

MIDWEST LAND GROUP PRESENTS

74 ACRES IN

JEFFERSON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

IMMACULATE 74 +/- ACRES WITH SERIOUS INCOME POTENTIAL

Midwest Land Group is excited to showcase this incredible property. 74 +/- immaculate acres with very nice, spotless, 3 bedroom, 2 bath home and with 4 large outbuildings. If you are looking for a property that can produce income opportunities, this is it! I am so envious of all of the storage and potential business opportunities. When I first saw this property, I kept thinking about all of the possibilities for the new owner. The space could be used for events, or all kinds of storage or distribution businesses. Not to mention, it has a nice pool, patio, and the "ManCave" for social events. The location is good too, because it is only 12 miles north of Lawrence, Kansas.

Details on the 4 outbuildings: The "Big Shop" is 60'X100" with 22' ceilings and 6" concrete floors. There is also a 200,000 BTU ceiling furnace. The "Fab Shop" is 50'x92' with 22' ceiling, 6" concrete floors, and a 200,000 BTU

ceiling furnace. The "Office" is 40'x52' with 12' ceilings, concrete floors, and a 50,000 BTU ceiling furnace. The "ManCave" is 40'x52' with 12' ceilings. This is an amazing space that could be used for so many social events. There is also a separate building that has men's & women's bathrooms. All buildings are close to water hydrants and have plenty of nice parking.

The entire 74 +/- acres are immaculate! The owners have shown a lot of pride in taking care of this place. Speaking of income, there are 10 acres of alfalfa and 40 acres of brome providing a serious income opportunity for hay. The property also has 3 nice stocked ponds and is fully fenced for livestock.

You really need to see this property to believe it! Please call Donnie Thomas at (913) 915-5170 to answer any questions or to schedule a private tour.



PROPERTY FEATURES

PRICE: **\$975,000** | COUNTY: **JEFFERSON** | STATE: **KANSAS** | ACRES: **74**

- Immaculate 74 +/- deeded acres
- Only 12 miles north of Lawrence, Kansas
- Spotless 3 bedroom, 2 bathroom house with new deck and 2 car attached garage with daylight basement
- Nice pool and patio with a great building for social events
- Business & income opportunities - storage, distribution, shops, hobby
- Farming income: brome hay & alfalfa income
- Hunting - the alfalfa field brings in deer from all around
- Close to Lake Dabinawa
- Only 1/4 mile on gravel
- Mineral rights intact and pass to new owner



SPOTLESS 3 BED, 2 BATH HOUSE



THE "OFFICE"



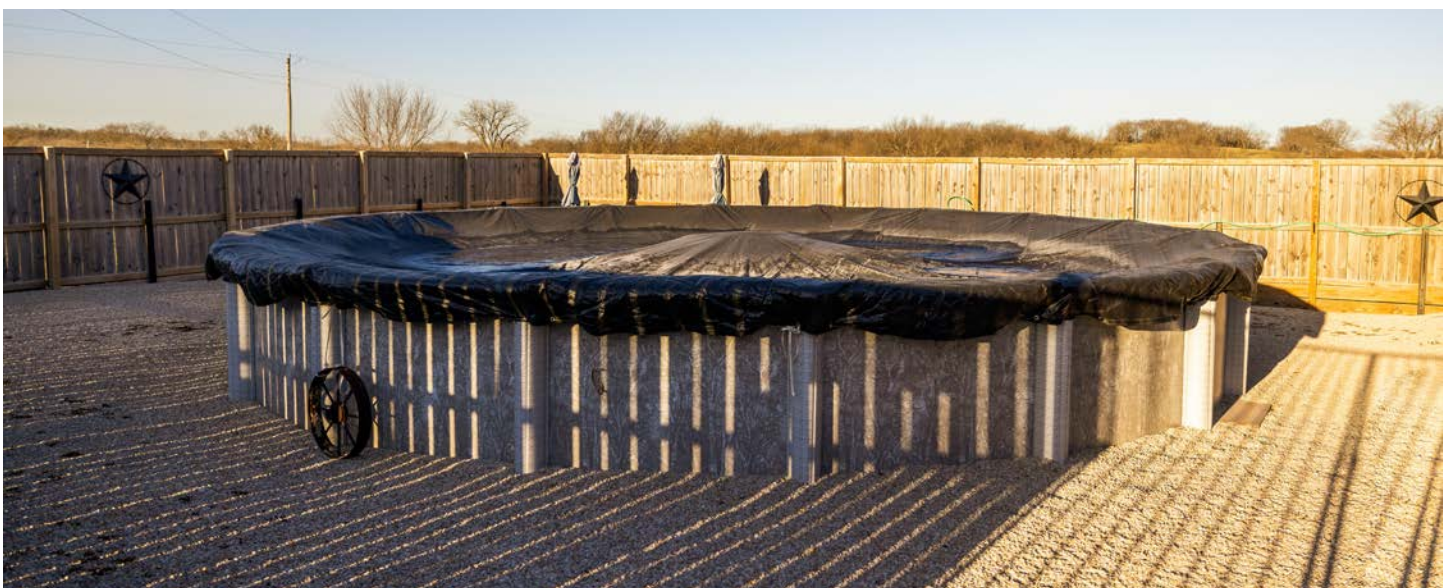
THE "FAB SHOP"



