

MIDWEST LAND GROUP PRESENTS

14.6 ACRES IN

LINN COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

14.6 +/- TILLABLE ACRES IN LINN COUNTY, KANSAS

Check out this 14 +/- tillable tract located in Linn County, Kansas. Located conveniently just off US 69 Highway at the LaCygne, Kansas exit. This piece has been farmed and taken care of by the same farmer for years. It is comprised

of mostly Dennis silt loam with some Kenoma silt loam. If you are looking to add to your farming portfolio or sit on it for years for possible development, this may be the tract for you! Give Aaron a call for a showing at (913) 256-5905.



PROPERTY FEATURES

PRICE: **\$80,300** | COUNTY: **LINN** | STATE: **KANSAS** | ACRES: **14.6**

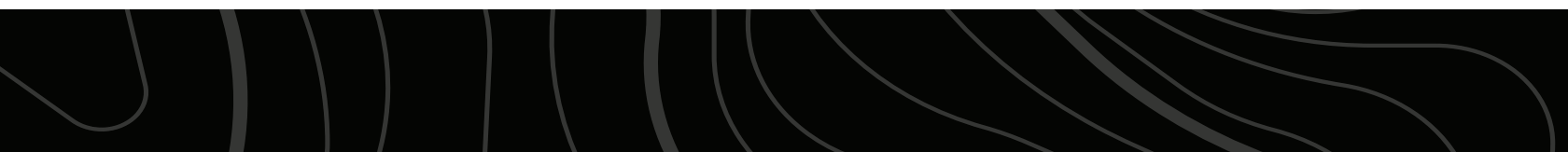
- Mostly tillable
- Farming rights open for year 2025
- Conveniently located off 69 Highway
- 4 miles to Lacygne, KS
- 6 miles to Amsterdam, MO
- 13 miles to Pleasanton, KS



14.6 +/- ACRES



MOSTLY TILLABLE



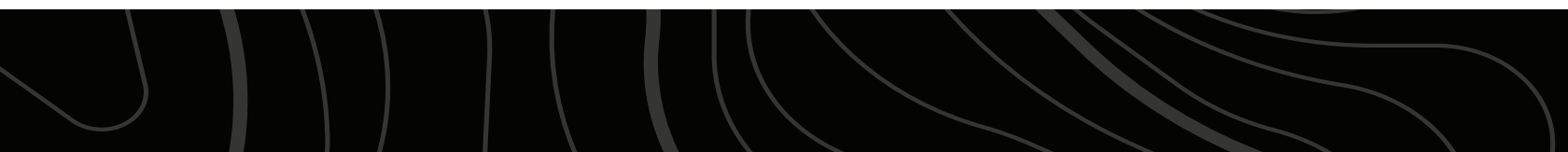
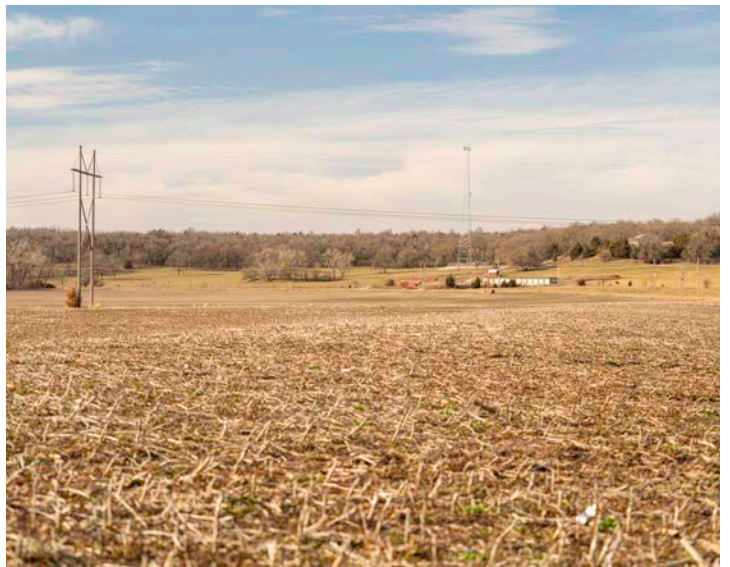
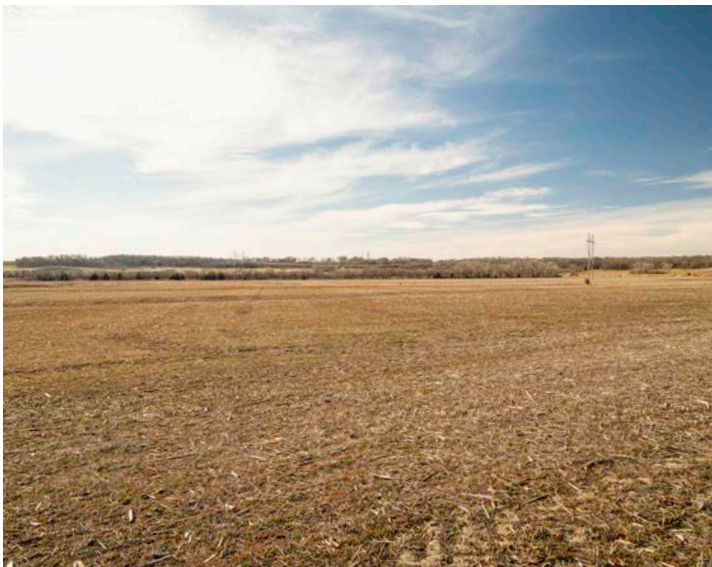
CONVENIENTLY LOCATED OFF 69 HIGHWAY



