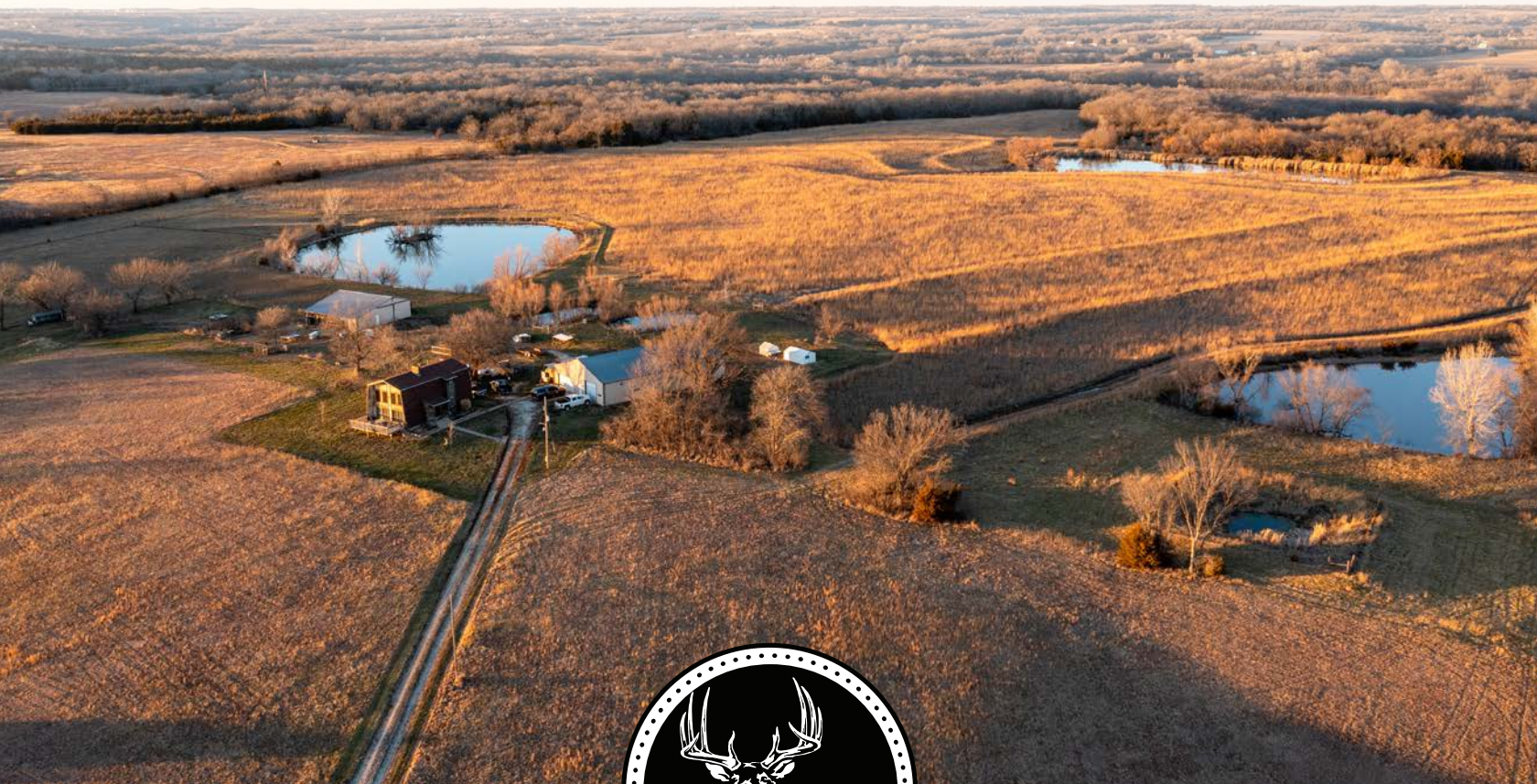


MIDWEST LAND GROUP PRESENTS

78 ACRES IN

SHAWNEE COUNTY KANSAS



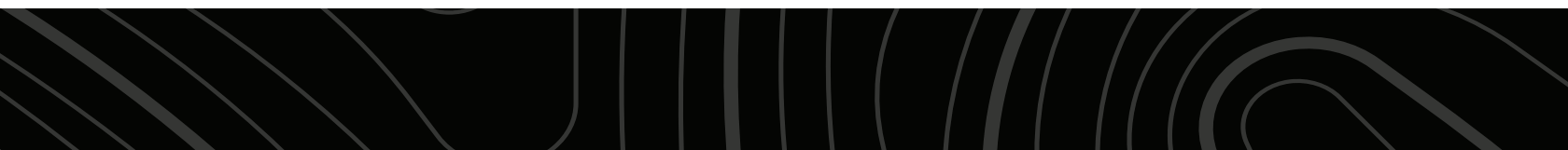
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

