

MIDWEST LAND GROUP PRESENTS

31 ACRES IN

SHAWNEE COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

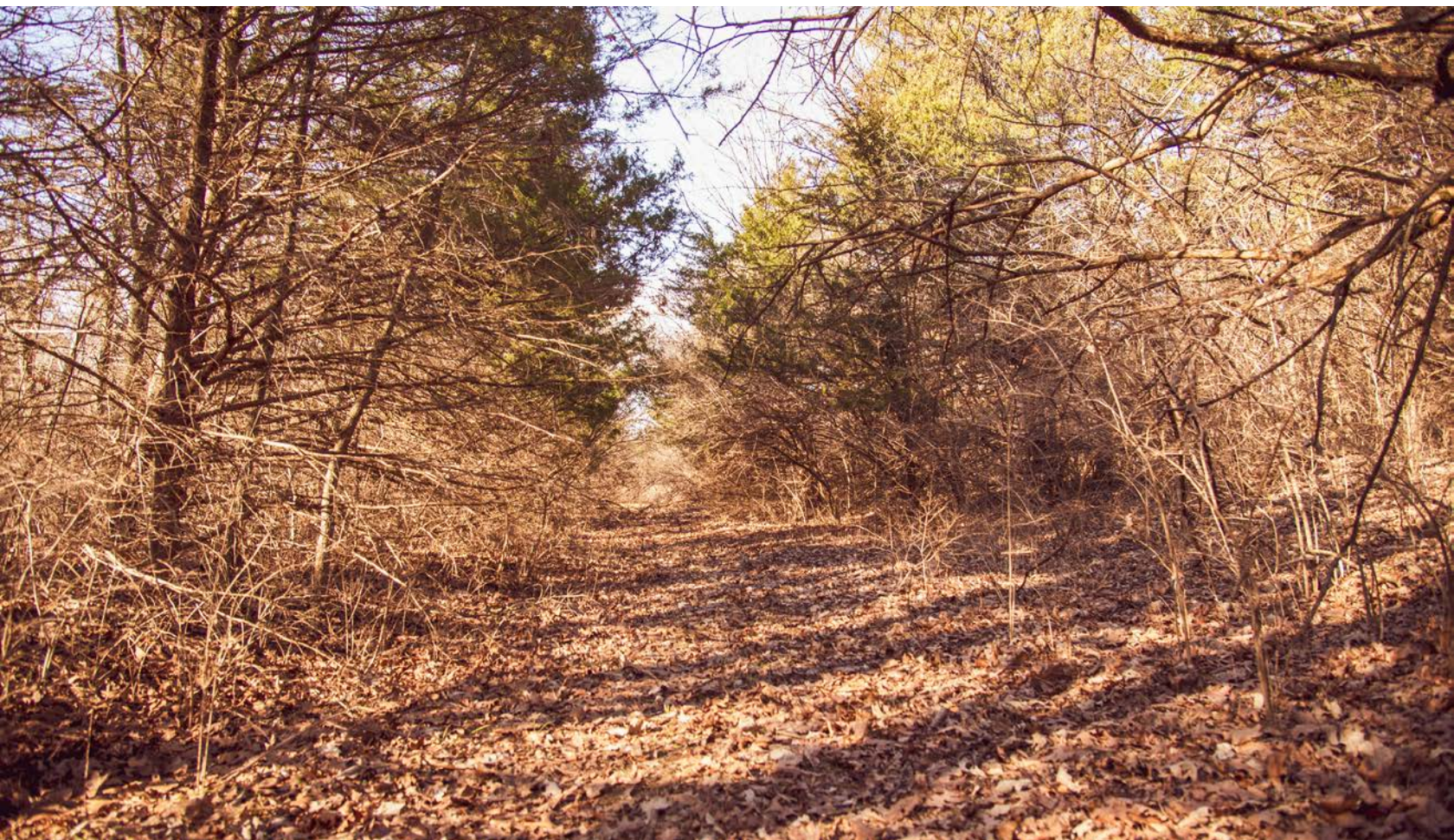
31 +/- ACRE HUNTING TRACT NEAR TOPEKA

This 31 +/- acres is a blank slate ready for you to make it your own hunting dream along the Wakarusa River bottoms. With only a 20 minute drive from downtown Topeka, this affordable tract allows you to be in your stand hunting in no time. This farm has some big elevation changes producing pinch points and is thick with cedar bedding, oak trees, and heavy brush. With some sweat equity putting in trails to your tree stands, timber stand improvement, and strategic feed locations, this farm is bound to have productive hunting seasons!

The deer and turkey sign is prevalent and I have heard rumors there are some giant bucks roaming this river bottom.

Not only will you own 31 +/- acres of prime Kansas hunting, but the seller will also consider leasing out the hunting rights for the rest of the property.

