

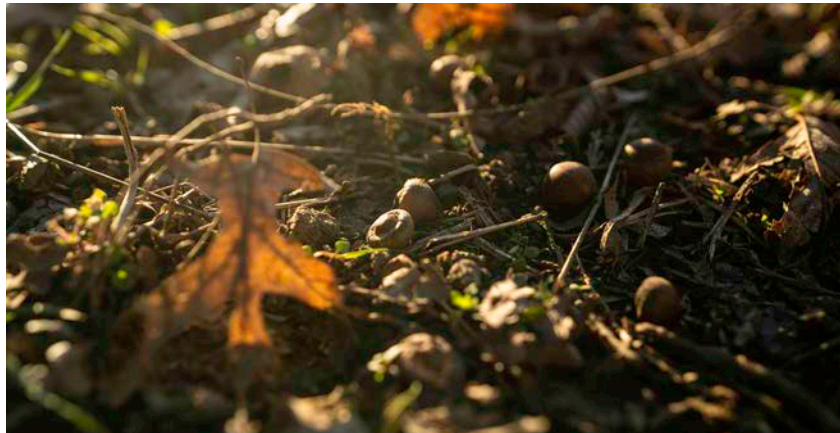
MIDWEST LAND GROUP PRESENTS



# FRANKLIN COUNTY, KS

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38 ACRES



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# AFFORDABLE TURNKEY HUNTING TRACT

A true hunting gem tucked away from pressure in Franklin County, Kansas, this awesome 38 +/- acres hunting property offers it all for the avid hunter. Located just outside of Ottawa, Kansas, this recreational tract boasts a prime location for hunting big Kansas bucks, turkeys roost in the sycamore trees, and wood ducks in Tauy Creek. With the perfect southeast access, you will be able to get into the property undetected and climb up into the 6'x6' Redneck blind that comes with the property for an unforgettable hunt. As you walk around the property you will see the evidence of the whitetail that walk the property with large rubs, community scrapes, and beat-

down deer trails. Outside of hunting season, Tauy Creek also provides great catfishing for the kids! The property has an abundance of food with the biggest oak trees I have ever seen producing tons of acorns and clover covering the ground from previous plots. The field was once planted into a bean plot and had a massive crop with the Verdigris silt loam and Osage silty clay loam soils. With a great hunting history and plenty of opportunity to make it your own, this turnkey property promises endless opportunities for a great outdoor experience! Don't miss the opportunity to make this exceptional hunting tract your own. Contact Aaron Blount at (913) 256-5905 for a private showing!