78 +/- ACRE HOMESTEAD FOR THE OUTDOOR ENTHUSIAST

This one-of-a-kind home on 78 +/- acres of prime hunting ground that backs up to Clinton Lake Corps of Engineers is an outdoor enthusiast's dream! As you enter into the custom metal gate you see the custom home and barns surrounded by 20 +/- acres of ground currently hayed. The custom home features a cabin-like feel with wood accents, big, beautiful windows overlooking the deck, a wood fireplace, and a wooden staircase that leads to an upstairs loft overlooking the living room. With over 2,200 square feet of living space, the home offers 3 bedrooms, 2 baths above ground, and a finished basement including multiple storage rooms and a bathroom. The two shops include a massive 80'x48' and a 48'x32' for all your shop and storage needs. Plenty of space to make this home or call it base camp all hunting season! To the north

of the home is where this special piece of ground gets exciting! There are 3 beautiful ponds full of fish including crappie, bass, and catfish. Most of the time you will find Canadian Geese and various species of duck using these ponds flying in from Clinton Lake. There are 33 acres entered into CRP that provide amazing cover for the booner whitetail Kansas is known for and the plentiful eastern turkeys! The CRP acres are surrounded on 3 sides with timber littered with oak trees, cedars, draws, and Clinton Public ground making the CRP prime bedding. With the easy south access on the east and west sides of the property, you are bound to have the perfect scenario for a great rut hunt in sweet November! You will be able to hunt the 3 major hunting seasons Kansas has to offer on your own piece of wildlife paradise! I can't wait to show it to you!



