

MIDWEST LAND GROUP PRESENTS

20 ACRES IN

FRANKLIN COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PEACEFUL COUNTRY LIVING 20 +/- ACRE BUILD SITE

This is such a perfect, peaceful 20 +/- acre build site. Conveniently located just west of 59 Highway south of Lawrence, Kansas. This 20 +/- acre tract has the right amount of trees and sloping elevation changes to make it ideal to build. It is set in a quiet area with other 10 +/- and 20 +/- acre properties. This is a good investment to buy and hold or start building immediately. There is a new water meter

being installed and is included, plus electricity is at the road. In recent years, the land has been farmed and could continue to be farmed if the new owner desires. I love this area of Kansas with the rolling hills, lakes, and quick access to Lawrence, Ottawa, Baldwin, or just 30 minutes into Kansas City. Reach out to Donnie Thomas at (913) 915-5170 for more information or to schedule a private showing.



PROPERTY FEATURES

PRICE: **\$248,000** | COUNTY: **FRANKLIN** | STATE: **KANSAS** | ACRES: **20**

- 20 +/- acre build site
- Peaceful country living
- Conveniently located just west of 59 Highway between Lawrence, Baldwin, and Ottawa, Kansas
- Less than 1 mile from Douglas County line
- Just minutes from downtown Lawrence
- 1/2 mile off of paved roads
- New water meter is included and electricity available at the road
- Farming income opportunities
- Lots of wildlife and hunting opportunities
- Mineral rights are intact and transfer



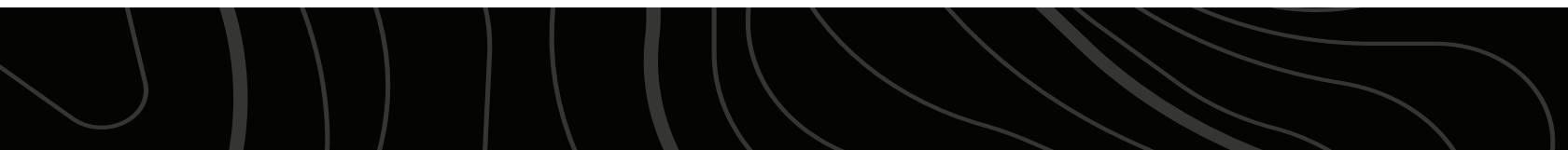
20 +/- ACRE BUILD SITE



FARMING INCOME OPPORTUNITIES



HUNTING OPPORTUNITIES



AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 42' 54.13, -95° 17' 7.14

0ft 275ft 550ft

27-15S-19E
Franklin County
Kansas



2/28/2024

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

Elevation

Low High

Source: USGS 3 meter dem
Interval(ft): 10
Min: 974.6
Max: 1,001.0
Range: 26.4
Average: 989.8
Standard Deviation: 6.07 ft