FARMING RIGHTS OPEN FOR YEAR 2025



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 20' 25.36, -94° 40' 53.12



Maps Provided By:



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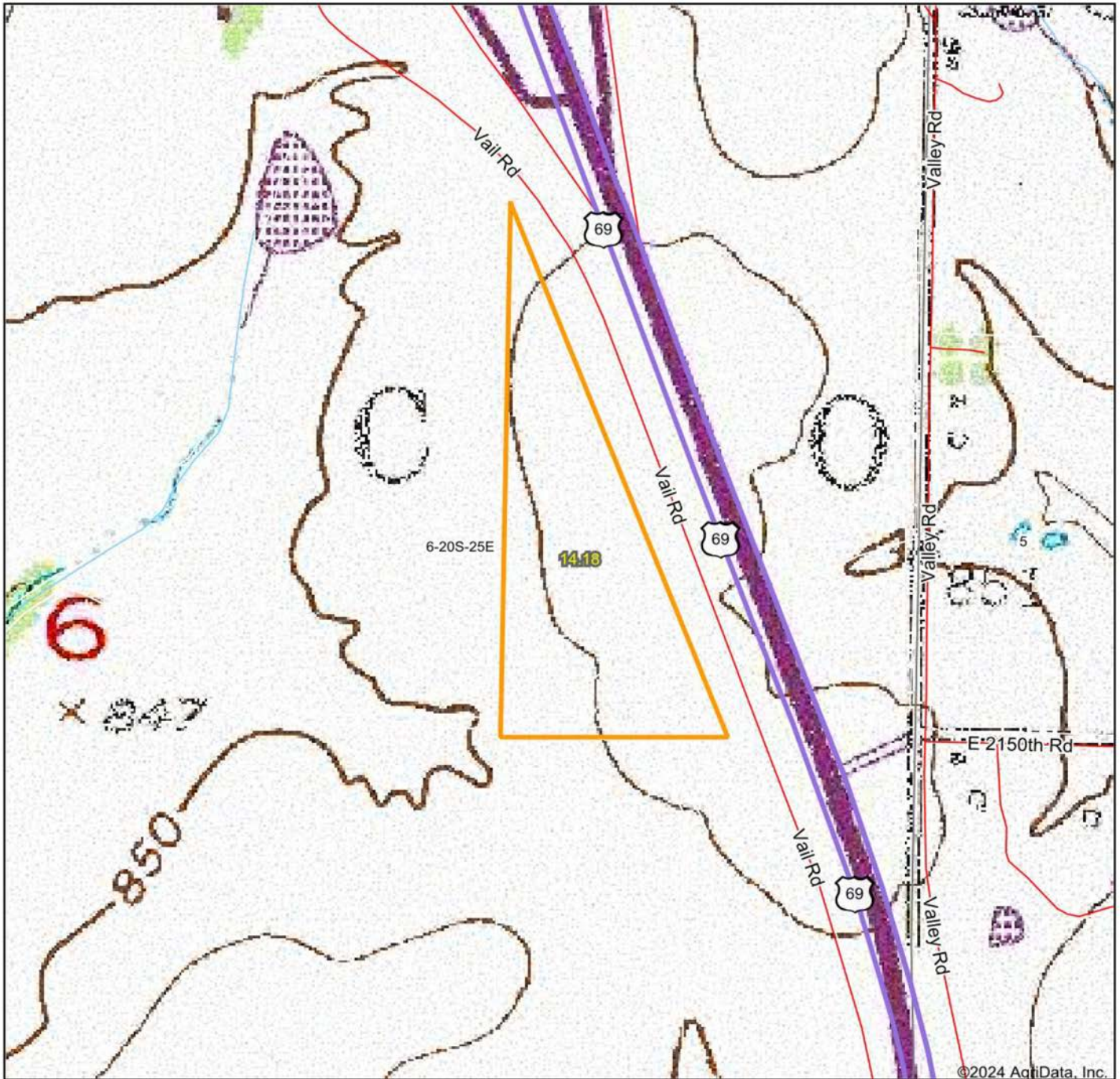
6-20S-25E
Linn County
Kansas



