

MIDWEST LAND GROUP PRESENTS

90.5 ACRES IN

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# JOHNSON COUNTY KANSAS



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 90.5 +/- ACRE GENERATIONAL JOHNSON COUNTY FARM WITH DEVELOPMENT POTENTIAL

A generational family farm does not come on the market often! This 90.5 +/- acre tract in Johnson County, Kansas has seen a lot. Tractors planting the ground for row crops, hay bales put up for animals, and the footsteps of fathers and sons tracking across the land deer hunting. Rolling terraces, a treed perimeter, a wet creek lined with trees, pond access, plenty of wildlife sign, and a

farmstead that has been loved. Take the farm as is and build your dream home, dig a pond, and overlook the beautiful land or explore the possible development potential. This farm sits on blacktop, has great access, and is located between the proposed Panasonic battery plant and the Intermodal in Gardner. Contact Aaron for a private showing at (913) 256-5905!





# PROPERTY FEATURES

PRICE: **\$1,085,000** | COUNTY: **JOHNSON** | STATE: **KANSAS** | ACRES: **90.5**

- 150 hay bales yearly average
- Generational farm
- Blacktop road
- Just outside of Gardner in Johnson County, Kansas
- Large barns and various other buildings
- Development potential
- 7.5 miles to Gardner, Kansas
- 11 miles to Olathe
- 33 miles to Kansas City





90.5 +/- ACRES

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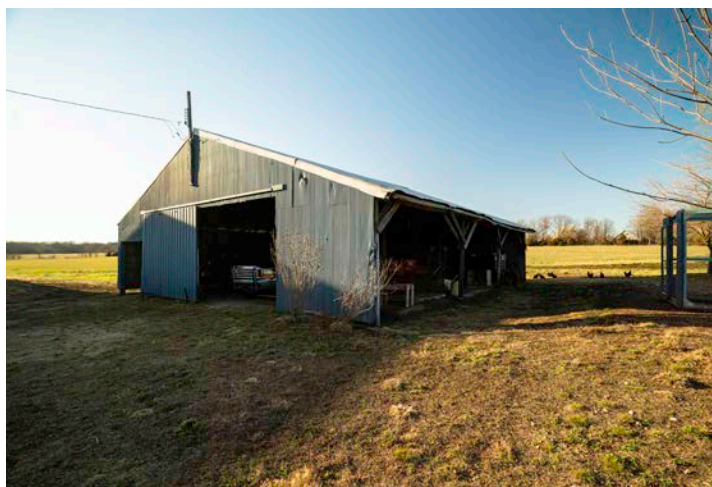
# 3 BED 1 BATH HOME