0ft 227ft 454ft

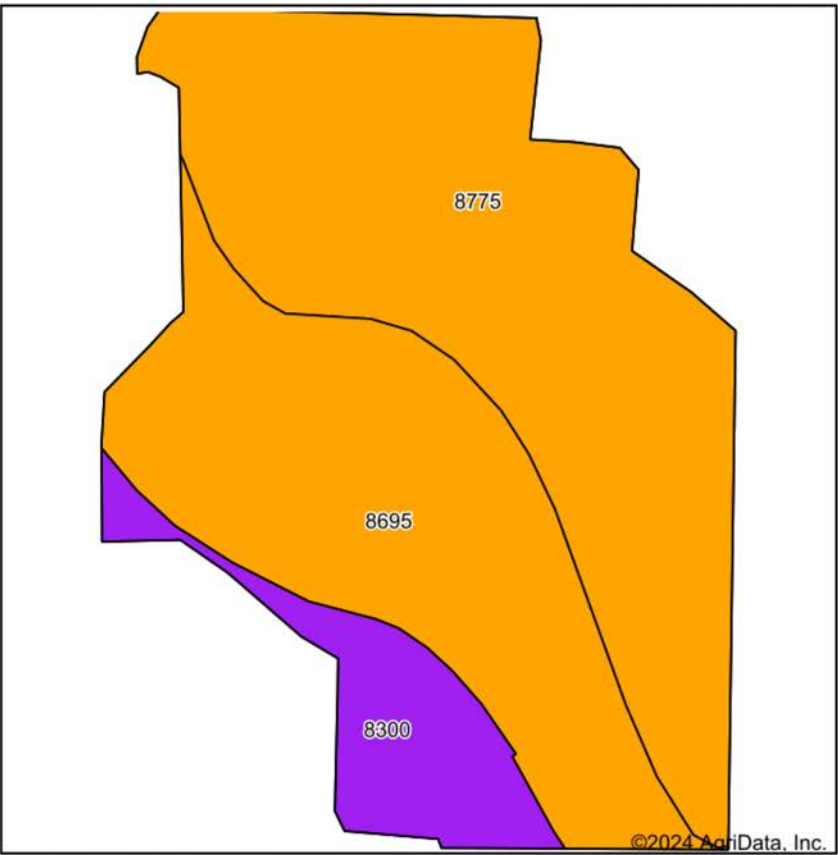
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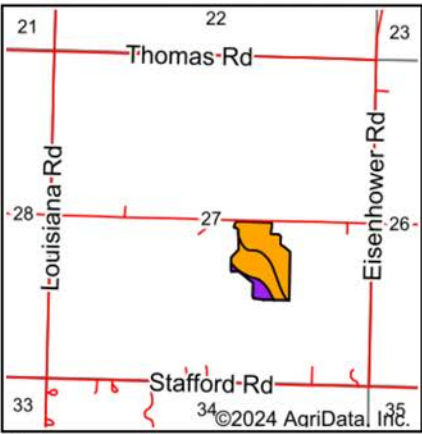
27-15S-19E
Franklin County
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Boundary Center: 38° 42' 54.13, -95° 17' 7.14

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Franklin**
Location: **27-15S-19E**
Township: **Centropolis**
Acres: **21.22**
Date: **2/28/2024**



