighborhood
- Seconds from highway access
- Hillsdale Lake only a few minutes away
- 12 miles to Ottawa
- 12 miles to Paola
- 20 miles to Gardner



19.51 +/- ACRES

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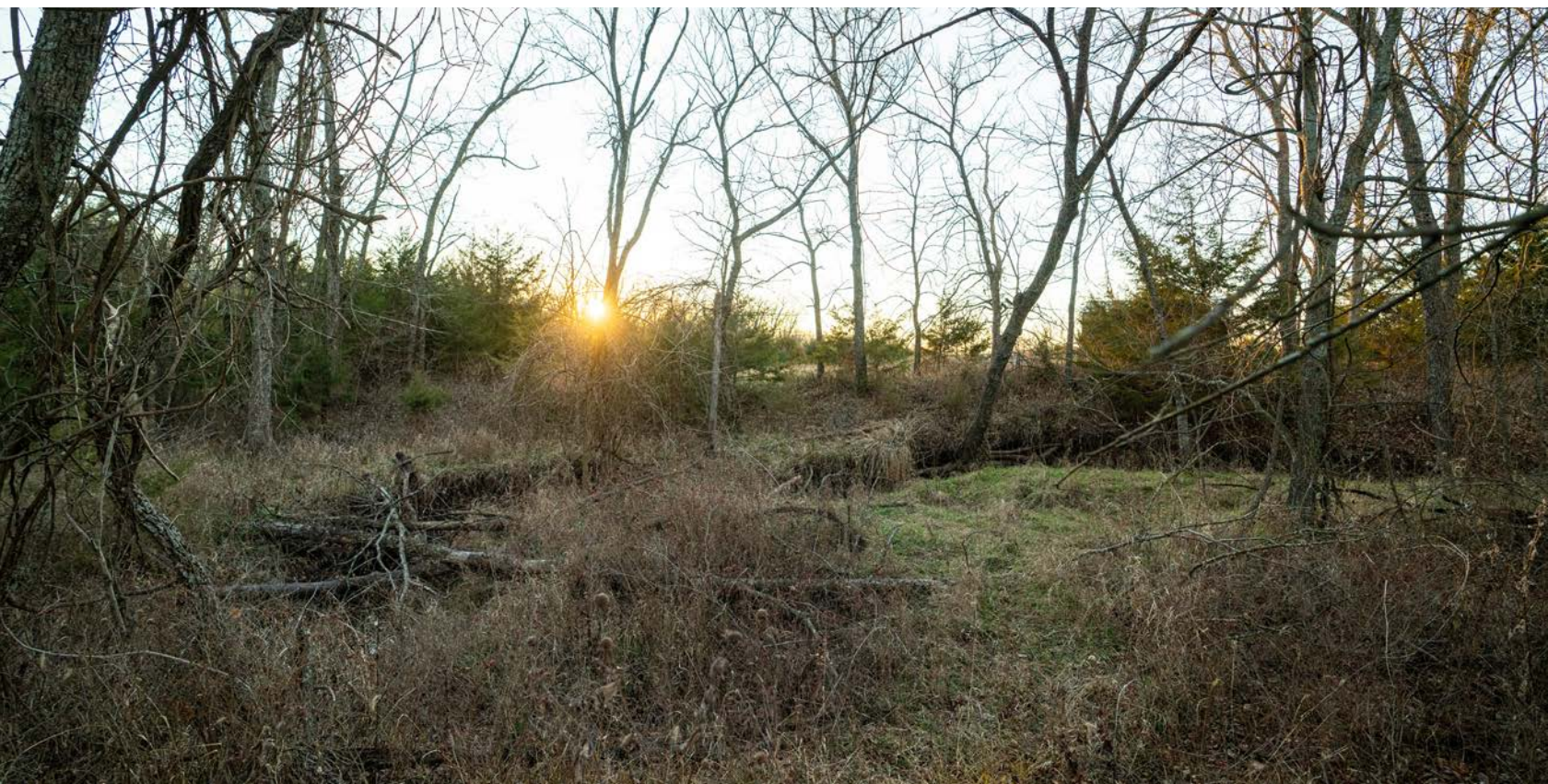
20'X30' METAL SHOP