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# GENERATIONAL FARM

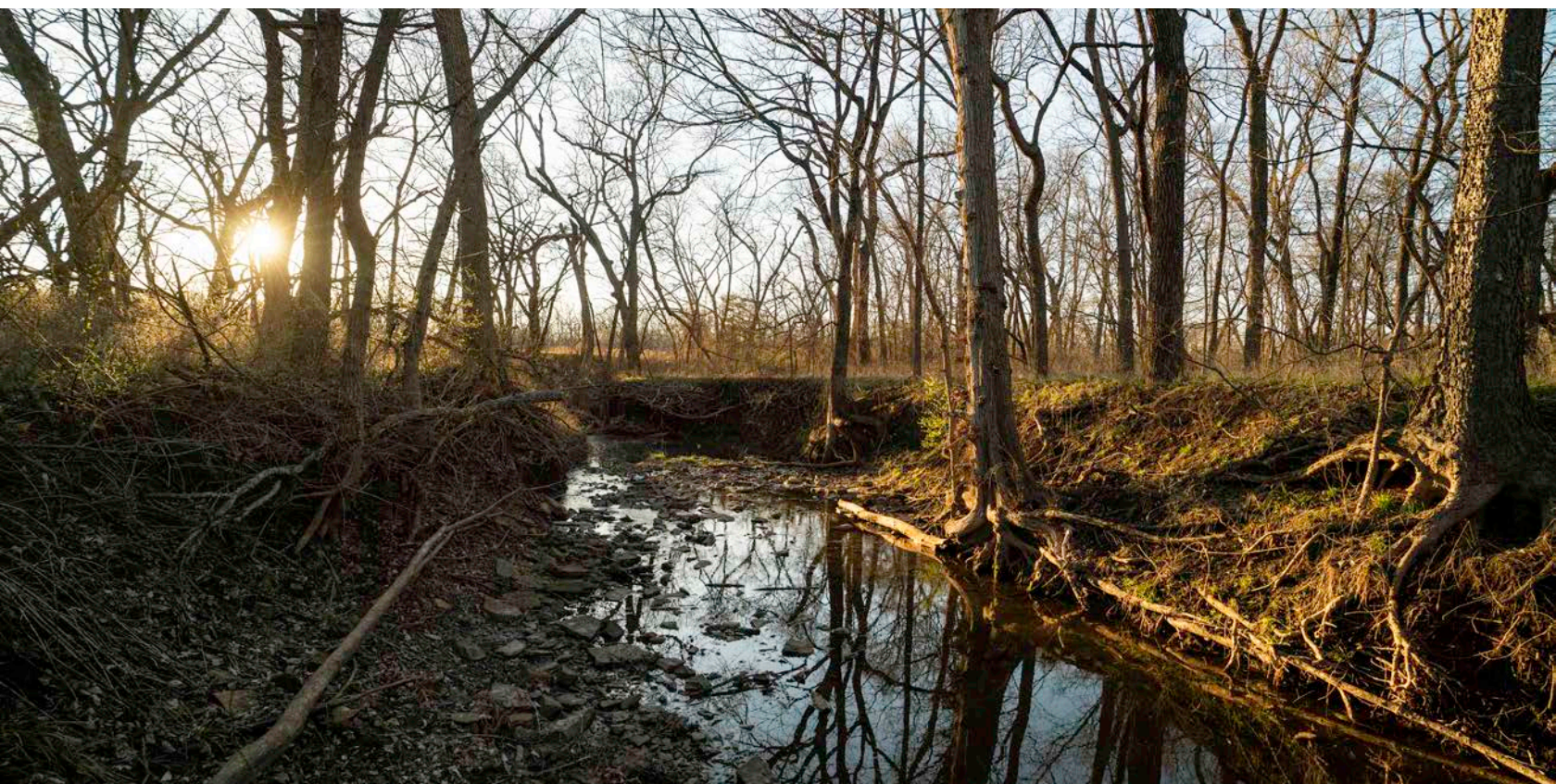
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# WET CREEK