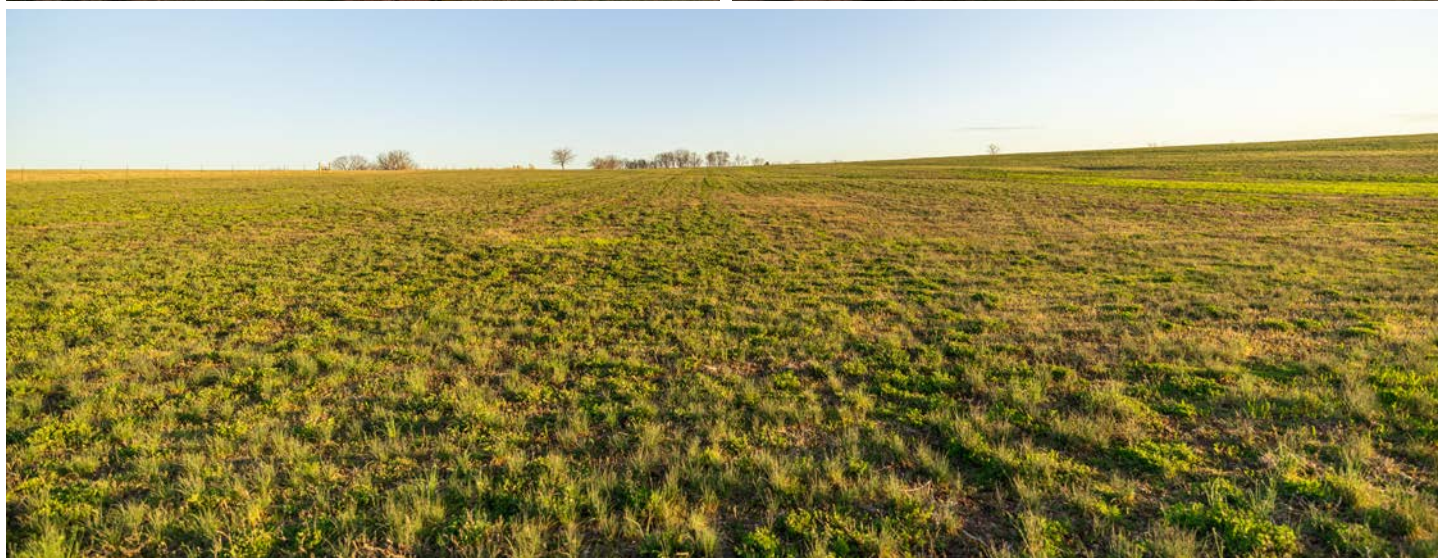
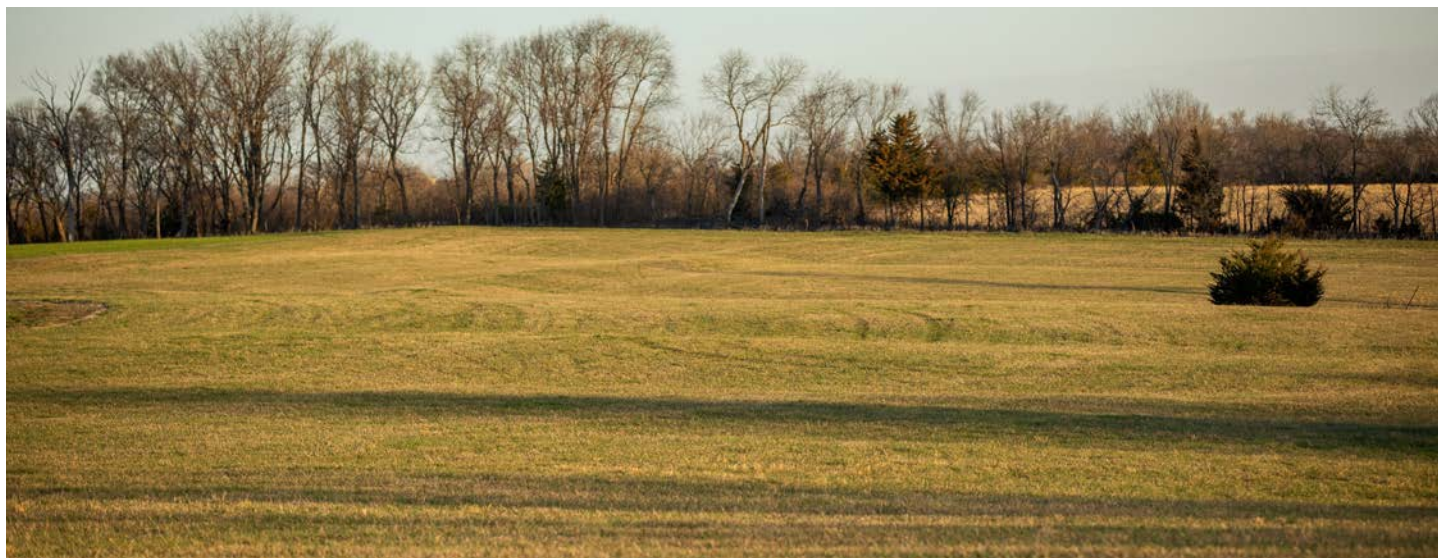
THE "BIG SHOP"