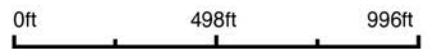
3/18/2024

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

TOPOGRAPHY MAP



Map Center: 38° 20' 23.1, -94° 40' 55.42



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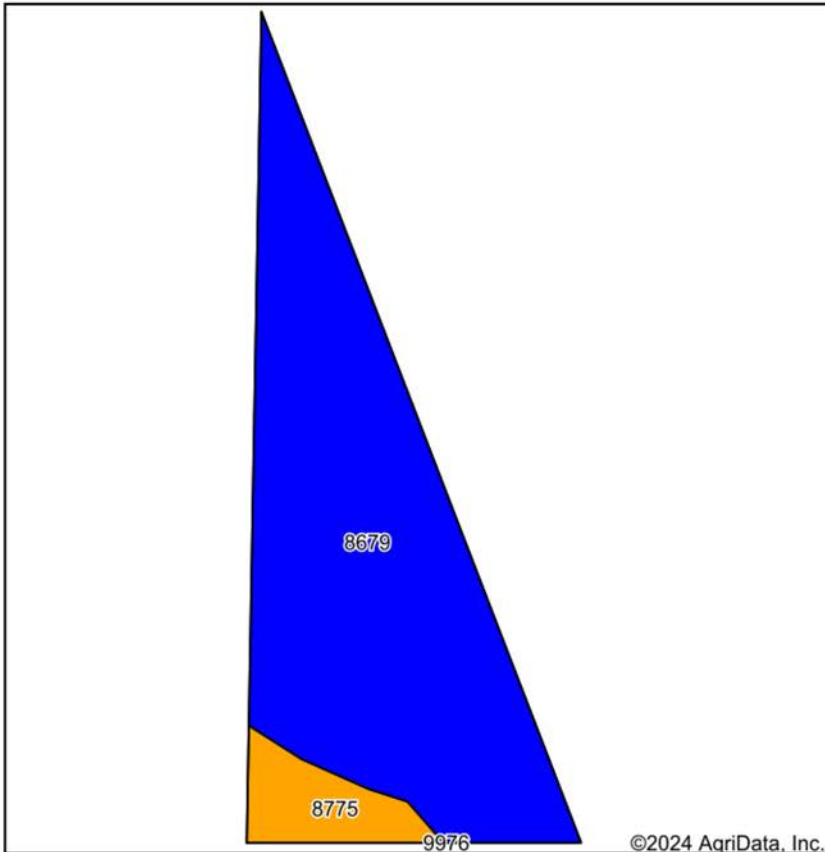
6-20S-25E
Linn County
Kansas