PROPERTY FEATURES

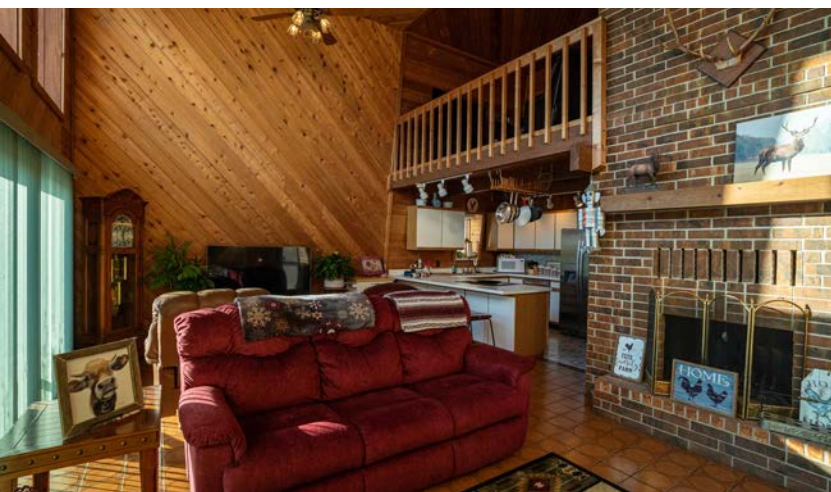
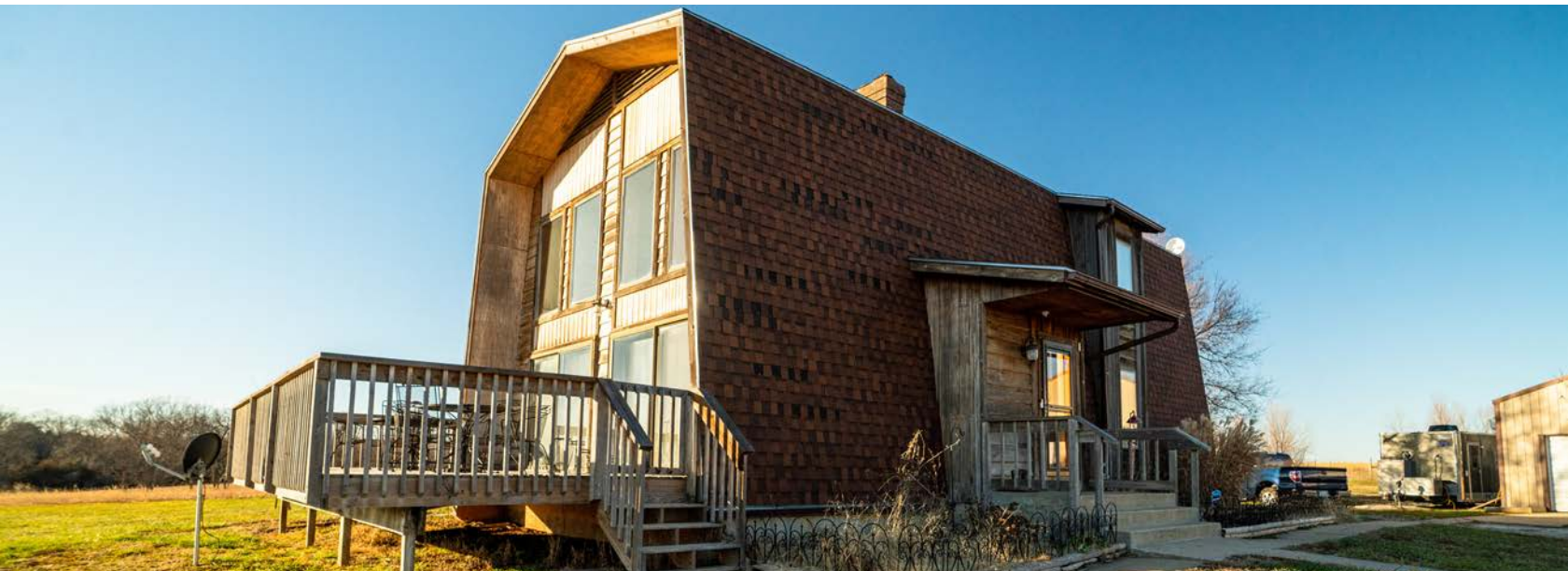
PRICE: **\$798,000** | COUNTY: **SHAWNEE** | STATE: **KANSAS** | ACRES: **78**

- 2,200+ sq. ft. custom home
- 84'x40' shop with half concrete
- 48'x32' barn
- 3 ponds
- Big deer history
- Turkey, ducks, quail
- Hay and CRP income
- CRP bedding
- Public hunting and fishing at Clinton State Park nearby
- Between Topeka and Lawrence



2,200+ SQ. FT. CUSTOM HOME

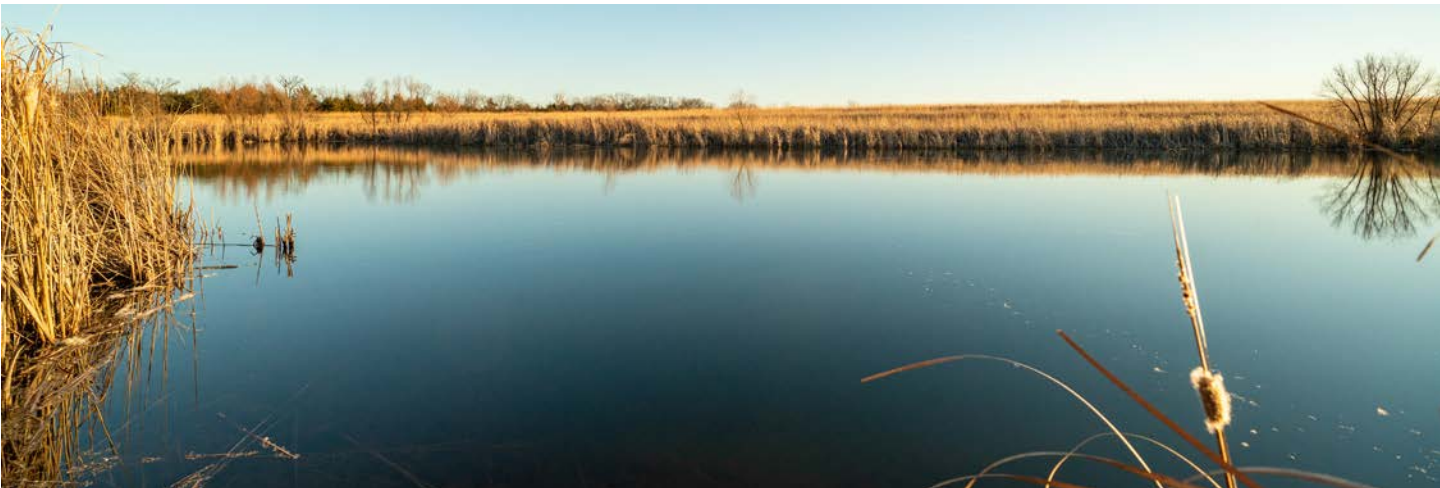
The custom home features a cabin-like feel with wood accents, big, beautiful windows overlooking the deck, a wood fireplace, and a wooden staircase that leads to an upstairs loft overlooking the living room