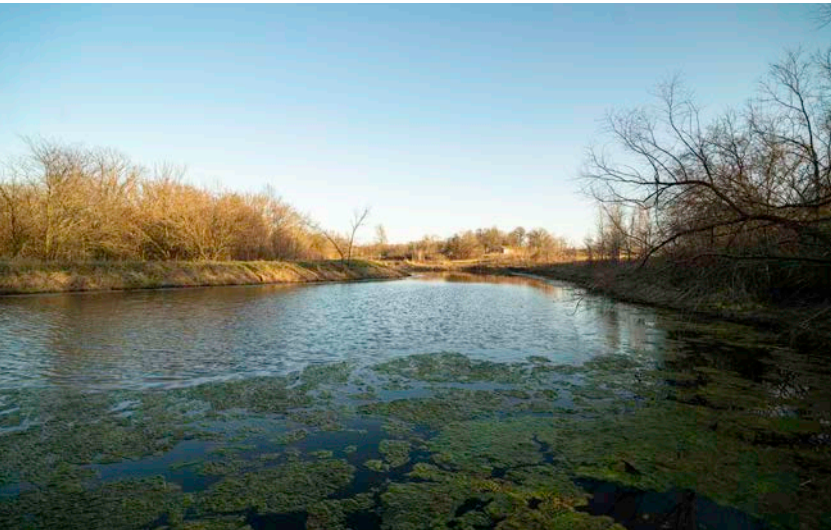
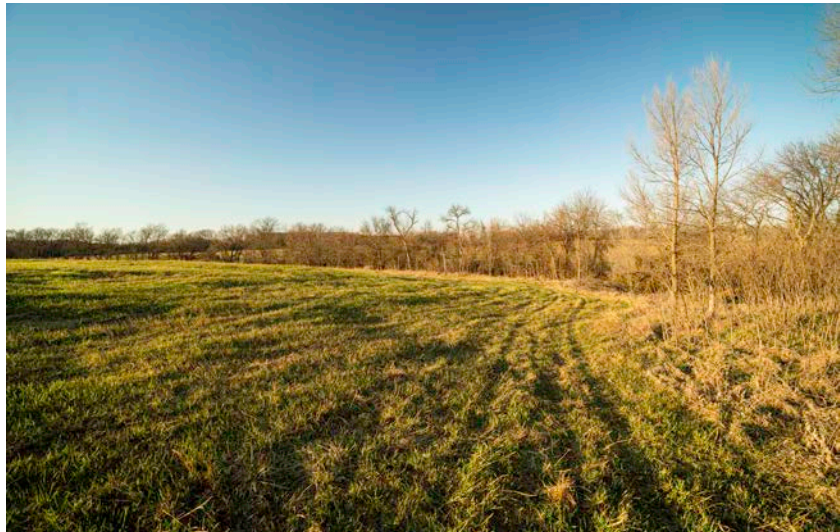
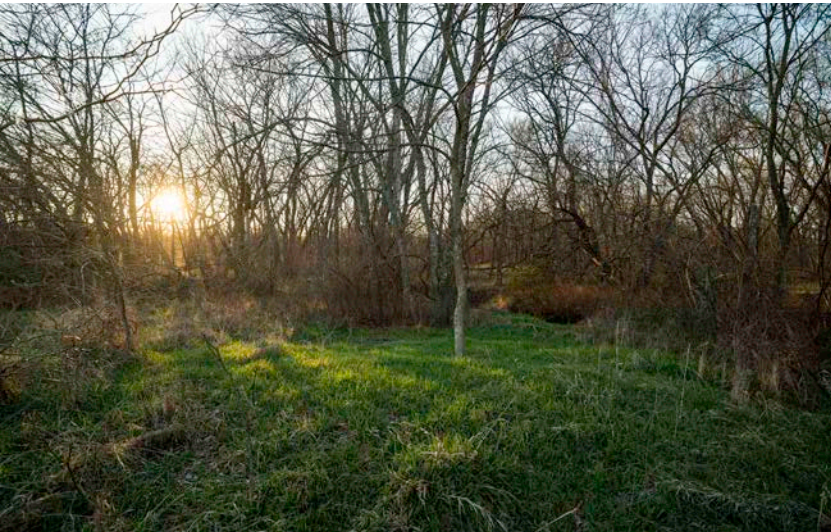
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# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 38° 51' 36.59, -94° 59' 48.58



Maps Provided By:



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**5-14S-22E**  
**Johnson County**  
**Kansas**