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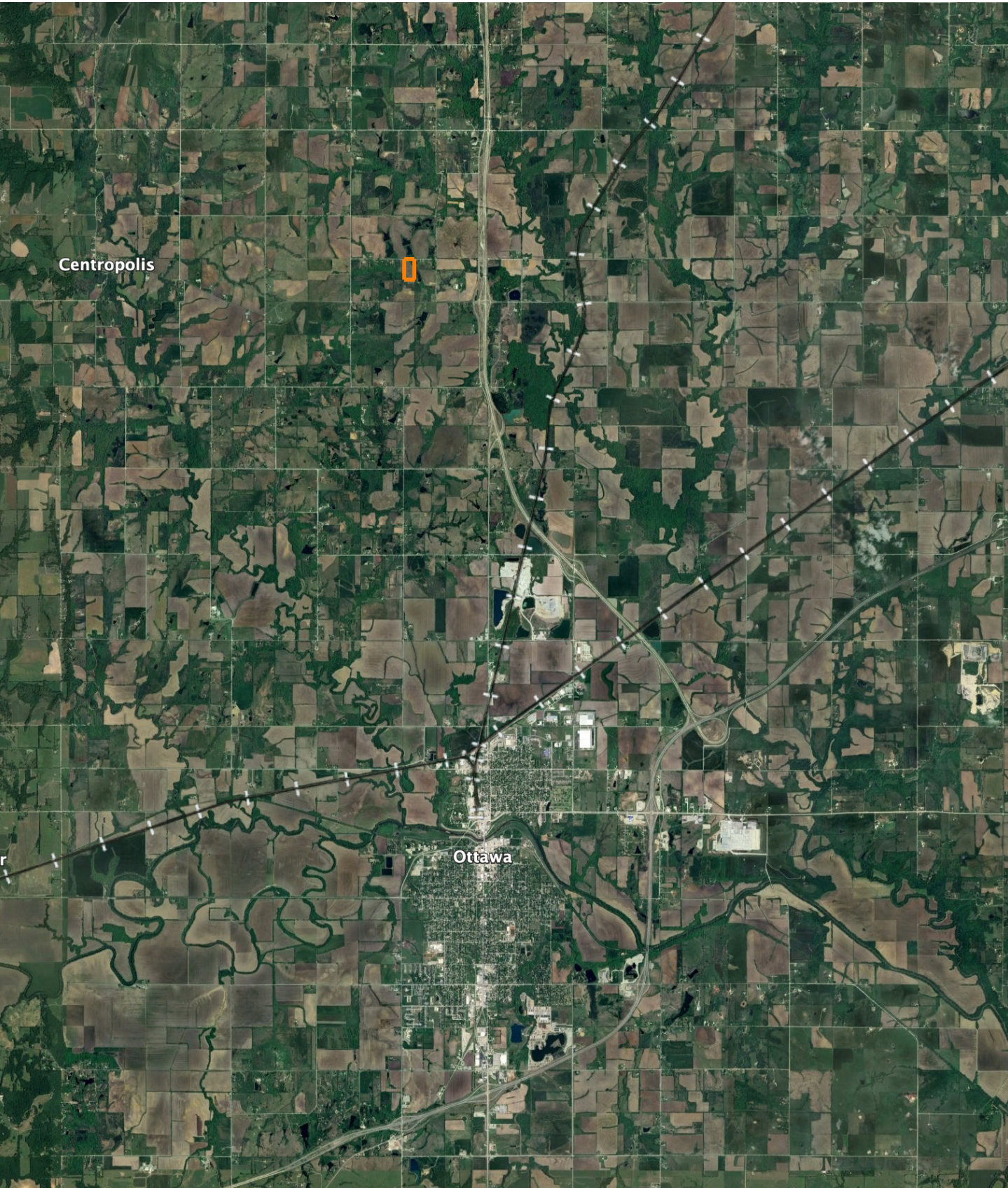
Area Symbol: KS059, Soil Area Version: 23

| 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 |
|------------------|---|-------|------------------|----------------------|-----------------------------|------------------|--------------------------------|------------------|---------------|-----------------------|-------------------|
| 8775 | Kenoma silt loam, 1 to 3 percent slopes | 11.11 | 52.4% | | 5.7ft. (Lithic bedrock) | IIIe | 3888 | 59 | 56 | 58 | 59 |
| 8695 | Dennis-Bates complex, 3 to 7 percent slopes | 7.86 | 37.0% | | 2.5ft. (Paralithic bedrock) | IIIe | 5500 | 72 | 72 | 58 | 59 |
| 8300 | Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded | 2.25 | 10.6% | | > 6.5ft. | Vw | 7668 | 48 | 48 | 27 | 39 |
| Weighted Average | | | | | | 3.21 | 4885.9 | *n 62.6 | *n 61.1 | *n 54.7 | *n 56.9 |

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Donnie Thomas grew up an avid outdoorsman, learning how to hunt and fish early on from his father on their farm in Garnett, KS. This led to his passion for farms and property, and the possibilities that lie within to improve the land for wildlife. Born in Oswego, KS, Donnie attended high school in Olathe and graduated from Emporia State University with a Business degree in Marketing and Management. Before getting into real estate, he co-owned a large, regional, medical equipment company with his brother, at which he developed a deep appreciation for service and how it can make all the difference in a client relationship.

Today, Donnie uses that experience at Midwest Land Group to help others buy and sell land. His background as an outdoorsman, as well as owning and managing a farm, lends itself well to the land real estate industry. In addition to hunting, fishing, shooting, water sports, and travel, this proud Eagle Scout enjoys helping youth learn how to hunt, having organized several youth pheasant hunts. Donnie serves as a worship leader at Kahola Lake Church and is active at Grace Church, as well as the Fellowship of Christian Athletes Outdoors. Donnie and his wife Kristina, along with their three sons, use their passion for the outdoors to make their family farm in LaCygne an outdoor retreat and an escape from the city.



DONNIE THOMAS, LAND AGENT
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