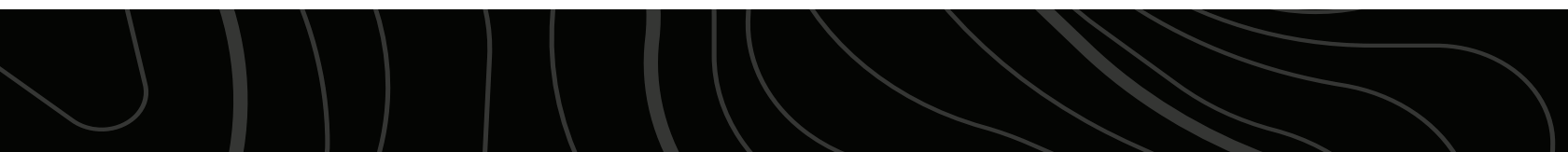
If you have any questions, would like more information, or want to schedule a private showing, please contact Aaron Blount at (913) 256-5905.



PROPERTY FEATURES

PRICE: **\$139,500** | COUNTY: **SHAWNEE** | STATE: **KANSAS** | ACRES: **31**

- 31 +/- acres
- Elevation changes
- Thick bedding
- Great deer and turkey numbers
- Easement access to be completed before closing
- Close to Clinton Public Hunting Access
- Potential lease opportunity
- 10 minutes from Berryton
- 15 minutes from Overbrook
- 20 minutes from downtown Topeka
- 37 minutes from Lawrence



31 +/- ACRES



ELEVATION CHANGES



THICK BEDDING



POTENTIAL LEASE OPPORTUNITY



GREAT DEER AND TURKEY NUMBERS



AERIAL MAP



Boundary Center: 38° 53' 33.56, -95° 35' 10.95

0ft 353ft 706ft



Maps Provided By:



© AgriData, Inc. 2023

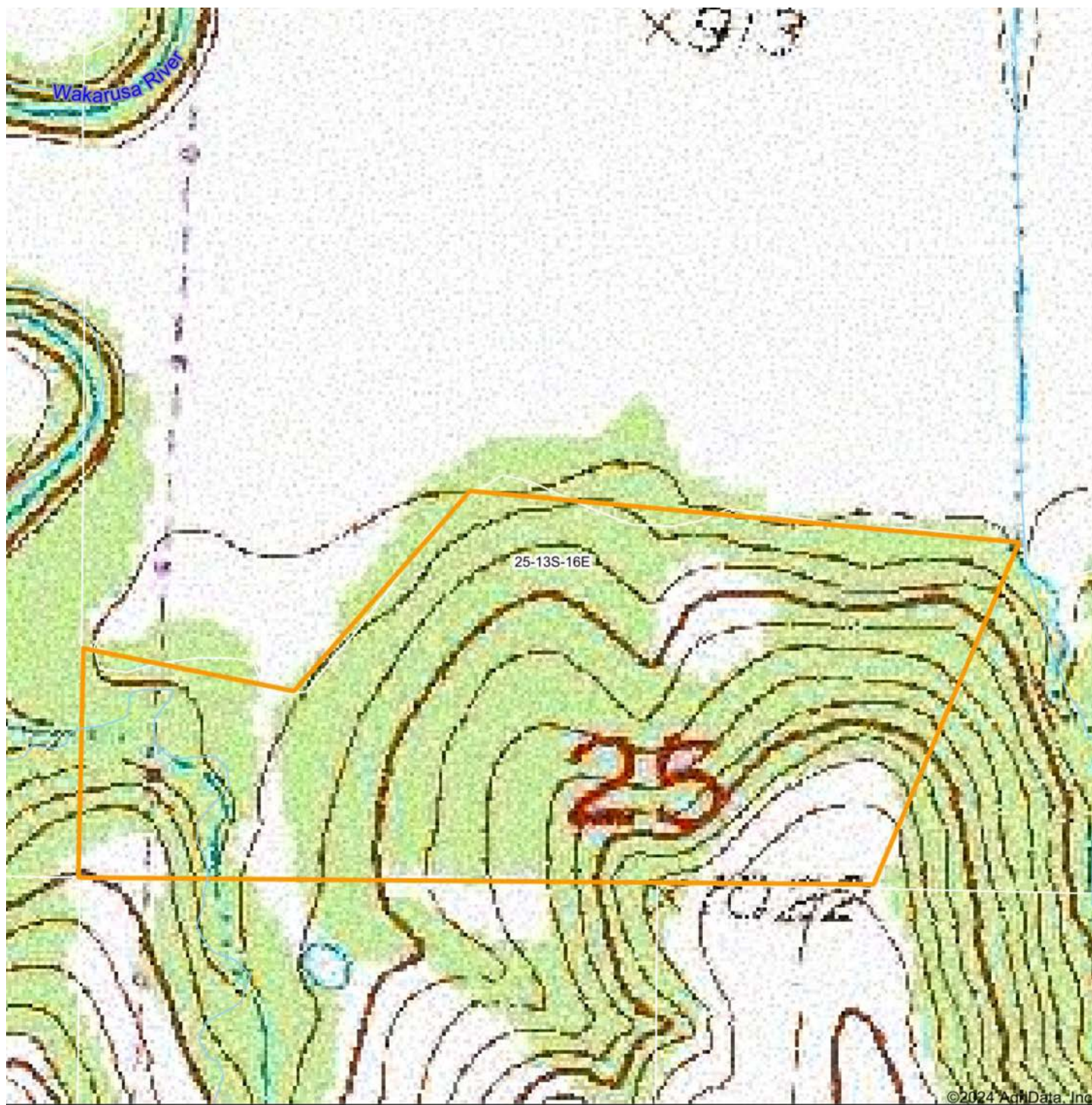
www.AgriDataInc.com

25-13S-16E
Shawnee County
Kansas



2/3/2024

TOPOGRAPHY MAP



Map Center: 38° 53' 36.62, -95° 35' 10.95

0ft 353ft 706ft

25-13S-16E
Shawnee County
Kansas

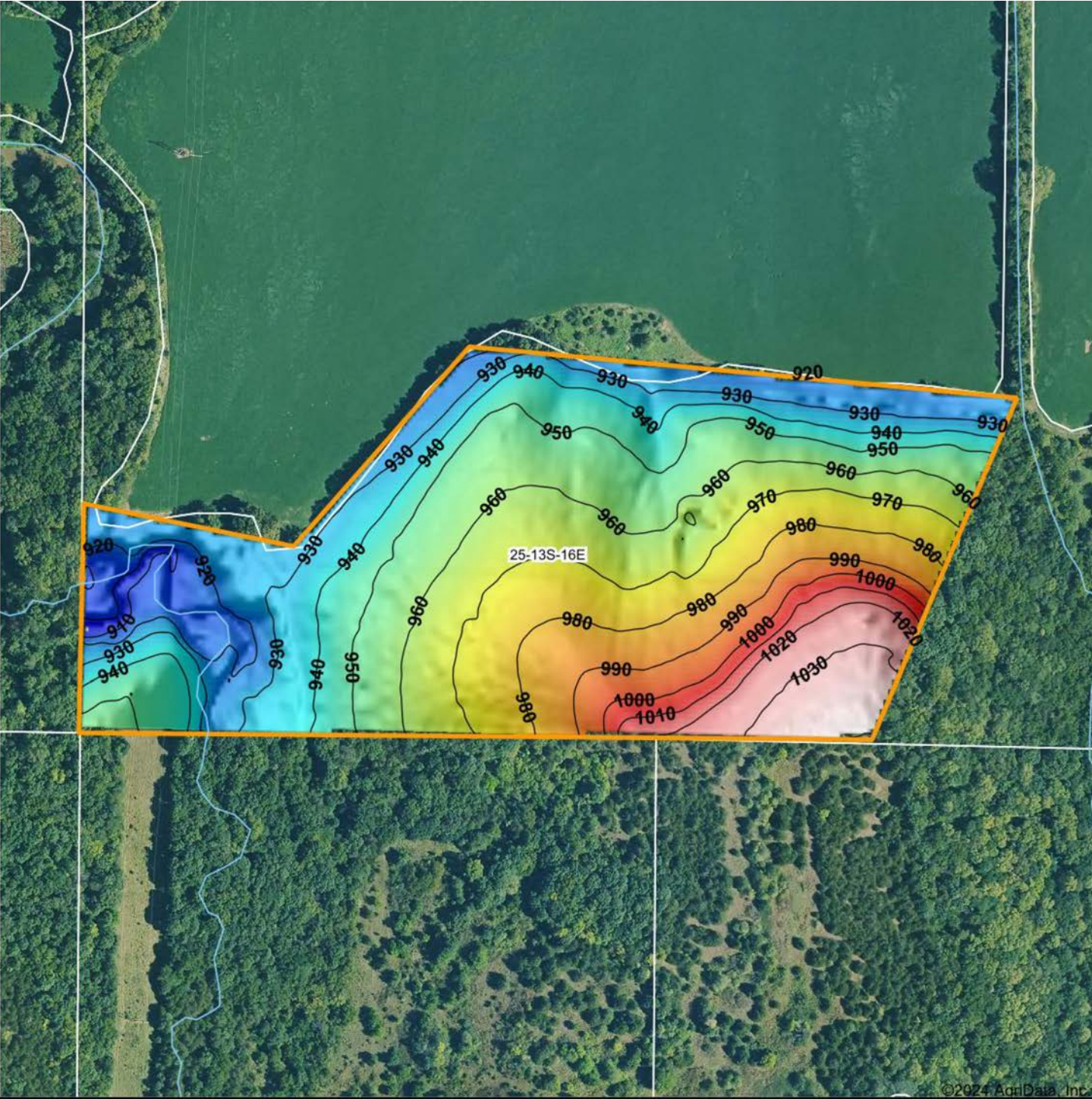


2/3/2024



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

HILLSHADE MAP



Low Elevation High



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgrIDataInc.com

Source: USGS 3 meter dem
 Interval(ft): 10
 Min: 903.7
 Max: 1,040.3
 Range: 136.6
 Average: 960.4
 Standard Deviation: 30.48 ft

