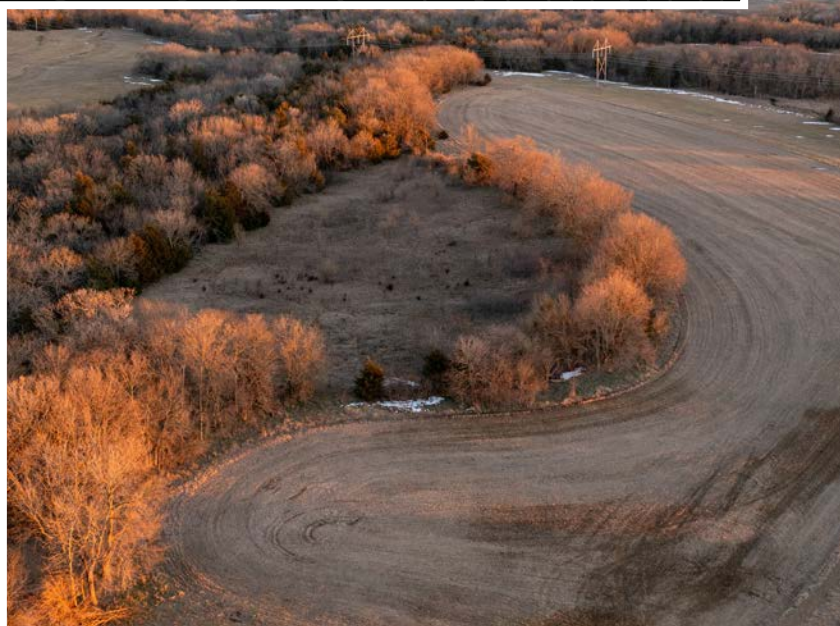


MIDWEST LAND GROUP PRESENTS



3 AVAILABLE TRACTS IN DOUGLAS COUNTY, KS

E 1100 Road, Baldwin City, Kansas, 66006



MIDWEST LAND GROUP IS HONORED TO PRESENT

3 BUILDABLE TRACTS WITH PRIME HUNTING NEAR LAWRENCE

This amazing property in rural Douglas County is just 9 miles south of Lawrence! These premium 75 +/- total acres feature blacktop roads, a beautiful country location to build your custom dream home, prime hunting, and easy access to Baldwin City, Lawrence, Ottawa, and Johnson County.

The property features an awesome mix of dense tree cover with large trees, an open area, a creek running through the timber, and has tillable acreage. The deer

and turkey sign is evident and for a small tract, the habitat here packs a punch for wildlife! Not to mention you are only a short trip to multiple fisheries including Lone Star Lake, Douglas County Fishing Lake, and Clinton Lake. Power and water utilities at the road. This property is within the Baldwin City School District.

Come check out this awesome location with me! Give me a call at (913) 256-5905.



PROPERTY FEATURES

PRICE: **\$344,400** | COUNTY: **DOUGLAS** | STATE: **KANSAS** | ACRES: **28.7**

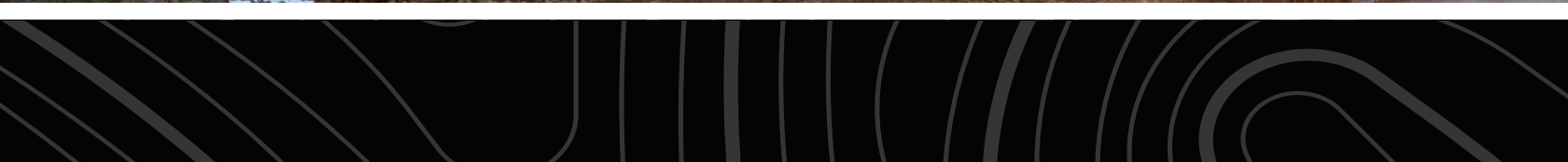
- 28.7 +/- acres
- Utilities at the road
- Build sites
- Blacktop road frontage
- Hunting opportunities
- Various land characteristics
- Tillable income
- 8.8 miles to Lawrence
- 8.8 miles to Baldwin City
- 16.7 miles to Ottawa
- 16.5 miles to Clinton Lake