# PROPERTY FEATURES

PRICE: **\$229,000** | COUNTY: **FRANKLIN** | STATE: **KANSAS** | ACRES: **38**

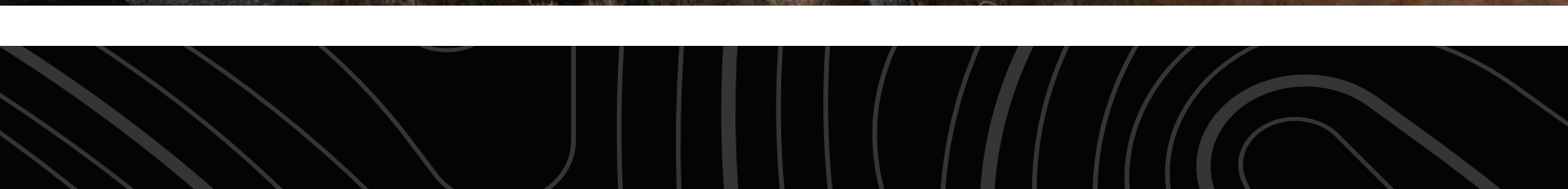
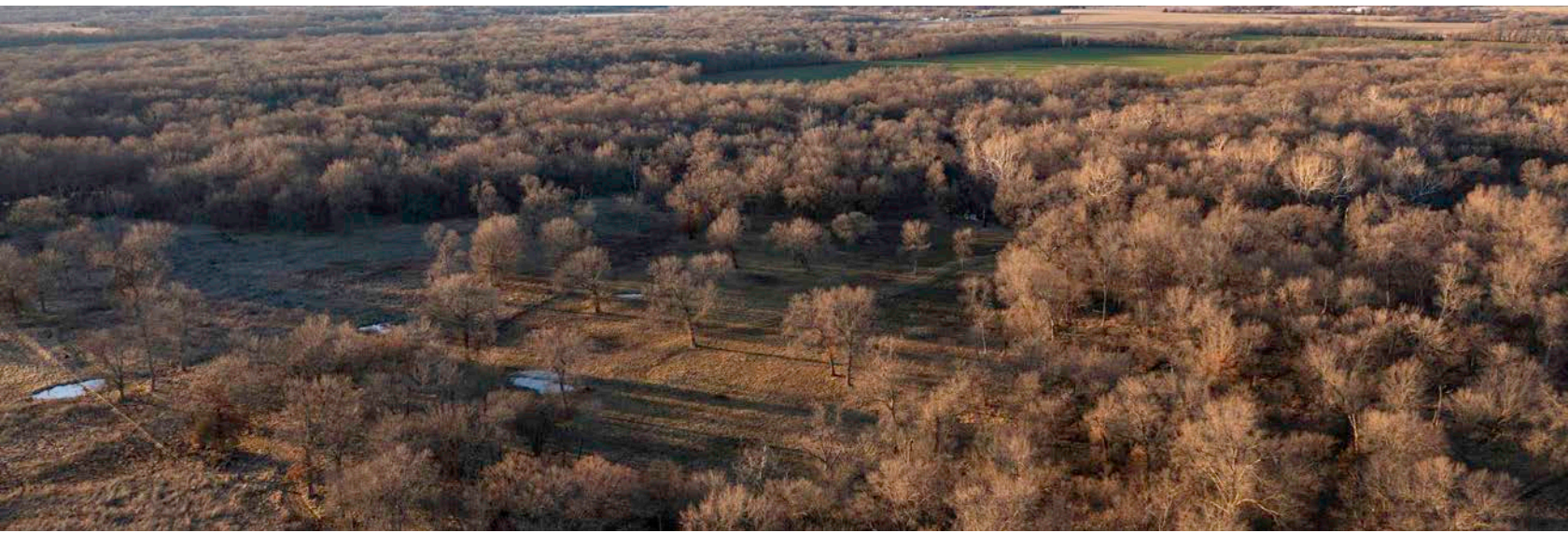
- 6'x6' Redneck blind on 10' stand
- Redneck gravity feeder
- Cleared areas for food plots
- Lots of deer and turkey
- Fishing in Tauy Creek
- Easy access
- 7 miles to Ottawa
- 25 miles to Lawrence
- 27 miles to Olathe





38 +/- ACRES

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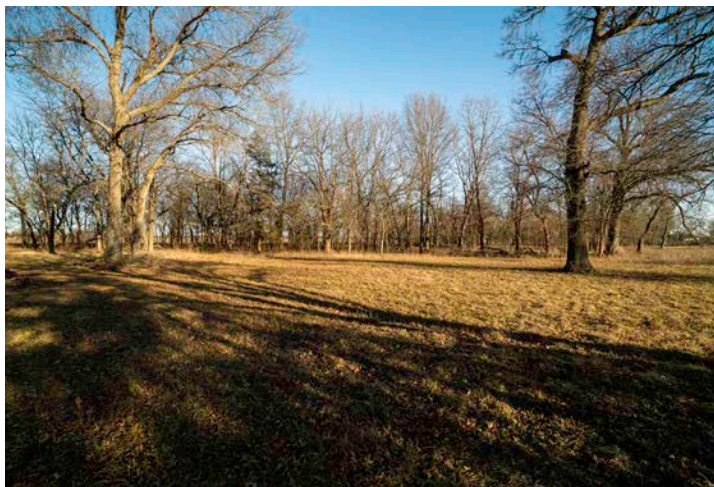
# REDNECK BLIND AND GRAVITY FEEDER

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# CLEARED AREAS FOR FOOD PLOTS