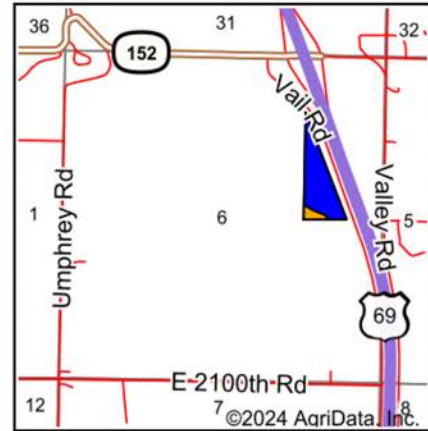
3/18/2024

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

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Linn**
 Location: **6-20S-25E**
 Township: **Lincoln**
 Acres: **14.18**
 Date: **3/18/2024**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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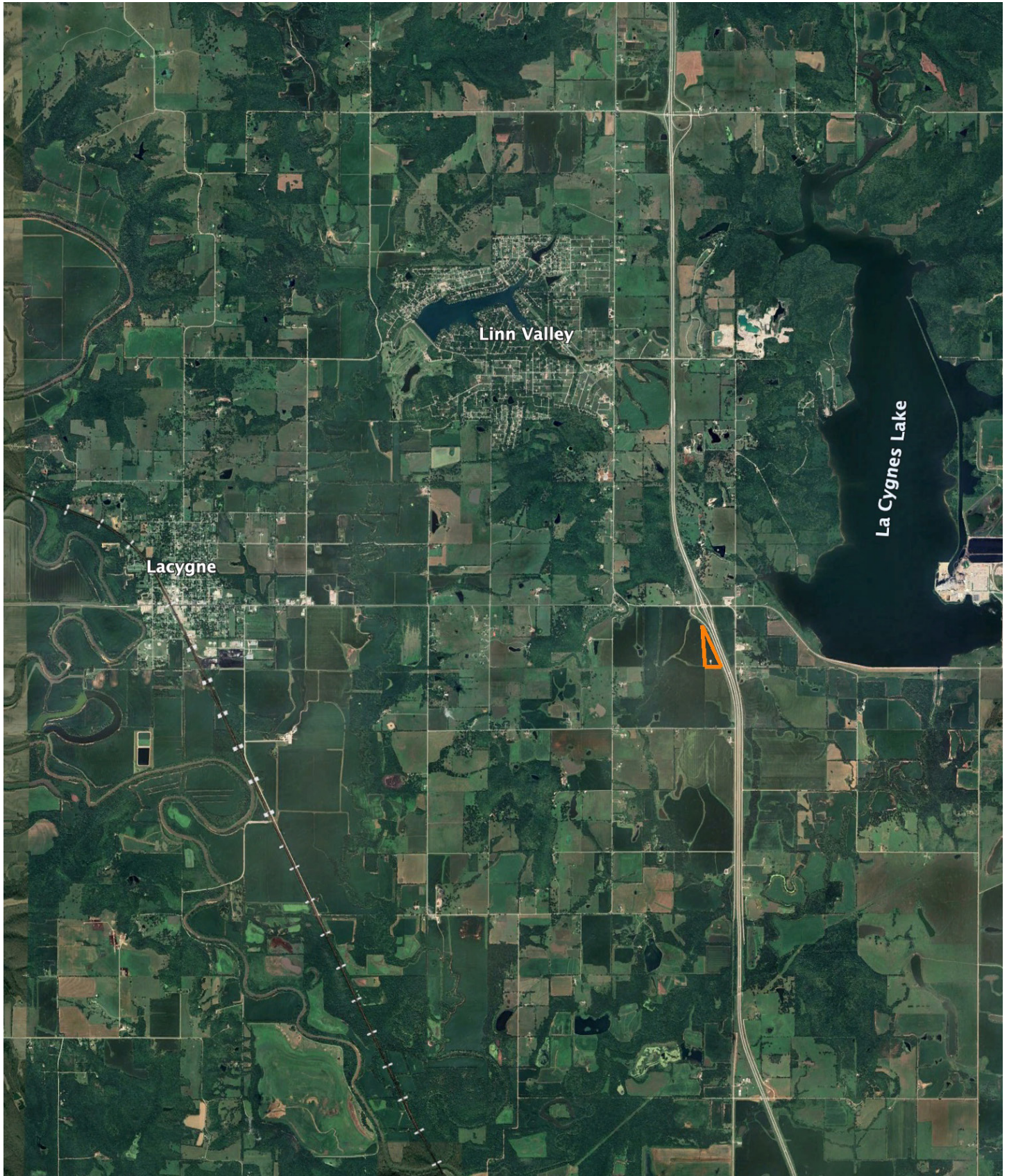
Area Symbol: KS107, Soil Area Version: 23

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
8679	Dennis silt loam, 1 to 3 percent slopes	12.89	90.9%		> 6.5ft.	Ile	4838	79	78	59	64
8775	Kenoma silt loam, 1 to 3 percent slopes	1.29	9.1%		5.7ft. (Lithic bedrock)	IIle	3888	59	56	58	59
Weighted Average							2.09	*n 77.2	*n 76	*n 58.9	*n 63.5

*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

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