PROPERTY FEATURES

PRICE: **\$283,820** | COUNTY: **DOUGLAS** | STATE: **KANSAS** | ACRES: **24.6**

- 24.6 +/- acres
- Utilities at the road
- Secluded build site
- Just off blacktop
- Hunting opportunities
- Various land characteristics
- Pond
- 8.8 miles to Lawrence
- 8.8 miles to Baldwin City
- 16.7 miles to Ottawa
- 16.5 miles to Clinton Lake



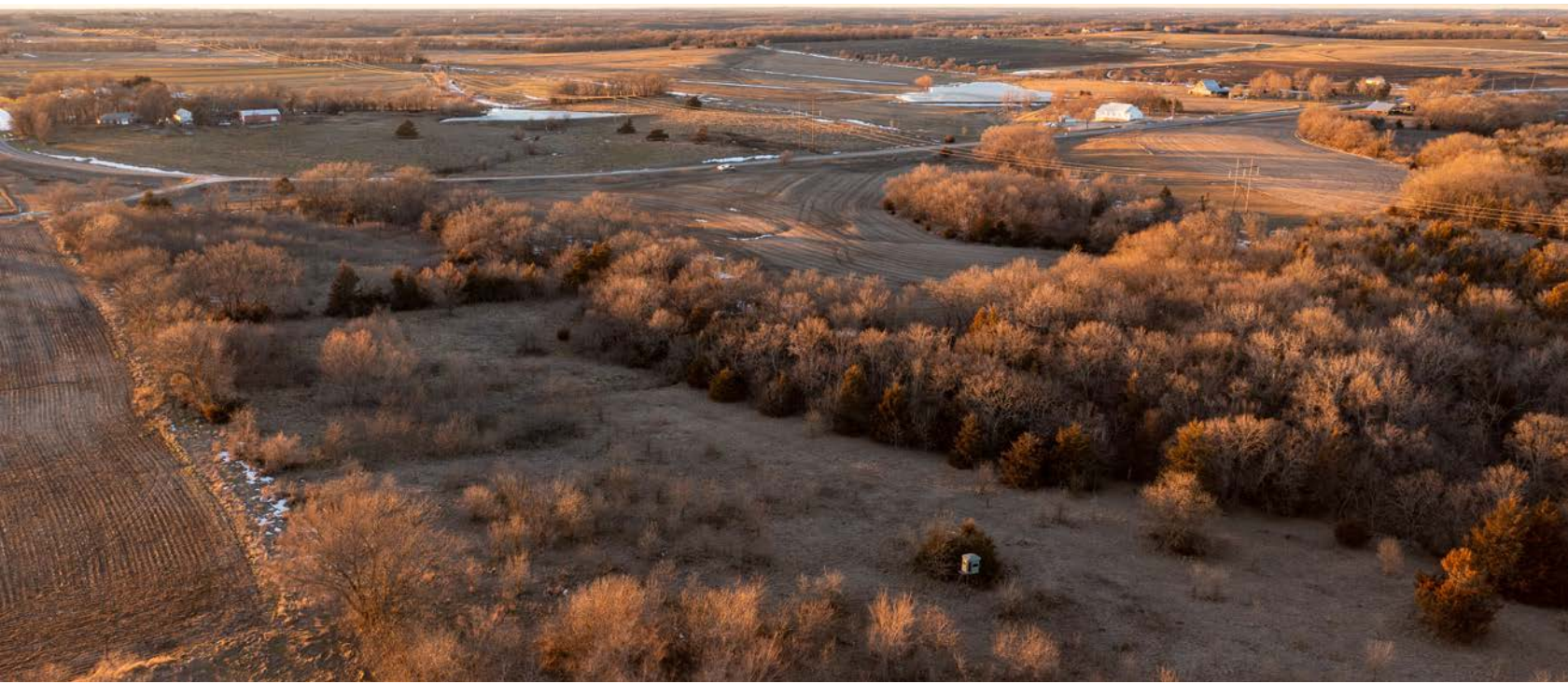
PROPERTY FEATURES

PRICE: **\$267,600** | COUNTY: **DOUGLAS** | STATE: **KANSAS** | ACRES: **22.3**

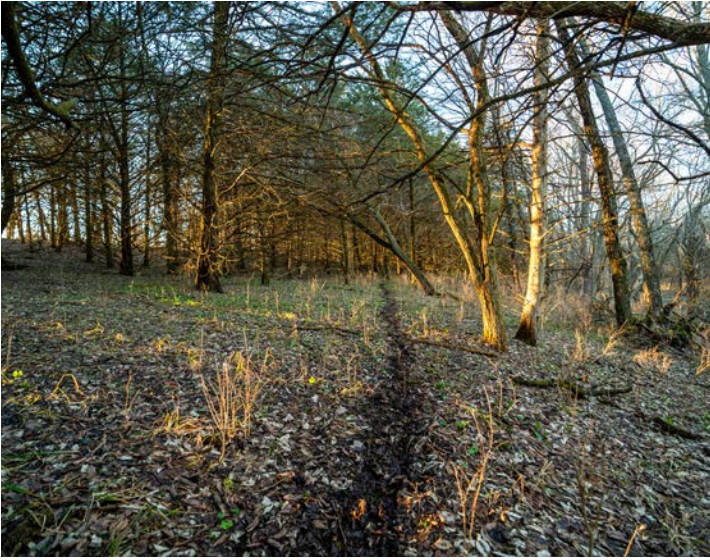
- 22.3 +/- acres
- Utilities at the road
- Build sites
- Lean-to building
- Blacktop road frontage
- Hunting opportunities
- Various land characteristics
- Tillable income
- 8.8 miles to Lawrence
- 8.8 miles to Baldwin City
- 16.7 miles to Ottawa
- 16.5 miles to Clinton Lake