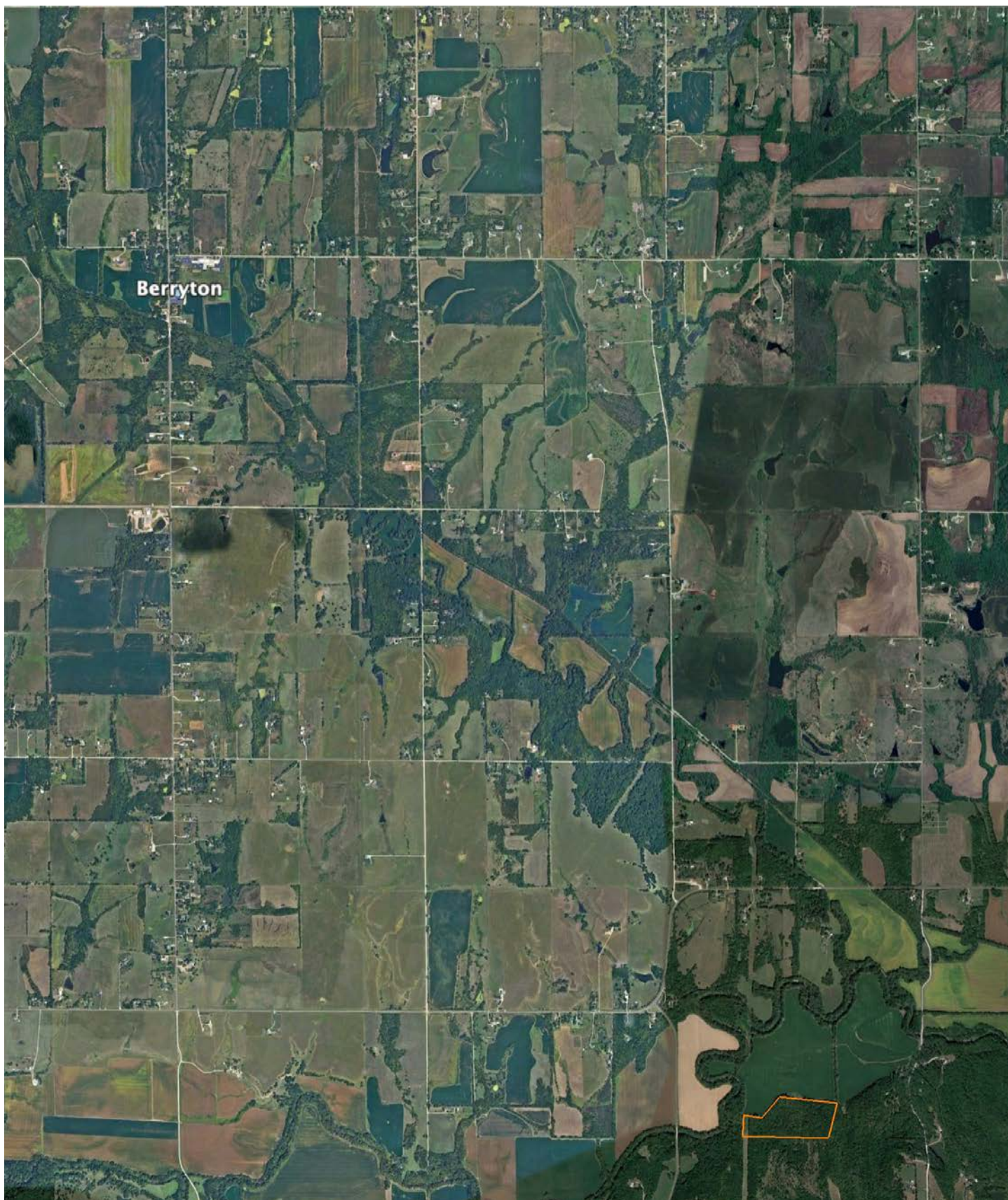
0ft 354ft 707ft



25-13S-16E
Shawnee County
Kansas

Boundary Center: 38° 53' 33.56, -95° 35' 10.95

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

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Texas, and Wisconsin.