BARN

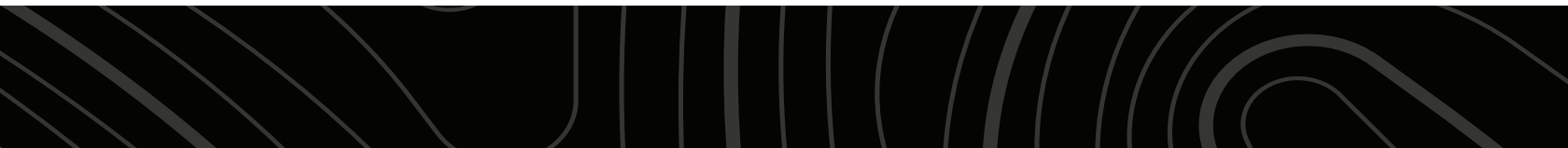
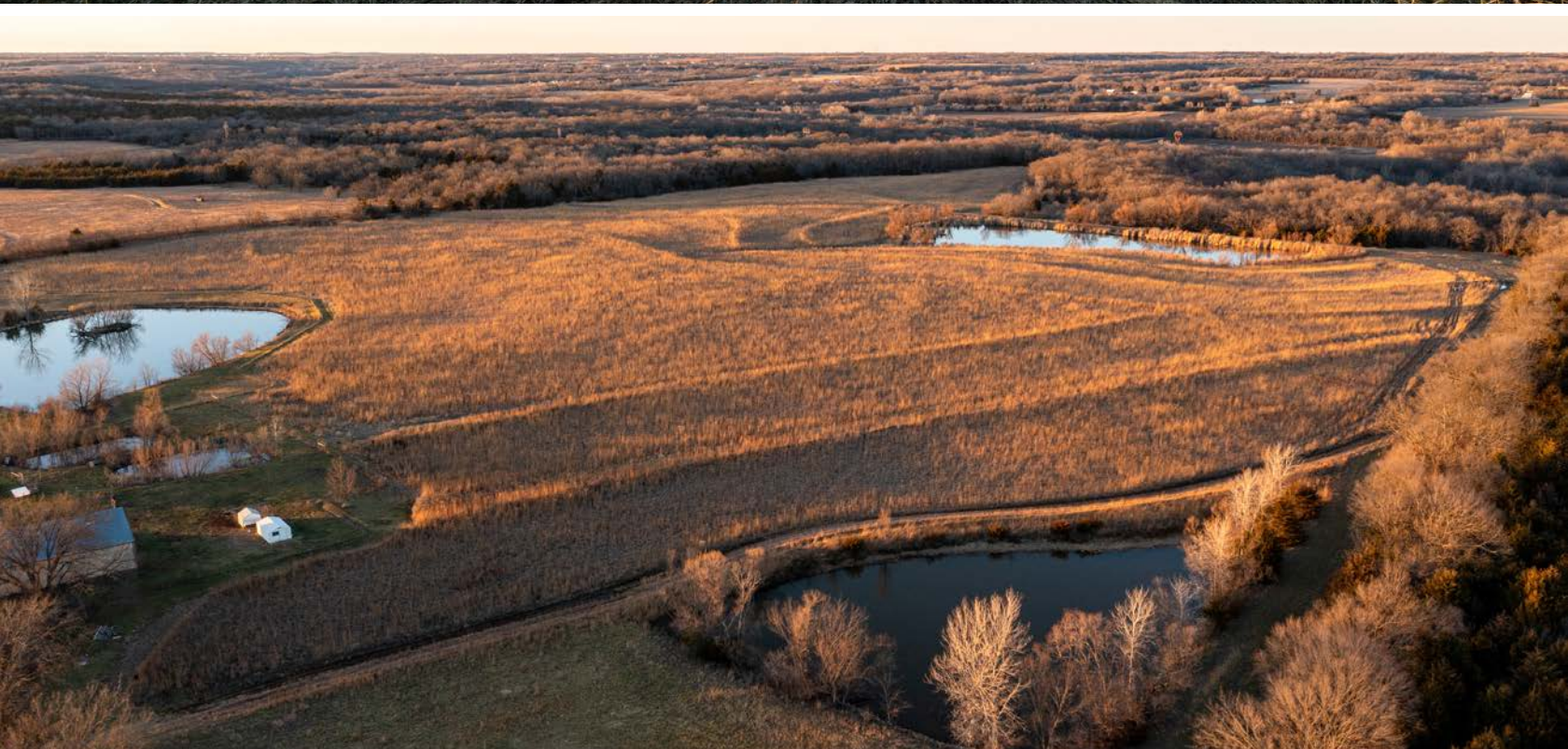