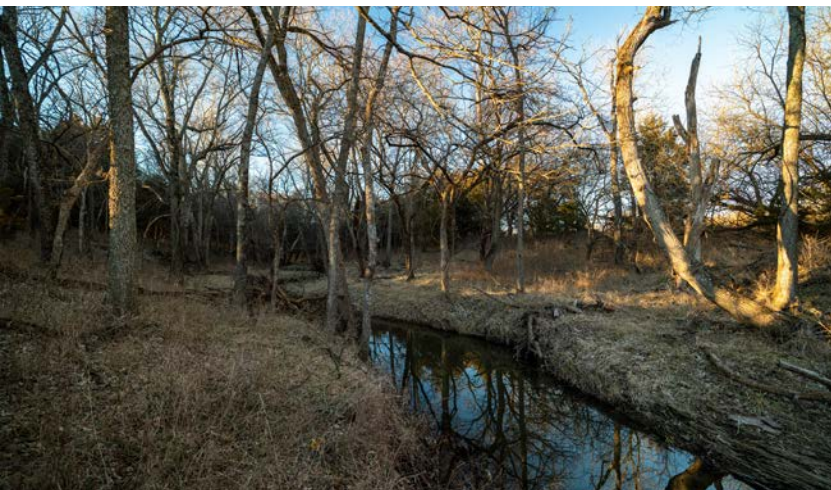
TRACT 1 - 28.7 +/- ACRES



TRACT 2 - 24.6 +/- ACRES



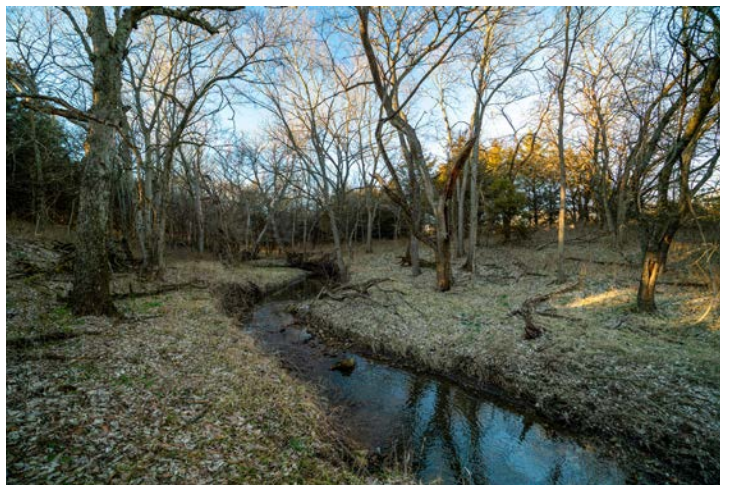
TRACT 3 - 22.3 +/- ACRES



TILLABLE ACREAGE