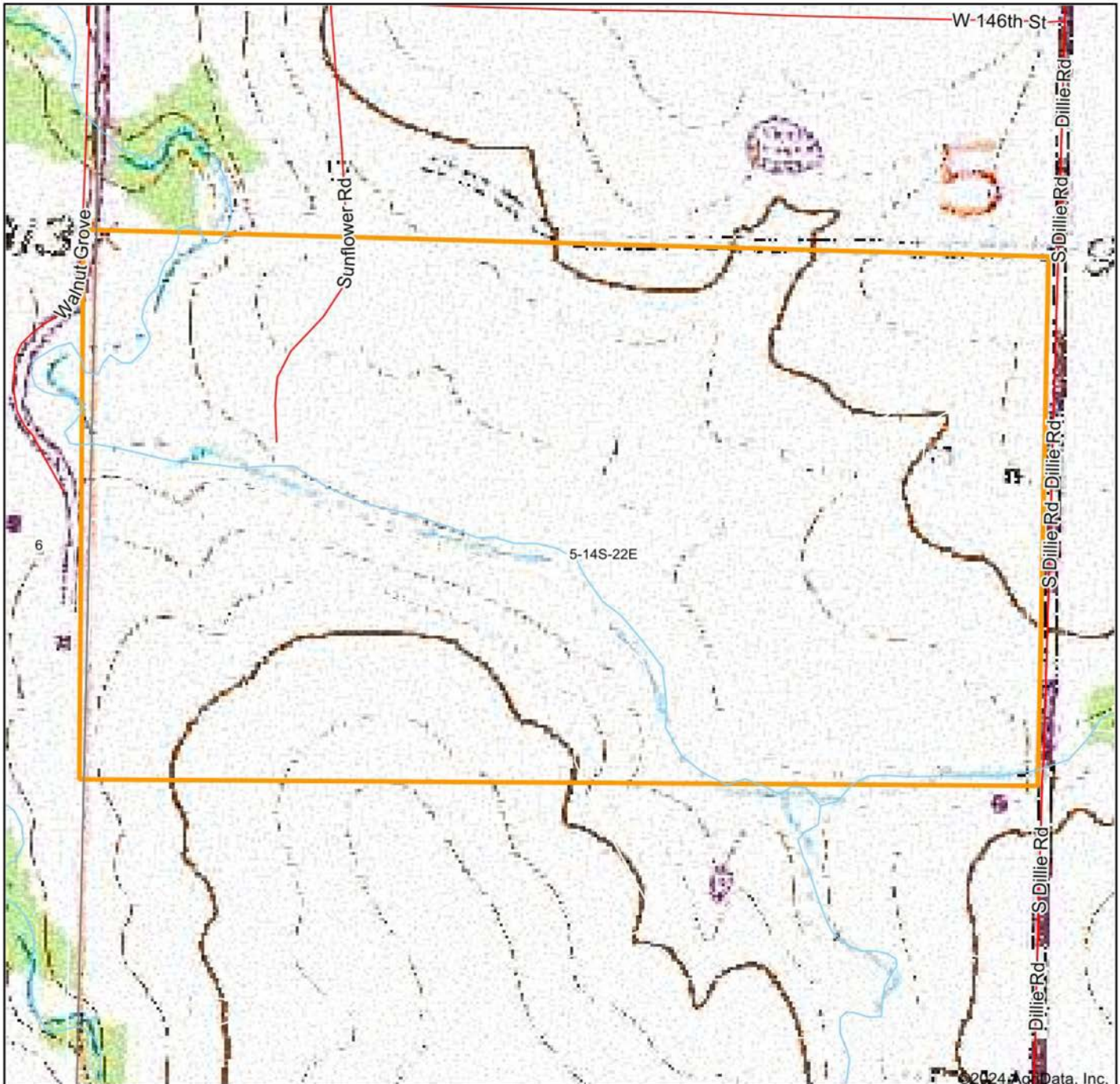


3/14/2024

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



# TOPOGRAPHY MAP




Map Center: 38° 51' 35.76, -94° 59' 48.58

0ft 430ft 859ft

**5-14S-22E**  
**Johnson County**  
**Kansas**

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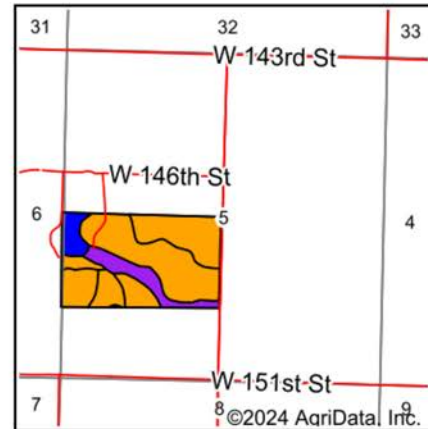