POND WITH DOCK



WET WEATHER CREEK & DRAW



TRAIL CAM PICTURES



AERIAL MAP



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Boundary Center: 38° 37' 11.39, -95° 2' 56.77



Maps Provided By:



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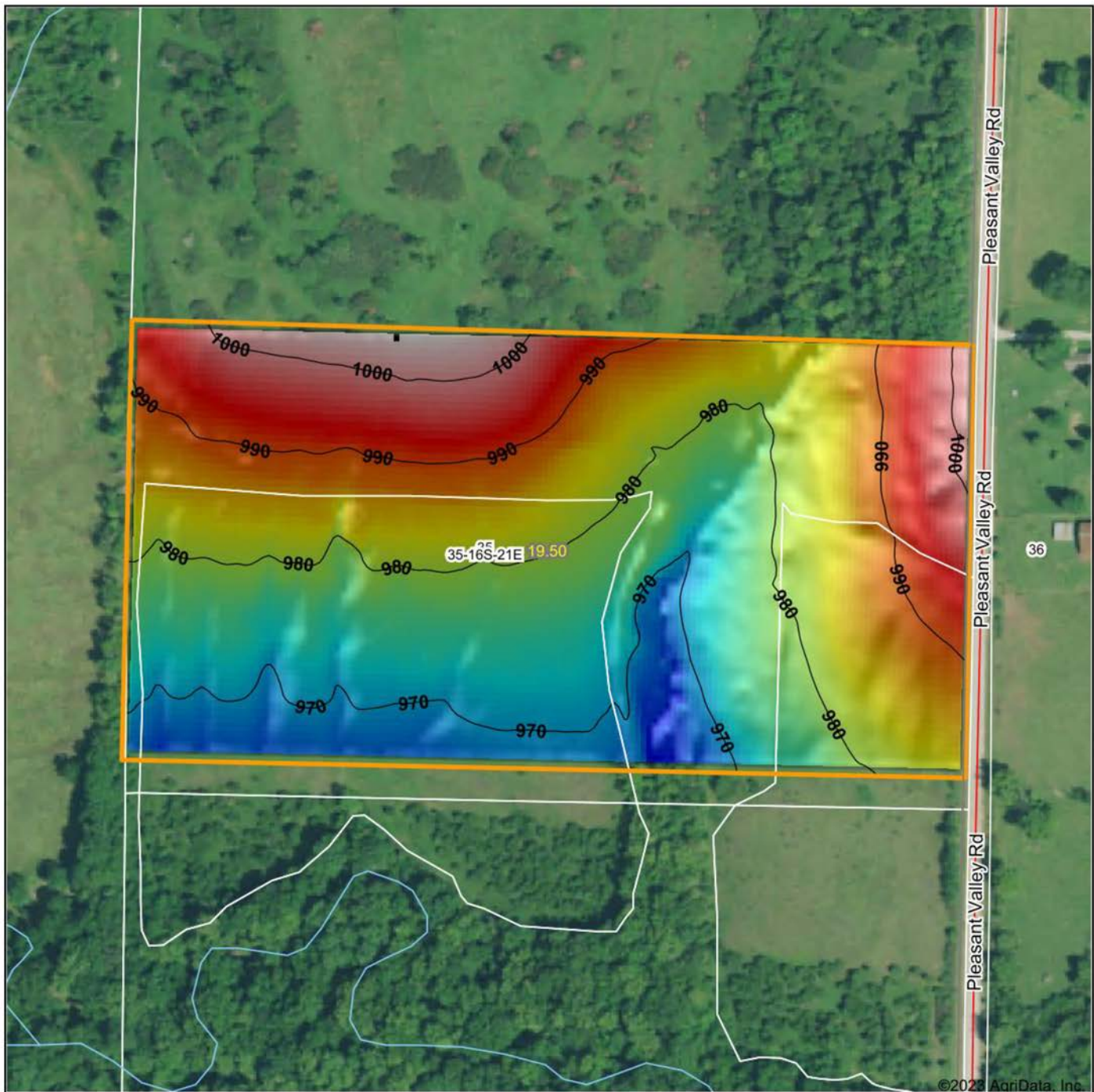
35-16S-21E
Miami County
Kansas