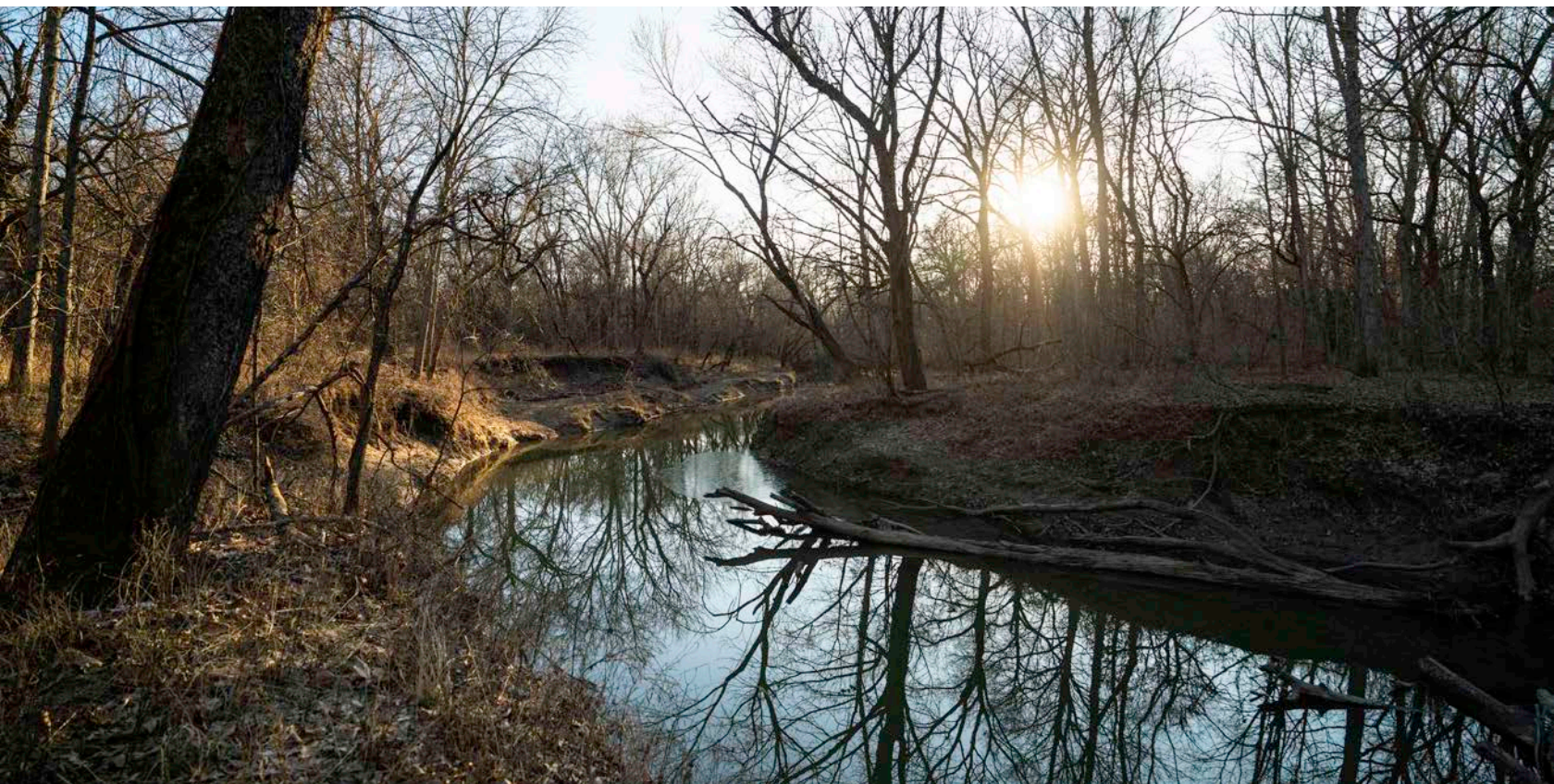
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# TAUY CREEK