3 PONDS

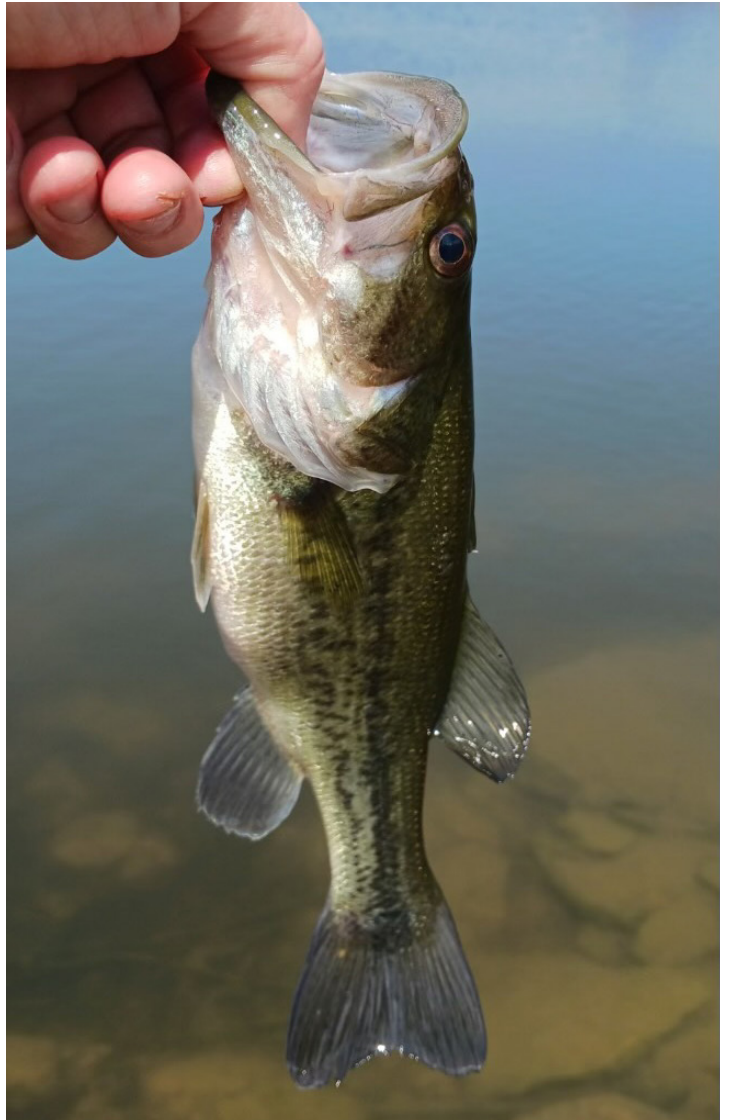


33 ACRES OF CRP

The CRP acres are surrounded on 3 sides with timber littered with oak trees, cedars, draws, and Clinton Public ground making the CRP prime bedding.