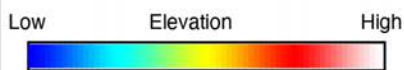
12/12/2023

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

HILLSHADE MAP



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Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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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: 962.6
Max: 1,004.3
Range: 41.7
Average: 982.4
Standard Deviation: 9.28 ft

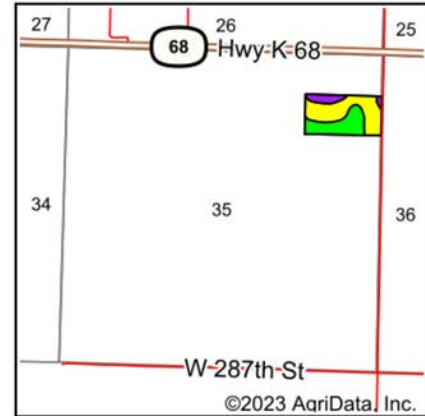
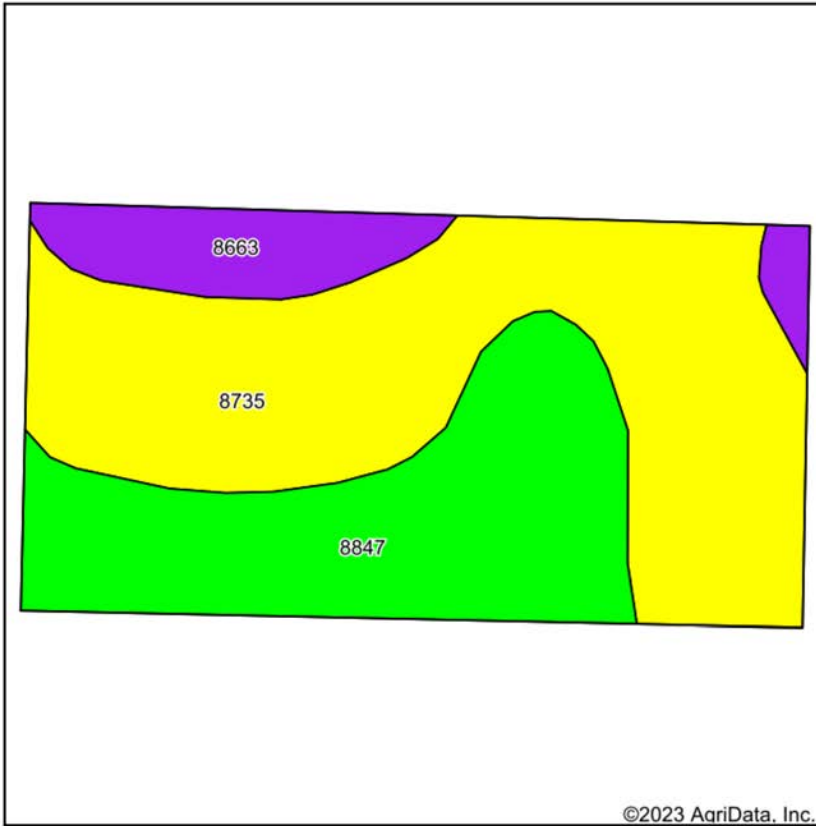