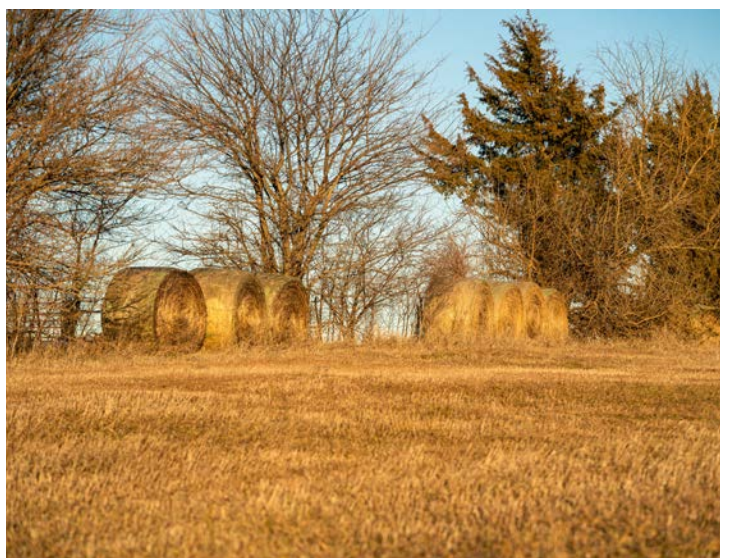
DENSE TREE COVER & CREEK



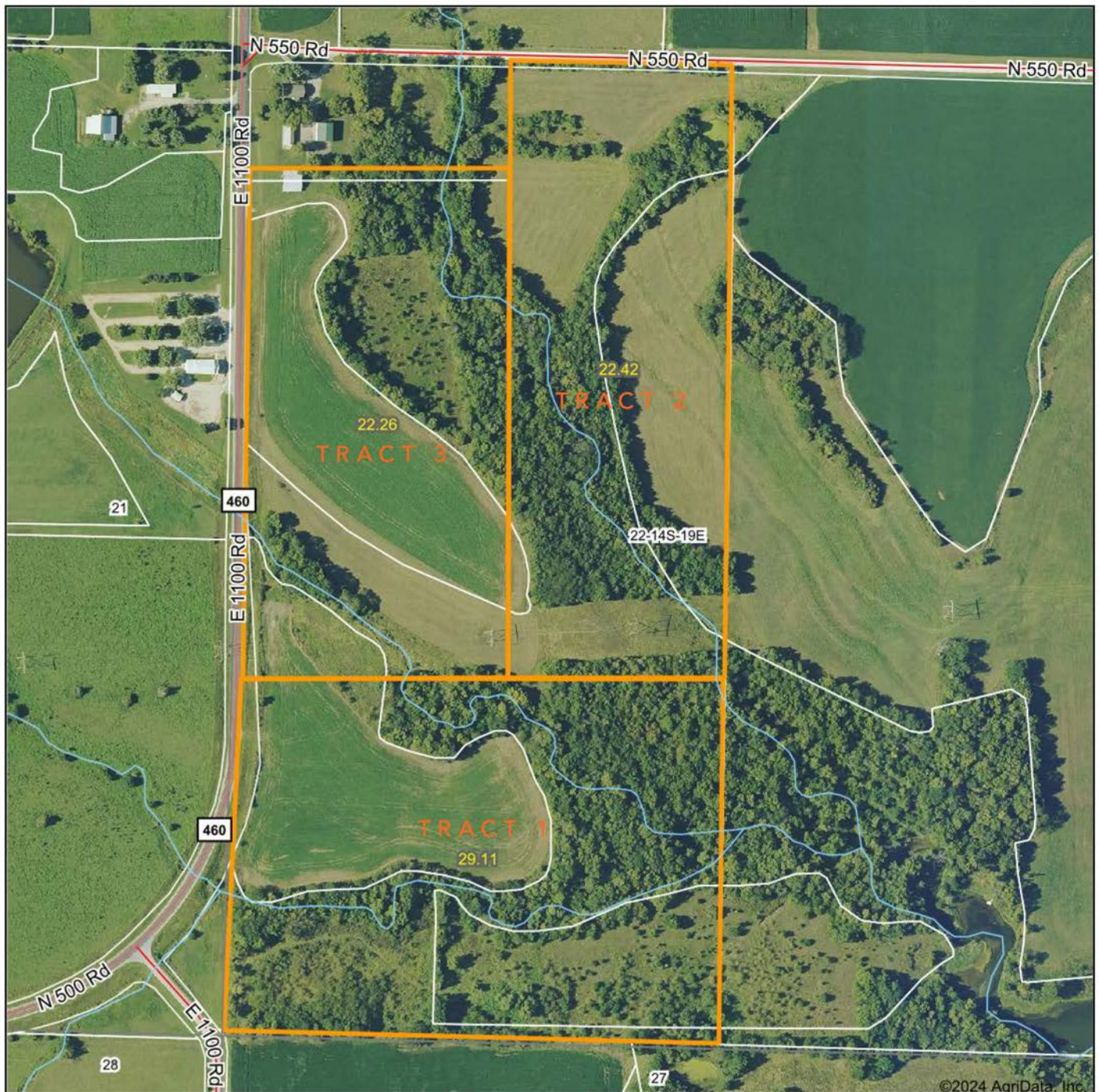
BUILD SITES



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 48' 54.48, -95° 17' 43.18

