

MIDWEST LAND GROUP PRESENTS

14.5 ACRES IN

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# MIAMI COUNTY KANSAS



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# INCREDIBLE BUILD SITE WITH WATER METER

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Located just 7 miles west of Paola, this exceptional 14.5-acre property offers an unparalleled opportunity for those seeking a pristine build site and versatile hobby farm. Situated conveniently off 311th Street, a meticulously maintained gravel road, this parcel combines convenience with rural living. The property consists of approximately 12 acres of hardwood timber and 2.5 acres of grassland.

Positioned on a hillside, the build site offers an ideal location for your dream home. A gated entrance could be installed and the home nestled at the end of the timber, offering both privacy and panoramic views. One could utilize the grassed area to fence in some livestock

or create some ATV or walking trails throughout the property for your enjoyment.

Not to mention it's only miles away from Hillsdale Lake. Ski, fish, swim, and hunt at Hillsdale Lake consisting of 4,500 acres of water, and 7,000 acres of open to public hunting.

The property's layout allows for flexible development to suit your lifestyle needs and wants! With water and electric on site, this property is waiting for your dream vision and dream home! Call Listing Agent Cody Thurston at (620) 794-1229 for more information and to set up a showing!





# PROPERTY FEATURES

PRICE: **\$230,000** | COUNTY: **MIAMI** | STATE: **KANSAS** | ACRES: **14.5**

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- 14.5 +/- Acres
- Beautiful build site and hobby farm
- Power on site
- Rural water meter
- Miami Rural Water District #2
- Paola School District USD 368
- Hardwood timber
- Wildlife
- 10 miles to Hillsdale Lake
- 7.4 miles to Paola
- 7.1 miles to Osawatomie
- 68 miles to KCI airport
- 42 miles to Overland Park





# PRISTINE BUILD SITE

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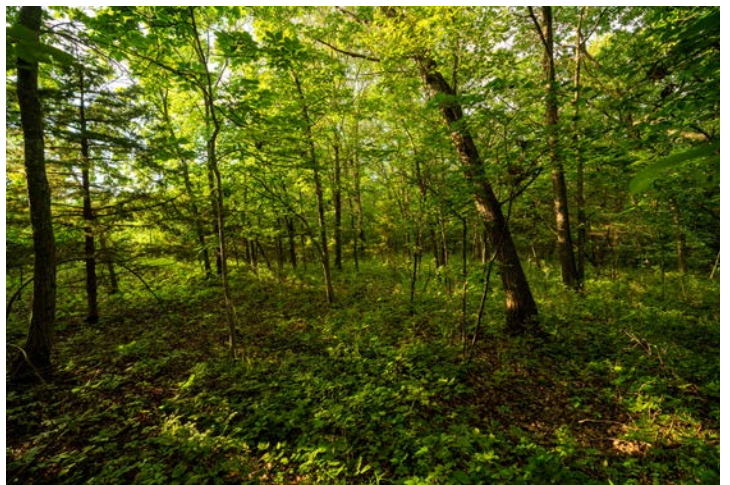
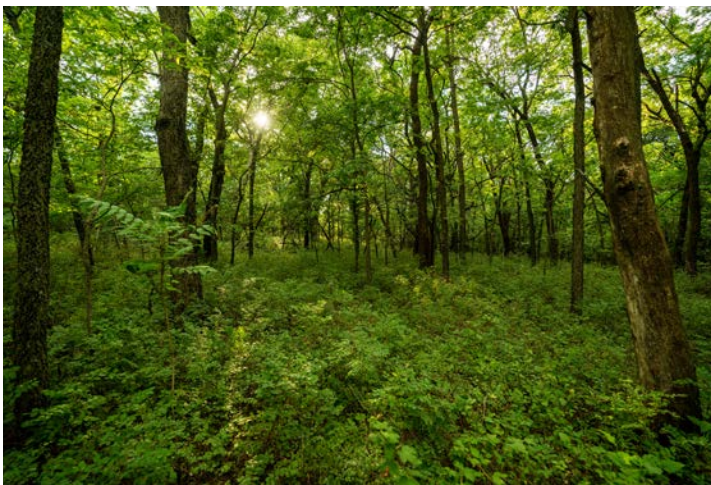
## ON-SITE WATER METER

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## 12 ACRES OF HARDWOOD TIMBER