TRAIL CAM & FISH PICTURES



AERIAL MAP



Boundary Center: 38° 53' 15.82, -95° 32' 42.17

0ft 427ft 855ft



Maps Provided By:



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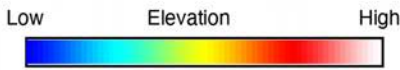
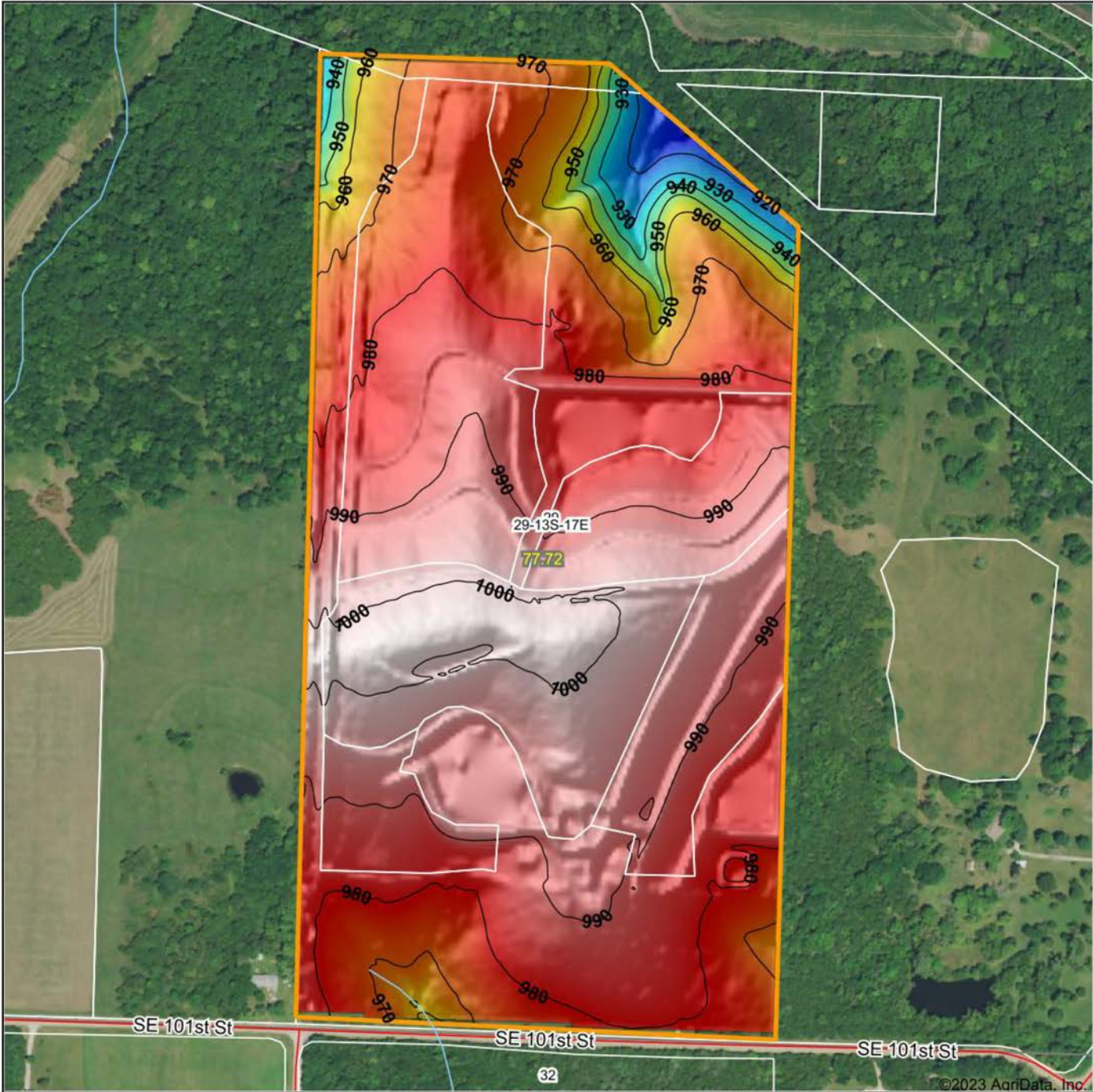
29-13S-17E
Shawnee County
Kansas