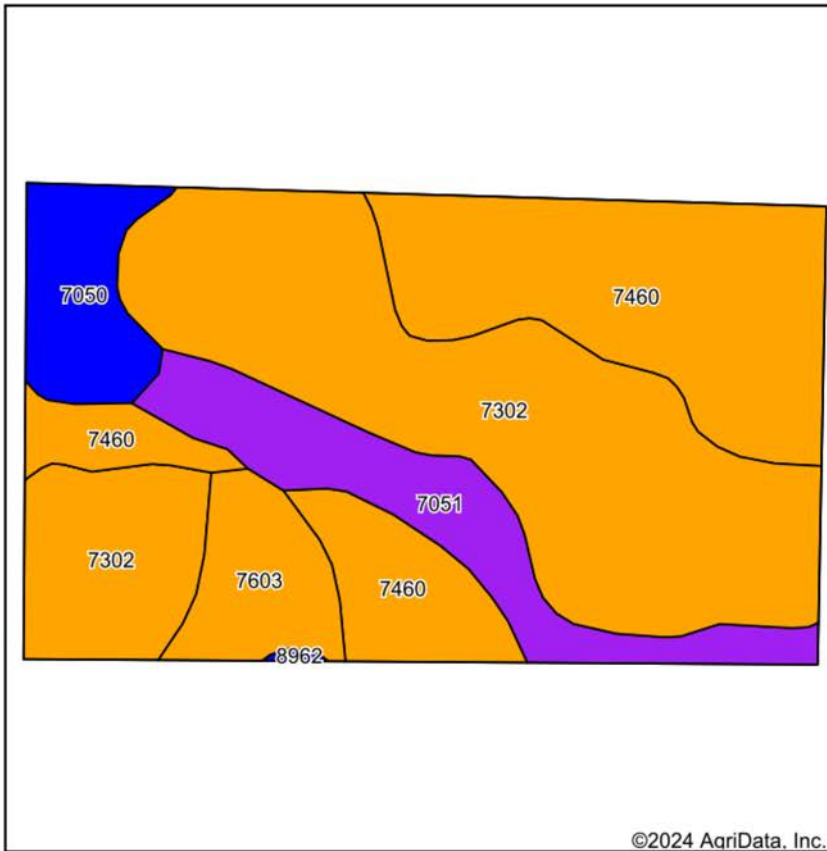
Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008

3/14/2024



# SOIL MAP



State: **Kansas**  
 County: **Johnson**  
 Location: **5-14S-22E**  
 Township: **McCamish**  
 Acres: **89.72**  
 Date: **3/14/2024**