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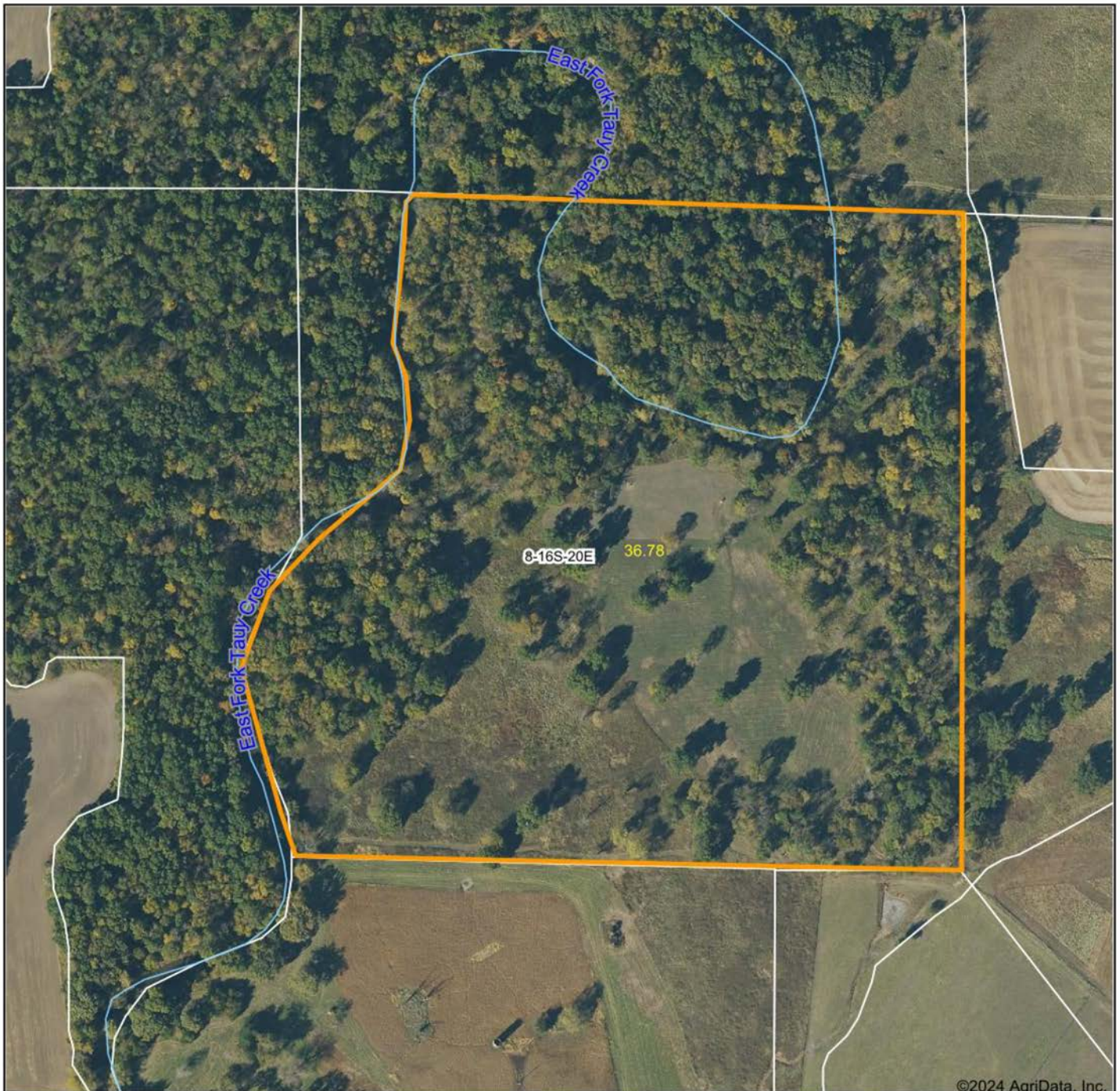
# TRAIL CAM PICTURES

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# AERIAL MAP



Boundary Center: 38° 40' 19.51, -95° 13' 23.88

0ft 308ft 617ft



Maps Provided By:



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**8-16S-20E**  
**Franklin County**  
**Kansas**

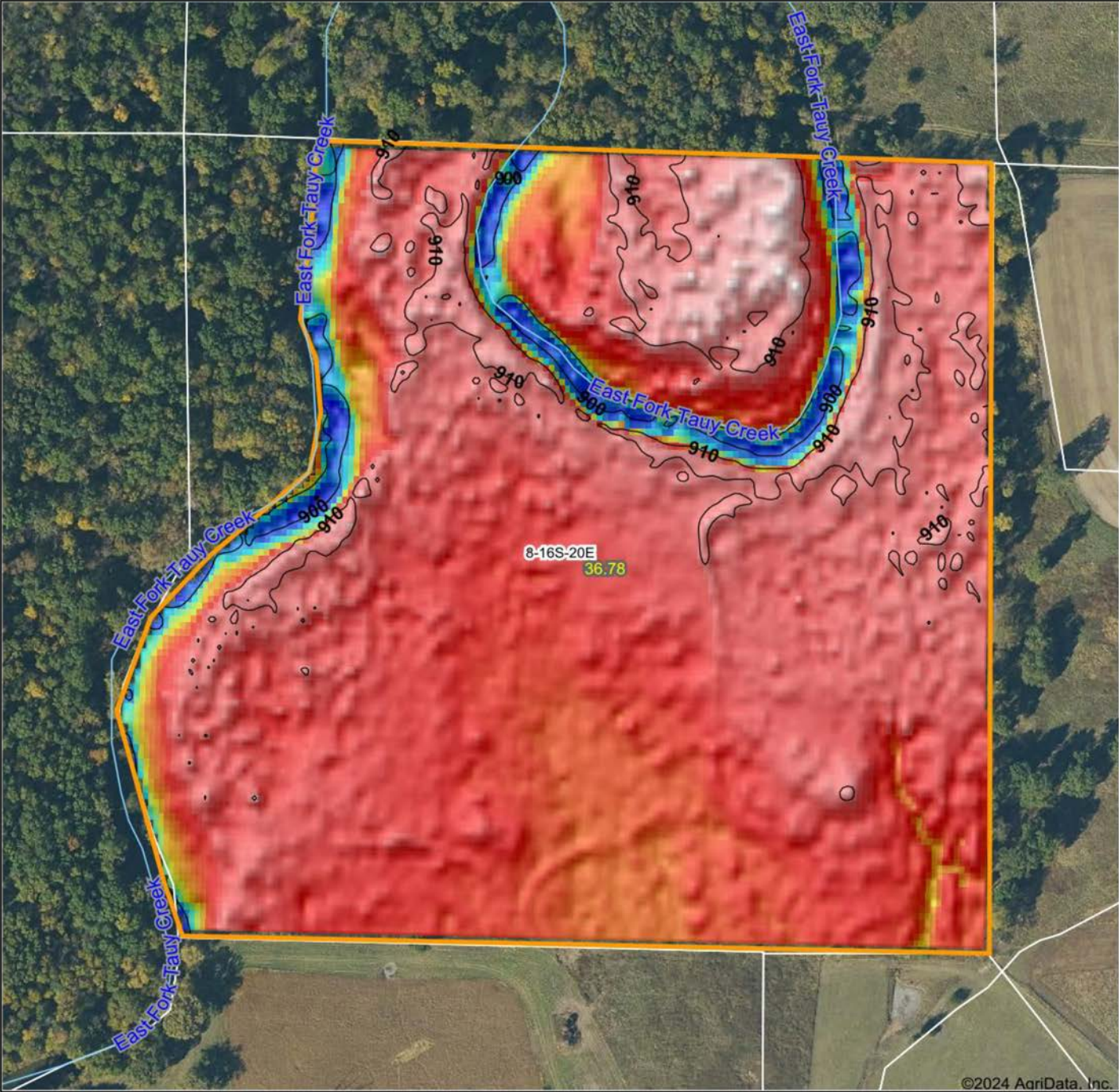


2/18/2024

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



# HILLSHADE MAP

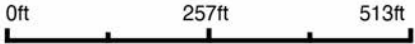


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Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 3 meter dem  
 Interval(ft): 10  
 Min: 897.8  
 Max: 912.0  
 Range: 14.2  
 Average: 908.4  
 Standard Deviation: 2.46 ft