0ft 418ft 837ft



Maps Provided By:



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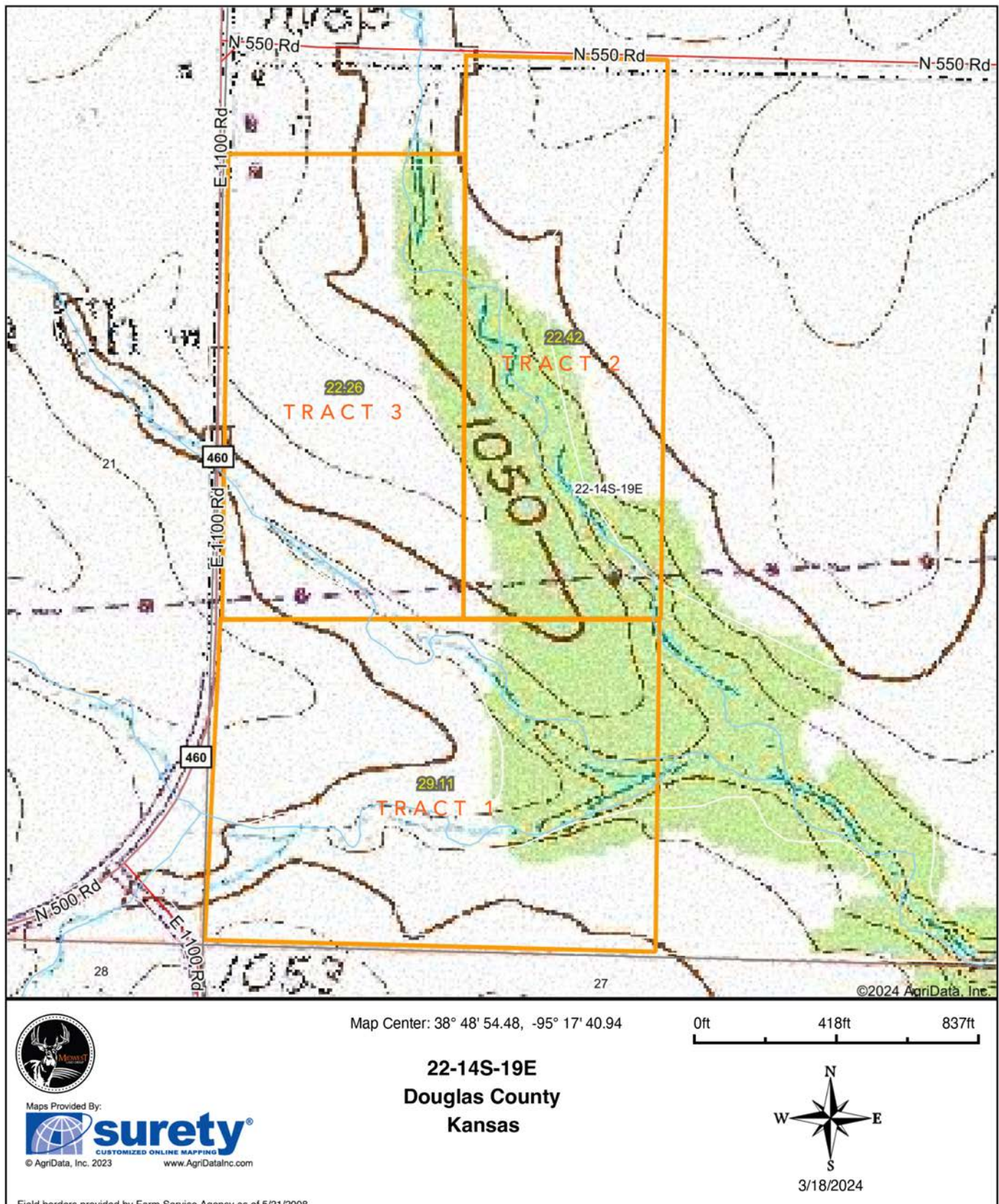
22-14S-19E
Douglas County
Kansas