THE "MANCAVE"



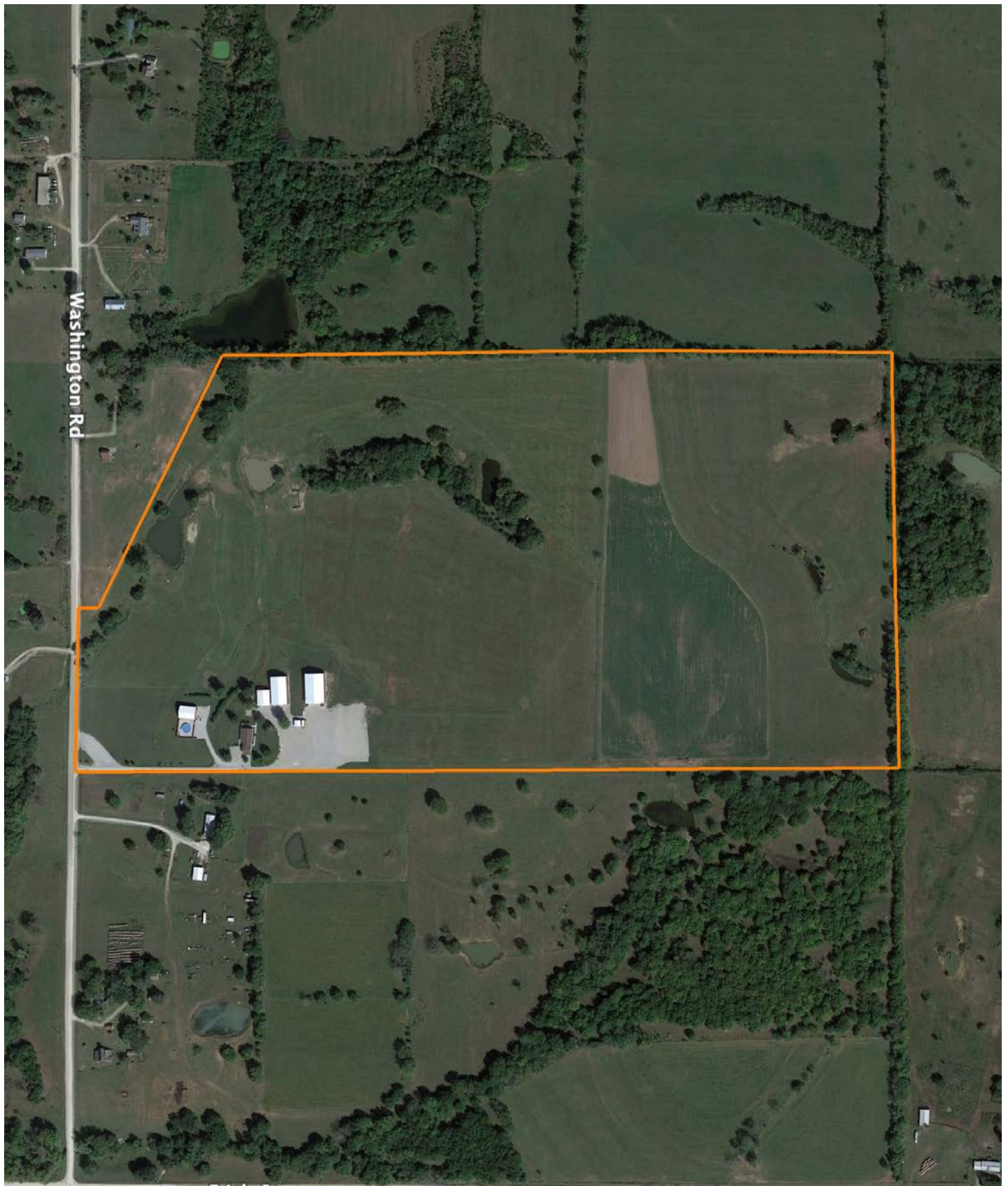
50 ACRES OF ALFALFA & BROME



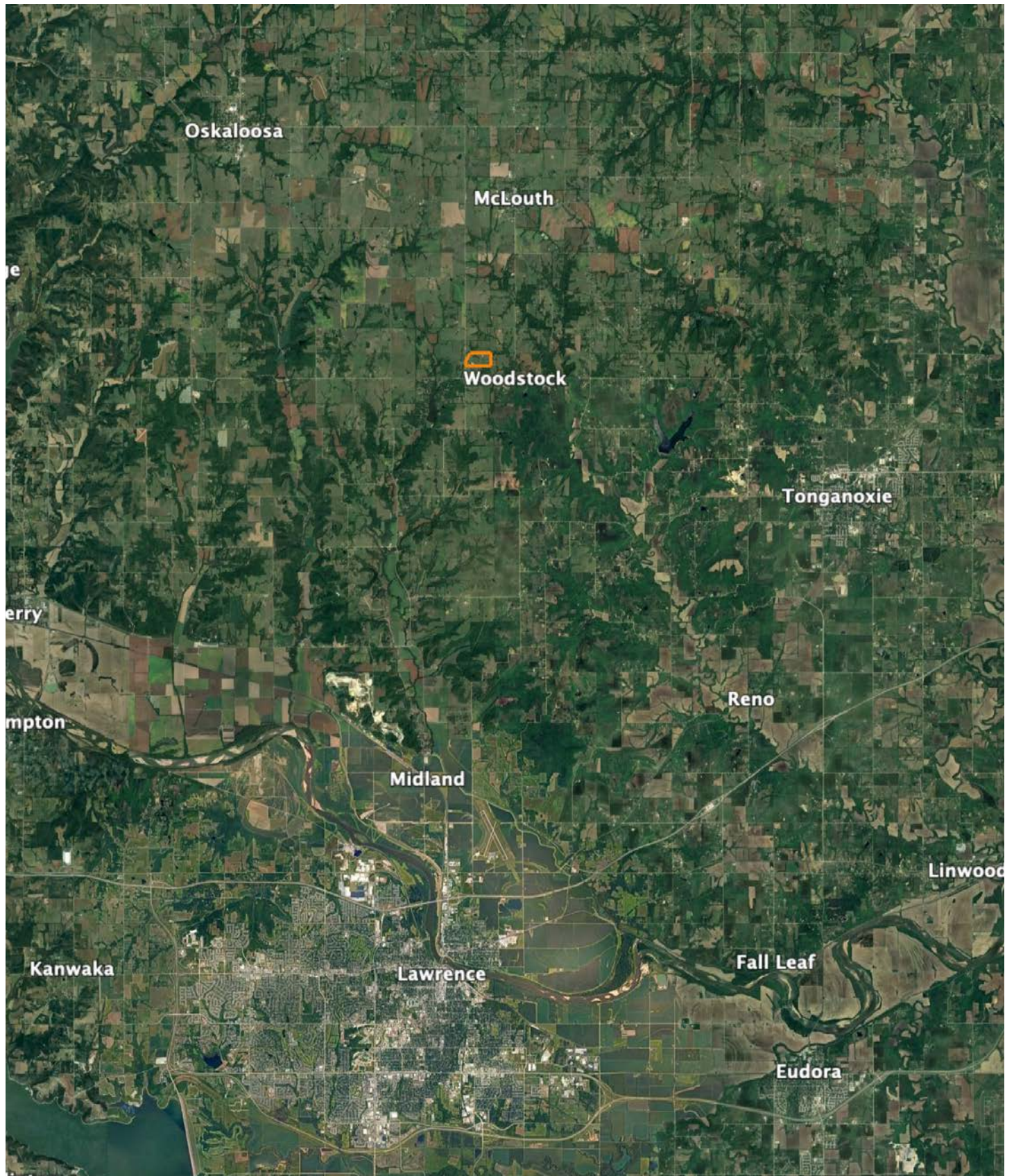
ADDITIONAL PHOTOS



AERIAL MAP



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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