2/18/2024

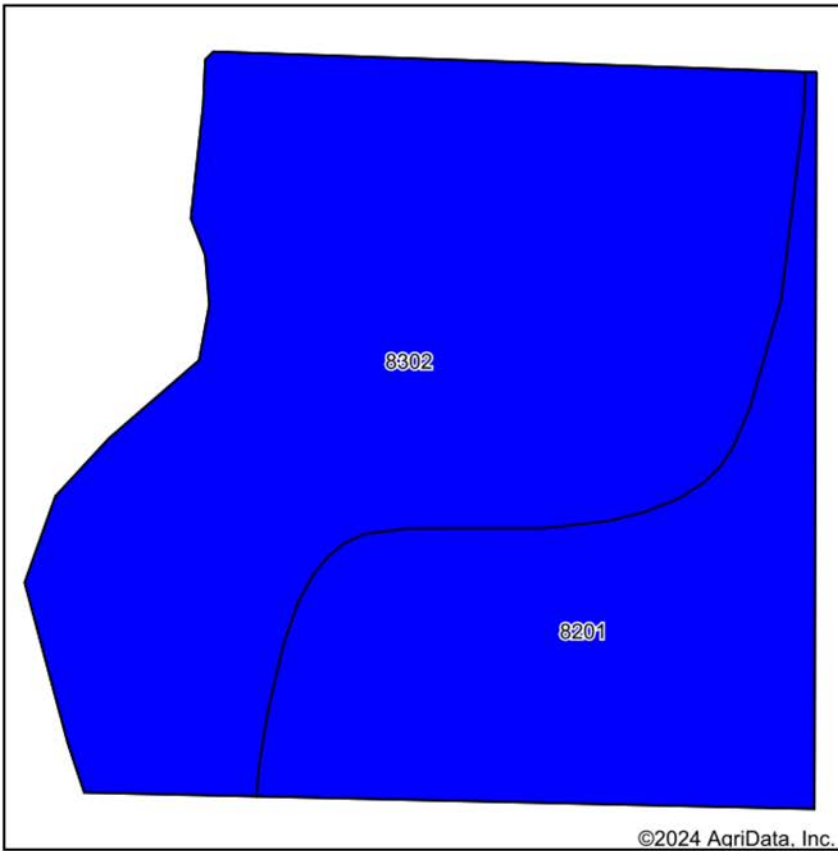
**8-16S-20E**  
**Franklin County**  
**Kansas**

Boundary Center: 38° 40' 19.51, -95° 13' 23.88

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



# SOIL MAP



State: **Kansas**  
 County: **Franklin**  
 Location: **8-16S-20E**  
 Township: **Hayes**  
 Acres: **36.78**  
 Date: **2/18/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: KS059, Soil Area Version: 23