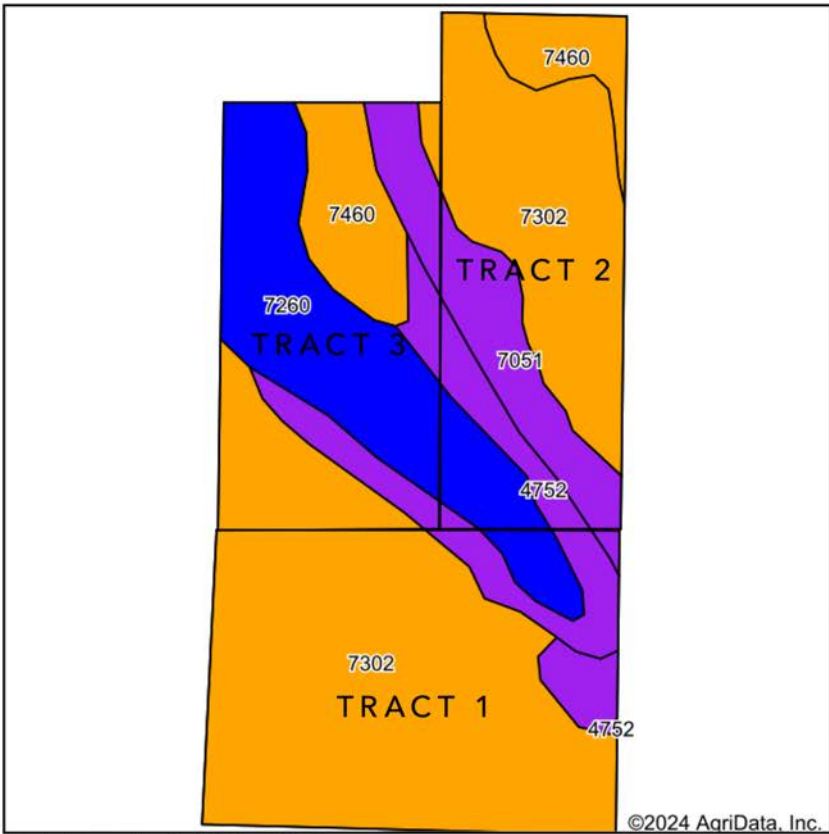
3/18/2024

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

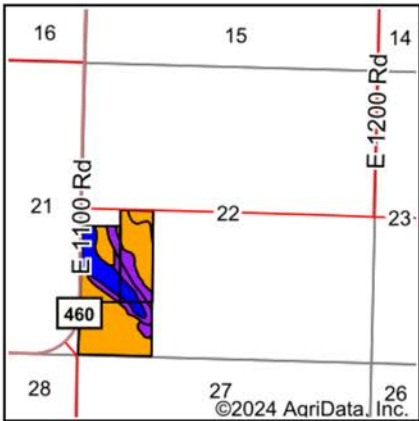
TOPOGRAPHY MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Douglas**
Location: **22-14S-19E**
Township: **Willow Springs**
Acres: **73.79**
Date: **3/18/2024**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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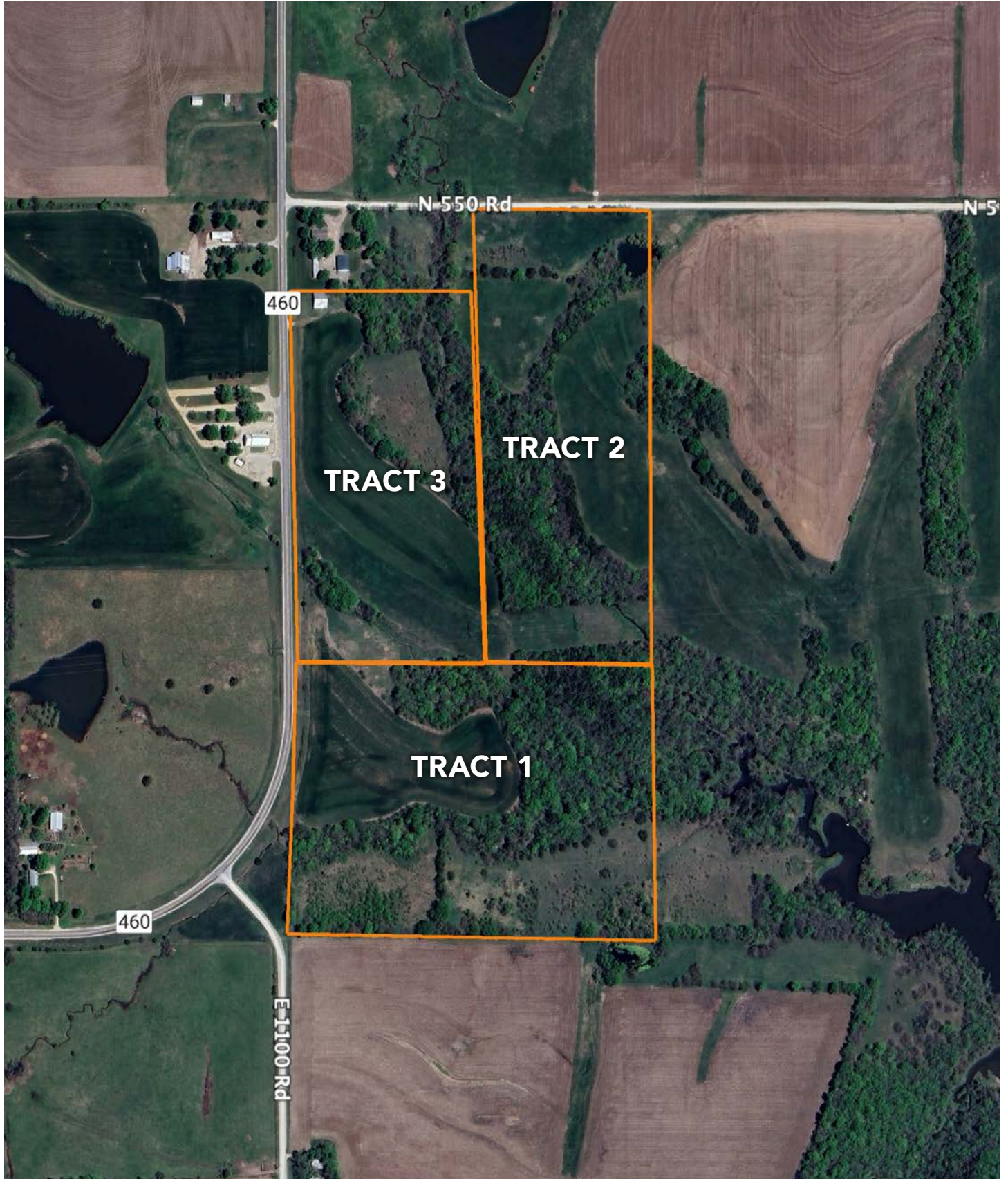


Area Symbol: KS045, Soil Area Version: 20											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
7302	Martin silty clay loam, 3 to 7 percent slopes	40.43	54.8%		> 6.5ft.	IIIe	4228	54	50	53	47
7260	Gymer silt loam, 1 to 3 percent slopes	12.82	17.4%		> 6.5ft.	Ile	4250	70	69	65	62
7051	Kennebec silt loam, frequently flooded	7.48	10.1%		> 6.5ft.	Vw	4125	77	77	62	62
4752	Sogn-Vinland complex, 3 to 25 percent slopes	6.57	8.9%		0.6ft. (Lithic bedrock)	VIIs	3218	33	31	32	23
7460	Oska silty clay loam, 3 to 6 percent slopes	6.49	8.8%		2.8ft. (Lithic bedrock)	IIIe	4158	50	45	50	41
Weighted Average						3.30	4125.3	*n 56.9	*n 53.9	*n 53.9	*n 48.5

*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



MidwestLandGroup.com

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