12/12/2023

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

HILLSHADE MAP



Maps Provided By:
surety
 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: 909.6
 Max: 1,003.1
 Range: 93.5
 Average: 981.6
 Standard Deviation: 15.85 ft

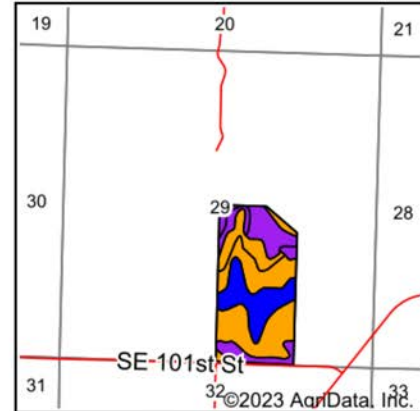
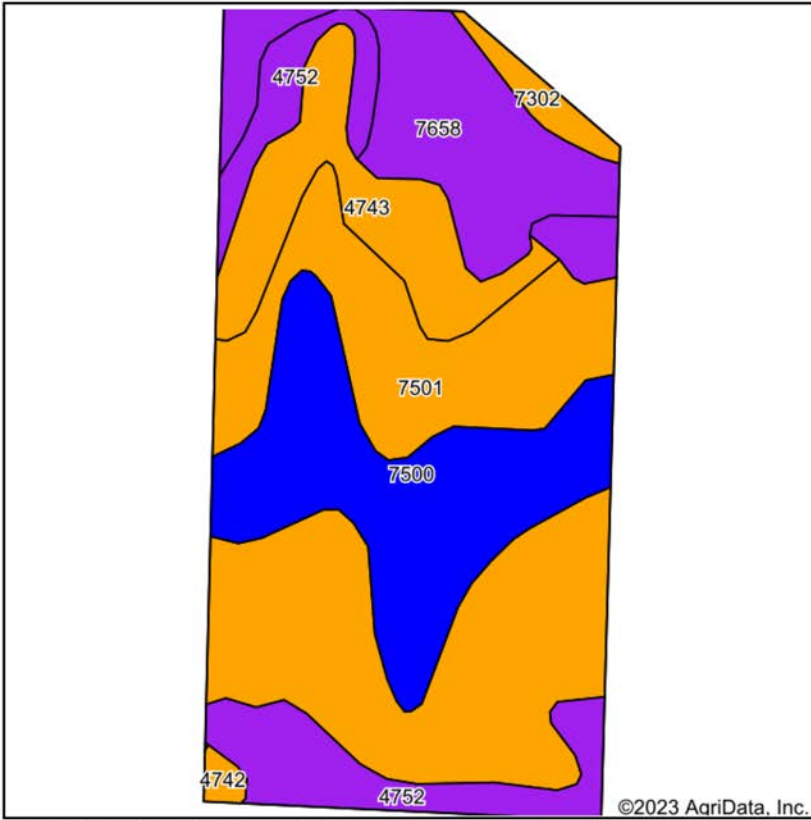