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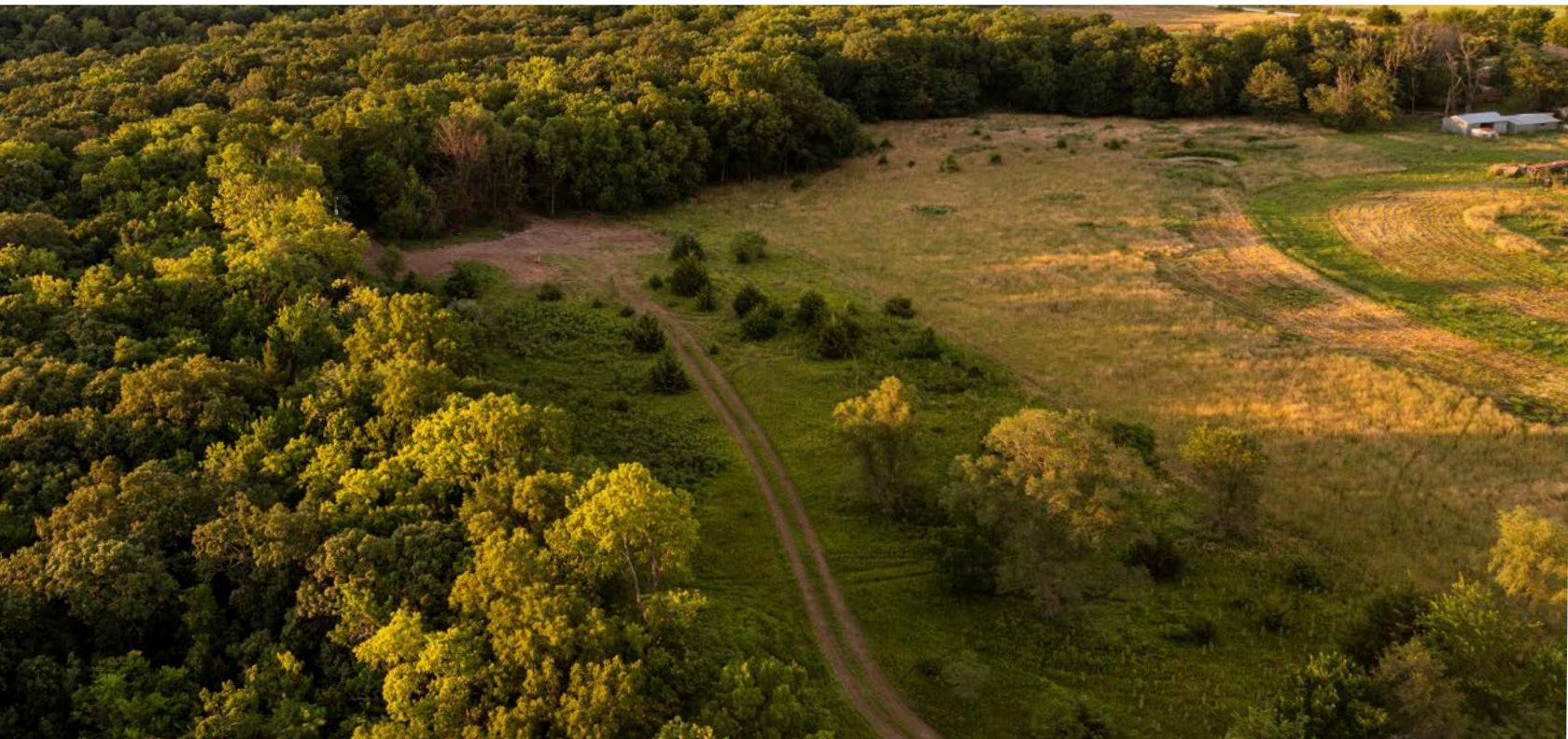




## 2.5 ACRES OF GRASSLAND

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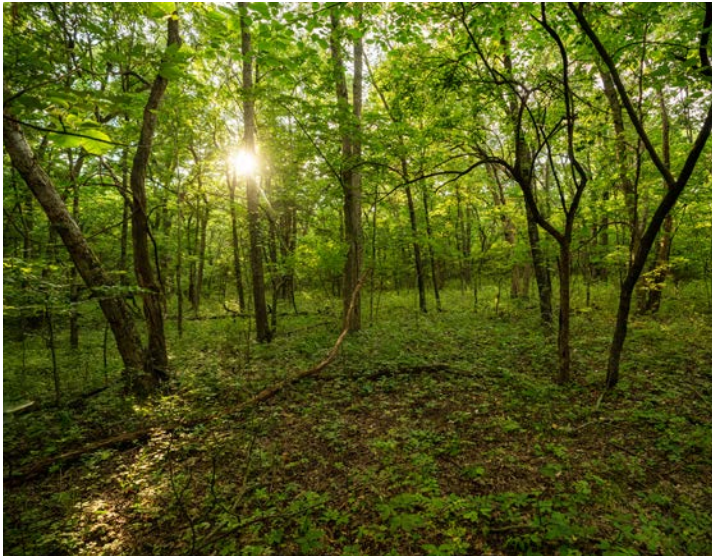
One could utilize the grassed area to fence in some livestock or create some ATV or walking trails throughout the property for your enjoyment.





# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 38° 33' 57.53, -94° 59' 47.17

0ft 280ft 559ft



Maps Provided By:



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**17-17S-22E**  
**Miami County**  
**Kansas**



7/28/2024



# TOPOGRAPHY MAP



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
Interval(ft): 10.0  
Min: 972.3  
Max: 1,059.5  
Range: 87.2  
Average: 1,029.6  
Standard Deviation: 18.7 ft

0ft 266ft 533ft



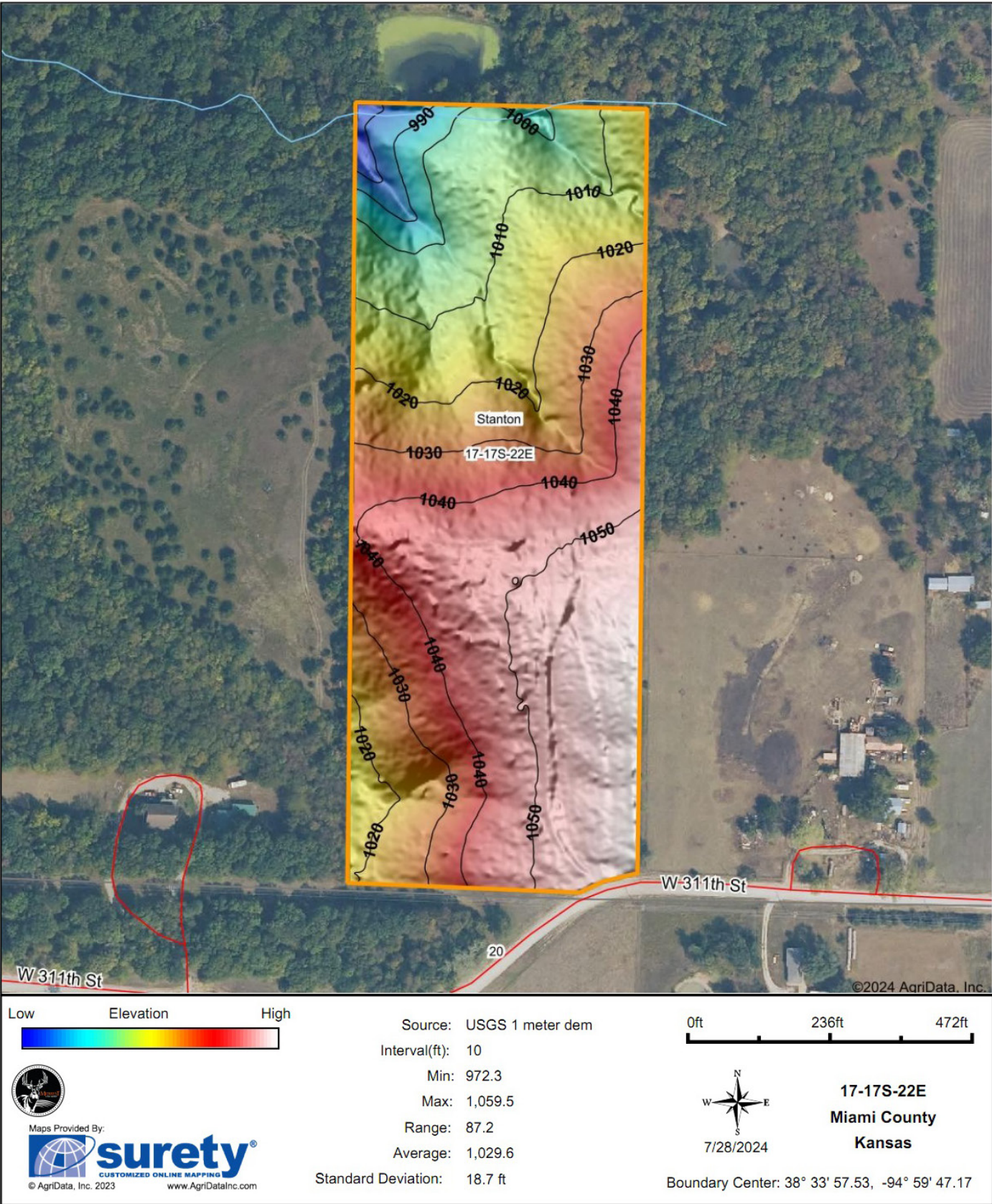
7/28/2024

**17-17S-22E**  
**Miami County**  
**Kansas**

Boundary Center: 38° 33' 57.53, -94° 59' 47.17

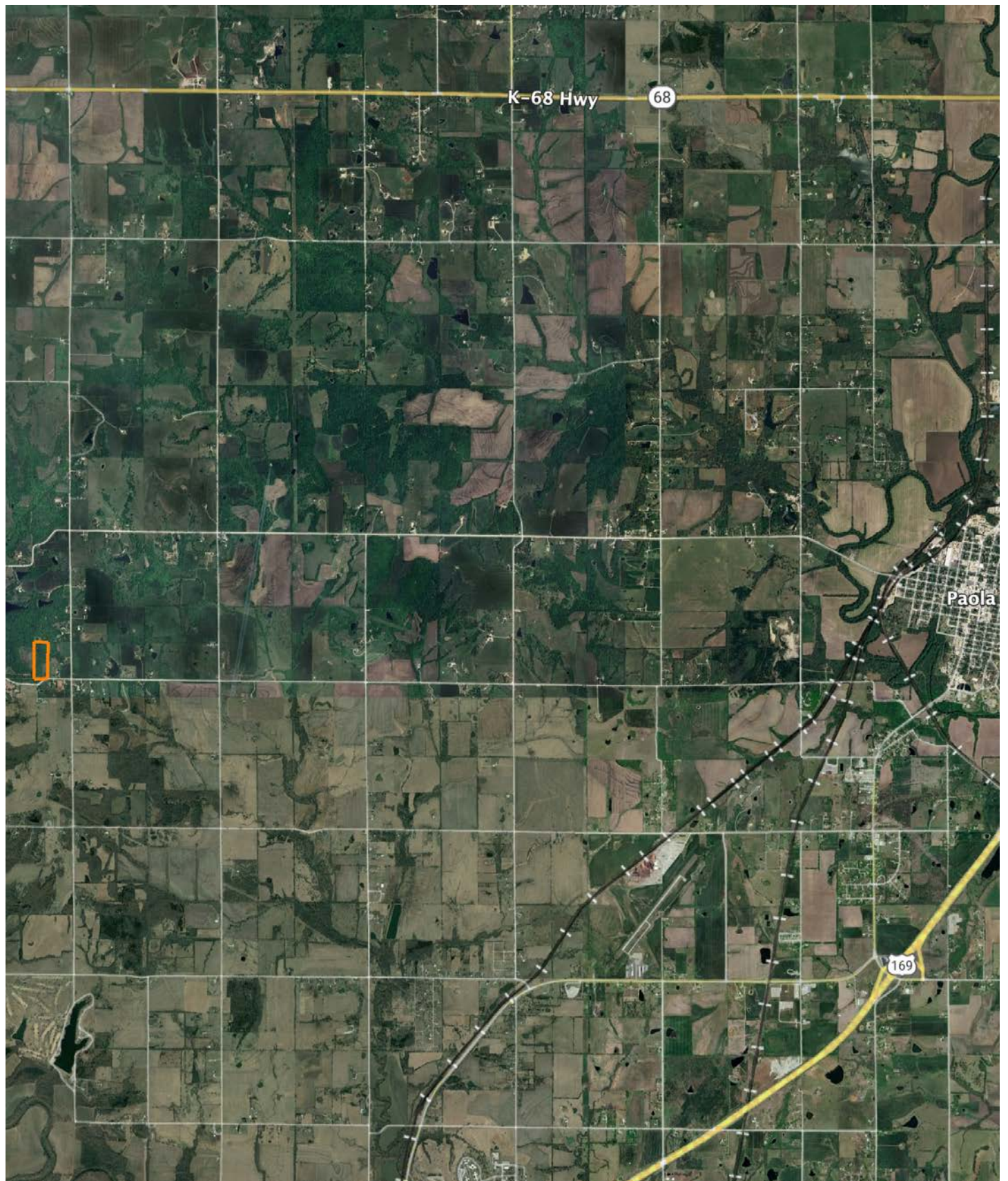


# HILLSHADE MAP





# OVERVIEW MAP





## AGENT CONTACT

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Cody Thurston has an overpowering love for the great outdoors. He absolutely loves seeing a property's potential and making that potential come to life. At Midwest Land Group, he does whatever it takes to ensure a smooth transaction for his clients, both buyers and sellers. Born in Emporia, Kansas, Cody grew up on the family farm in east central Kansas and helped with his dad's outfitting business, managing, planting, improving, and guiding on 15,000 acres.

If Cody looks familiar, it may be because he's been a cast member on Drury Outdoors' Bow Madness on The Outdoor Channel. He's also a guide for The Dave Hollond Memorial Youth Deer Hunt (formerly The Clint Bowyer Youth Deer Hunt), in which 15-20 kids are taken into the great outdoors to experience the excitement of the hunt. Cody gets great satisfaction helping the kids and passing on his deep rooted excitement for the outdoors. If you have any real estate needs and want to put Cody's knowledge and professionalism to work for you, give him a call, he would be happy to talk land or hunting with you.



**CODY THURSTON,**  
LAND AGENT

**620.794.1229**

[CThurston@MidwestLandGroup.com](mailto:CThurston@MidwestLandGroup.com)



## MidwestLandGroup.com

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