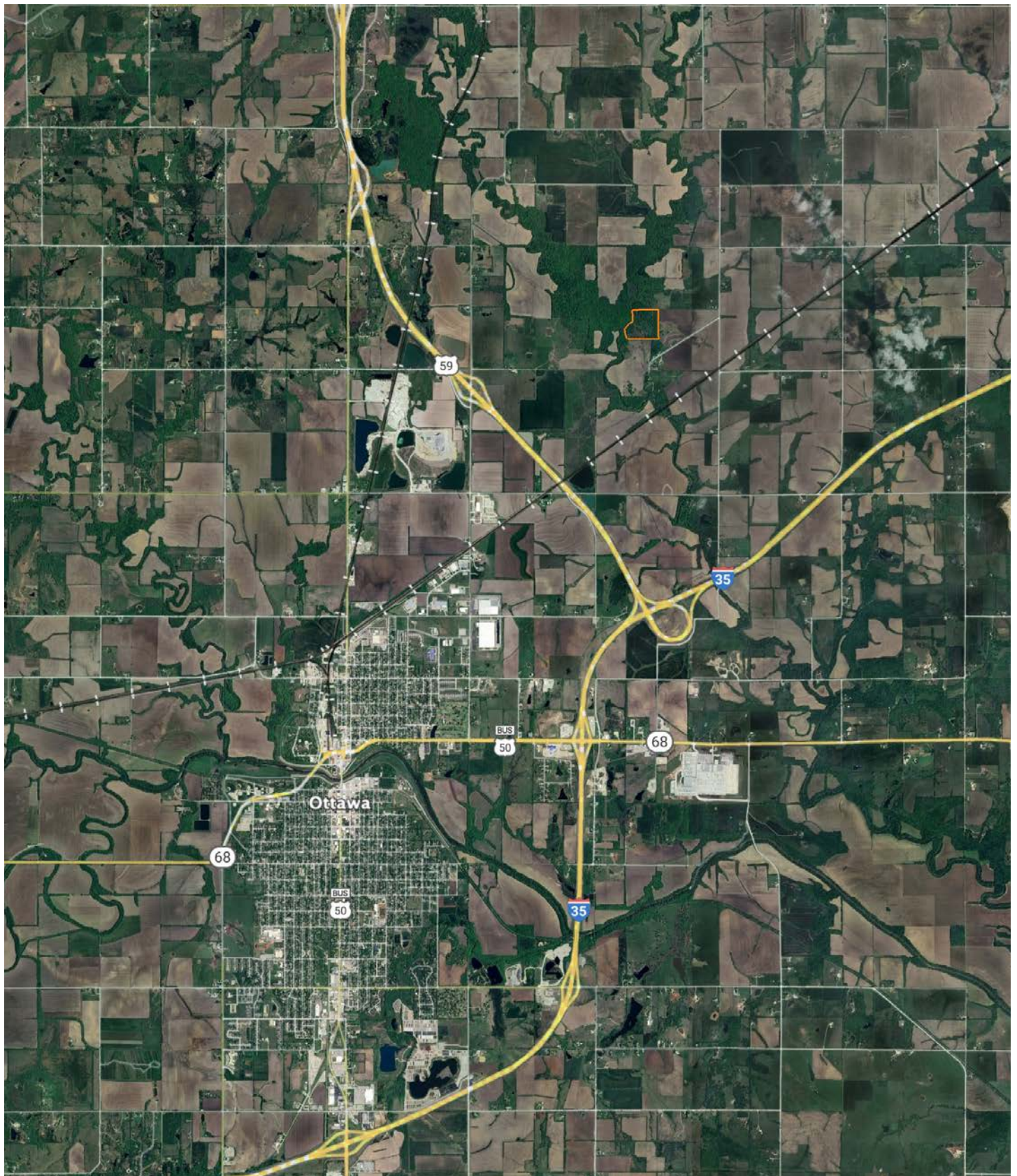
| Code                    | Soil Description   | Acres | Percent of field | Non-Irr Class Legend | Restrictive Layer | Non-Irr Class *c | Range Production (lbs/acre/yr) | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans |                |                |
|-------------------------|--|-------|------------------|----------------------|-------------------|------------------|--------------------------------|------------------|---------------|-----------------------|-------------------|----------------|----------------|
| 8302                    | Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded   | 24.62 | 66.9%            |                      | > 6.5ft.          | llw              | 7758                           | 82               | 82            | 63                    | 75                |                |                |
| 8201                    | Osage silty clay loam, 0 to 1 percent slopes, occasionally flooded | 12.16 | 33.1%            |                      | > 6.5ft.          | llw              | 7282                           | 47               | 44            | 46                    | 42                |                |                |
| <b>Weighted Average</b> |  |       |                  |                      |                   |                  |                                | <b>2.00</b>      | <b>7600.6</b> | <b>*n 70.4</b>        | <b>*n 69.4</b>    | <b>*n 57.4</b> | <b>*n 64.1</b> |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# 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](mailto:ABlount@MidwestLandGroup.com)



**[MidwestLandGroup.com](http://MidwestLandGroup.com)**

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