12/12/2023

29-13S-17E
Shawnee County
Kansas

Boundary Center: 38° 53' 15.82, -95° 32' 42.17

SOIL MAP



State: **Kansas**
 County: **Shawnee**
 Location: **29-13S-17E**
 Township: **Monmouth**
 Acres: **77.72**
 Date: **12/12/2023**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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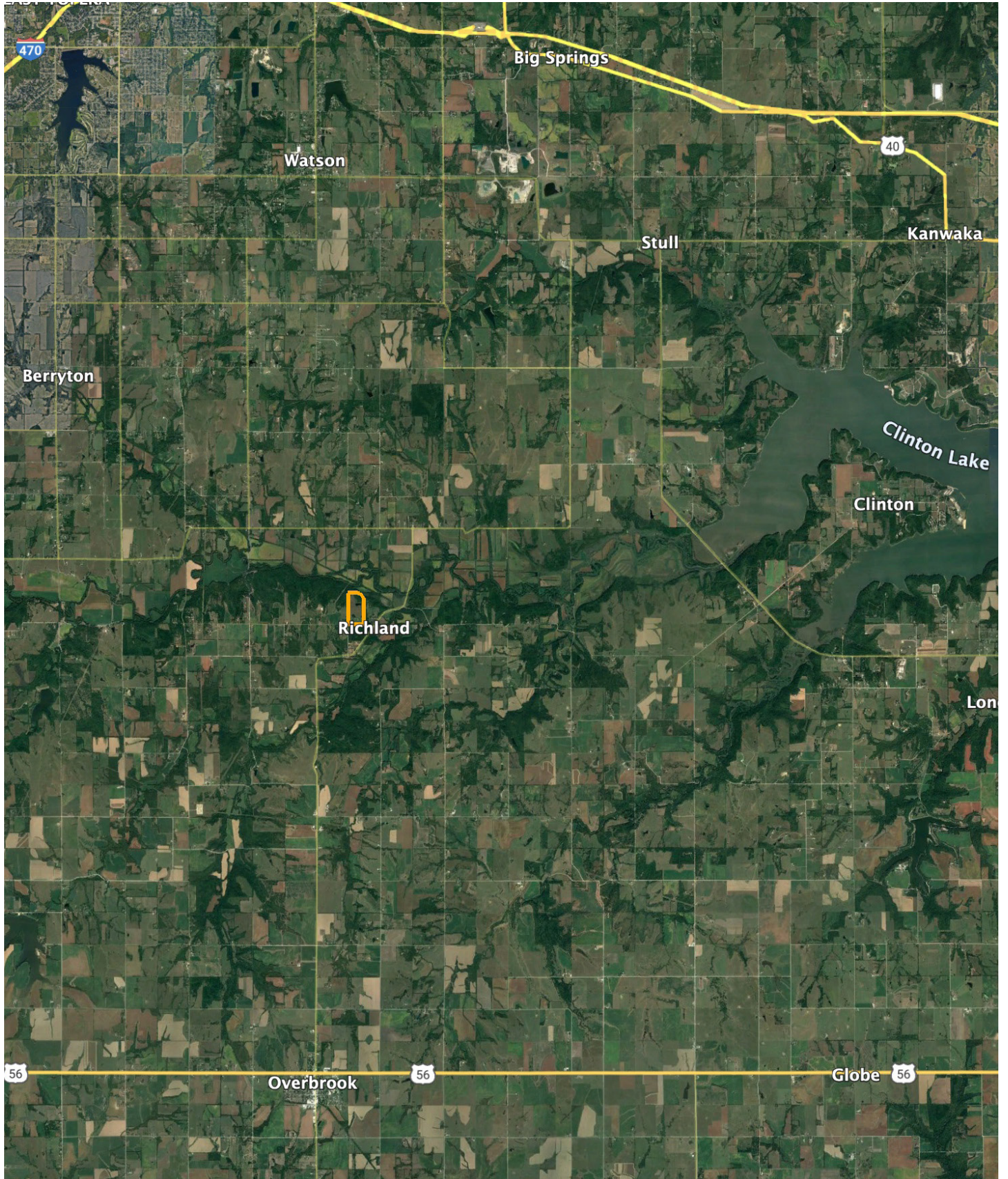
Soils data provided by USDA and NRCS.

Area Symbol: KS177, Soil Area Version: 22

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	
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	31.14	40.1%		> 6.5ft.	Ille	46	38	45	39	
7500	Pawnee clay loam, 1 to 4 percent slopes	15.96	20.5%		> 6.5ft.	Ile	51	41	50	44	
7658	Vinland-Rock outcrop complex, 15 to 45 percent slopes	10.81	13.9%		1.3ft. (Paralithic bedrock)	Vle	13	13	10	8	
4752	Sogn-Vinland complex, 3 to 25 percent slopes	9.75	12.5%		0.6ft. (Lithic bedrock)	Vls	33	31	32	23	
4743	Labette silty clay loam, 3 to 7 percent slopes, eroded	8.25	10.6%		3ft. (Lithic bedrock)	Ille	46	41	46	39	
7302	Martin silty clay loam, 3 to 7 percent slopes	1.35	1.7%		> 6.5ft.	Ille	54	50	53	47	
4742	Labette silty clay loam, 3 to 7 percent slopes	0.46	0.6%		2.8ft. (Lithic bedrock)	Ille	48	40	47	43	
Weighted Average							3.59	*n 41	*n 34.8	*n 39.8	*n 33.9

*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

913.256.5905

ABlount@MidwestLandGroup.com



MidwestLandGroup.com

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