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

Area Symbol: KS091, Soil Area Version: 22

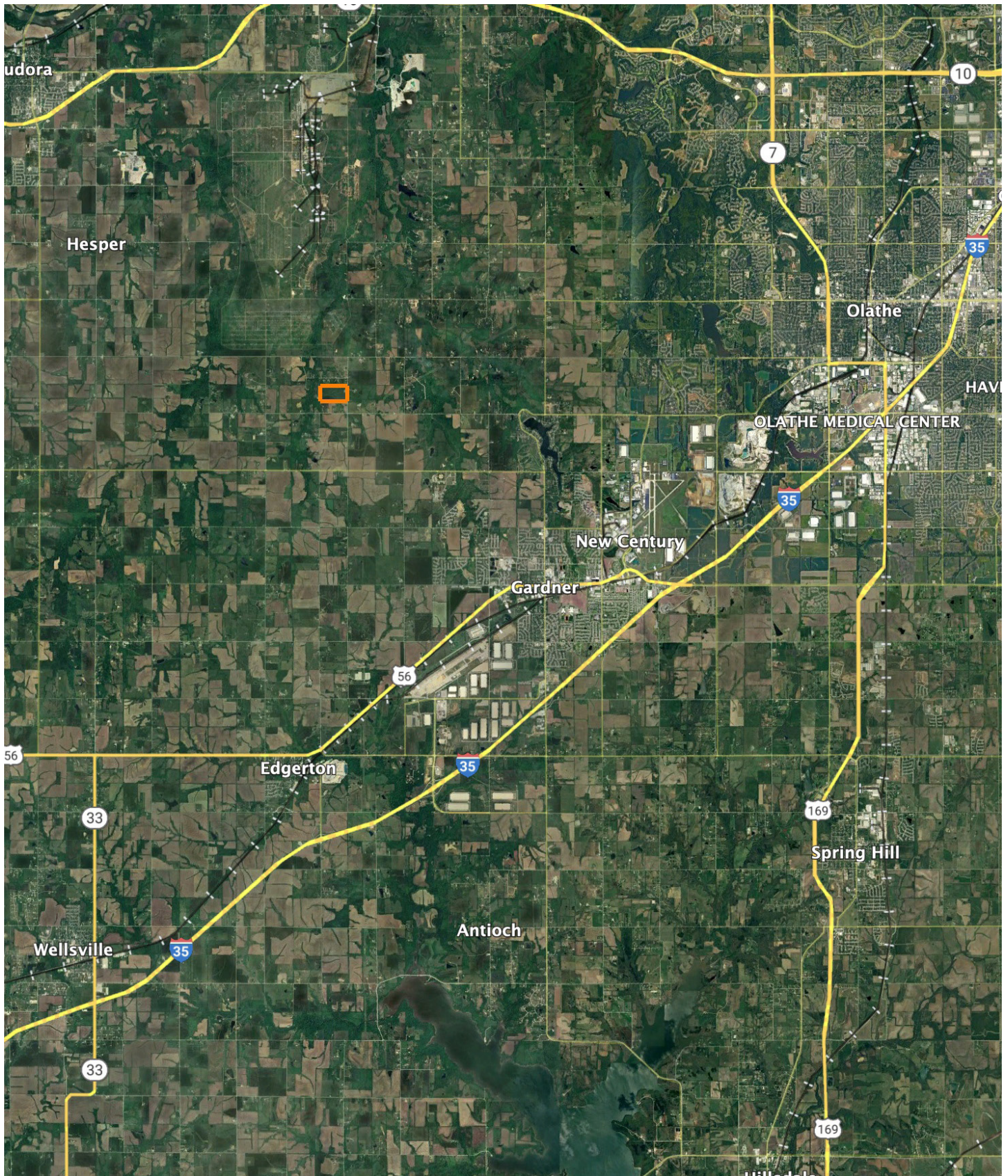
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
7302	Martin silty clay loam, 3 to 7 percent slopes	40.23	44.8%		> 6.5ft.	IIIe	4228	54	50	53	47
7460	Oska silty clay loam, 3 to 6 percent slopes	27.24	30.4%		2.8ft. (Lithic bedrock)	IIIe	4158	50	45	50	41
7051	Kennebec silt loam, frequently flooded	10.68	11.9%		> 6.5ft.	VIw	4070	61	60	48	50
7050	Kennebec silt loam, occasionally flooded	5.88	6.6%		> 6.5ft.	IIw	4361	89	89	71	82
7603	Sibleyville loam, 3 to 7 percent slopes	5.56	6.2%		2.2ft. (Paralithic bedrock)	IIIe	4338	54	52	52	48
8962	Woodson silt loam, 1 to 3 percent slopes	0.13	0.1%		> 6.5ft.	IIIs	4425	52	47	52	49
<b>Weighted Average</b>						<b>3.29</b>	<b>4203.8</b>	<b>*n 55.9</b>	<b>*n 52.3</b>	<b>*n 52.6</b>	<b>*n 47.9</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**

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

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