12/12/2023

35-16S-21E
Miami County
Kansas

Boundary Center: 38° 37' 11.39, -95° 2' 56.77

SOIL MAP



State: **Kansas**
 County: **Miami**
 Location: **35-16S-21E**
 Township: **Richland**
 Acres: **19.5**
 Date: **12/12/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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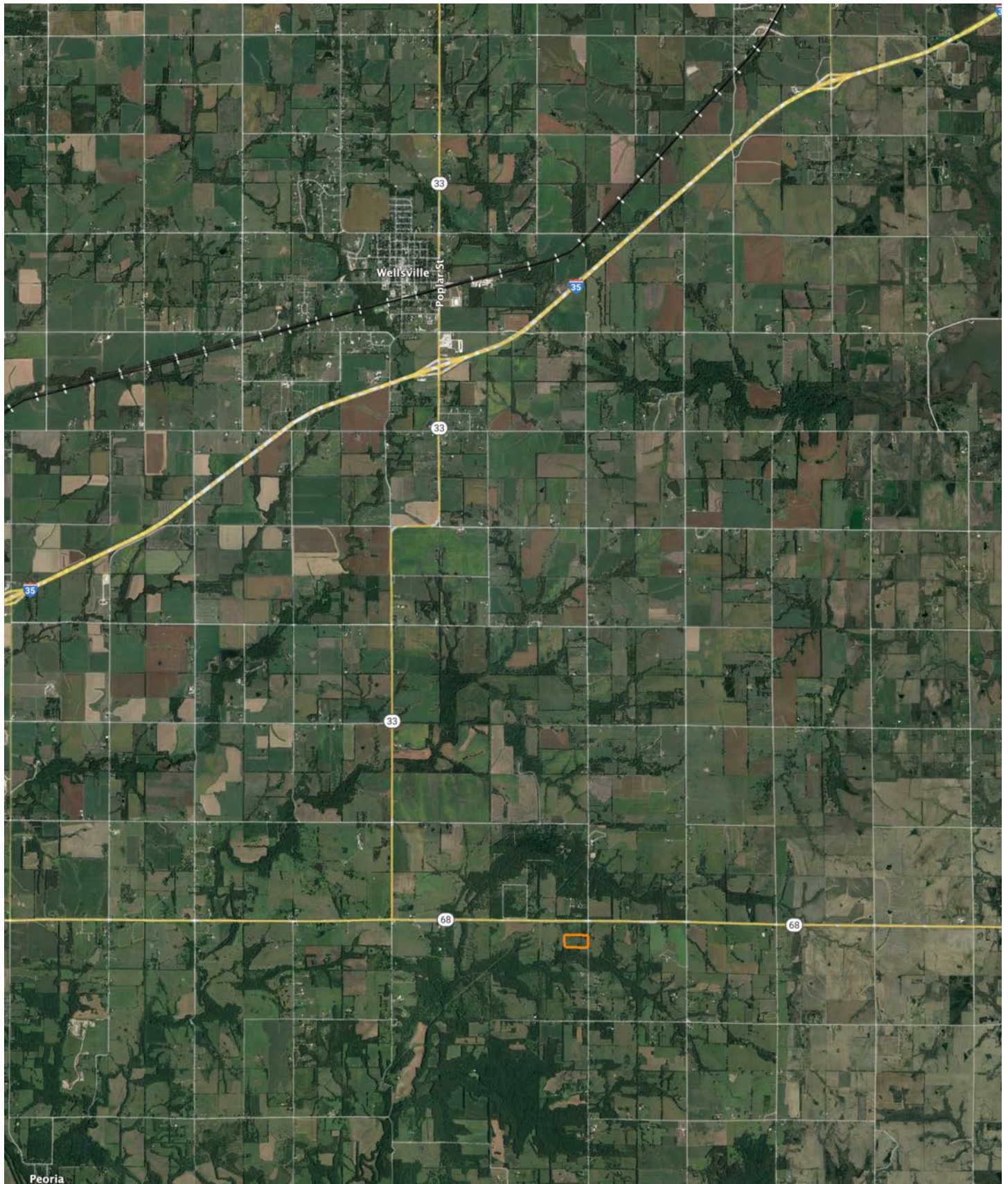
Soils data provided by USDA and NRCS.

Area Symbol: KS121, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
8735	Eram silty clay loam, 3 to 7 percent slopes	10.64	54.6%		2.6ft. (Paralithic bedrock)	IVe	58	58	45	41	
8847	Okemah silt loam, 0 to 3 percent slopes	6.73	34.5%		> 6.5ft.	Is	77	77	60	62	
8663	Clareson-Rock outcrop complex, 3 to 15 percent slopes	2.13	10.9%		2ft. (Lithic bedrock)	VIe	44	44	25	27	
Weighted Average							3.18	*n 63	*n 63	*n 48	*n 46.7

*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.

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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