

MIDWEST LAND GROUP PRESENTS

99 ACRES IN

DOUGLAS COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL COUNTRY HOME ON 99 +/- ACRES NEAR EUDORA KANSAS

Talk about an incredible location! This beautiful home is conveniently located just south of Eudora, Kansas off a blacktop road. Disappear down the 1,000+ foot driveway and enjoy your own slice of heaven in the highly sought-after Douglas County.

At first you will notice the incredible covered front porch with amazing views overlooking the property. The large entryway gives way to the incredible layout of the 4 bedroom, 2 bathroom, and 2 half bath home, with many possibilities! The large kitchen and dining area overlooks the spacious family room with a rustic stone fireplace. The main level also includes the master bedroom and bathroom suite with a very large closet. Also, a bonus room which is perfect for an office or library. Upstairs features 3 spacious bedrooms and a full bath. Also, a loft that would make for a great play area. The basement setup is great for entertainment and features a bar and dance floor! There are additional unfinished areas for storage along with an extra garage and a workshop area. The home setup is great and ready for your personal touches!

Let's not forget the property which is an incredible recreational paradise! The 99 +/- acres features a little bit of everything! The 63 +/- acres of tillable fields are income producing and are currently planted in soybeans. There are also hay pastures, three ponds, and a block of dense timber and additional cover that will hold plenty of wildlife. The deer and turkey hunting in this area is fantastic and offers the opportunity to hunt right outside the back door! Check out the recent big bucks in the trail camera photos! Imagine walking trails or exploring the acreage on four-wheelers or UTV's and fishing in one of the secluded ponds. The amount of outdoor fun to be had on this property is really amazing.

Don't miss out on this opportunity with a dream home and acreage in a prime location. The home and property offer endless possibilities! Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$1,545,000** | COUNTY: **DOUGLAS** | STATE: **KANSAS** | ACRES: **99**

- 99 +/- acres with amazing views
- 63 +/- acres of tillable farm ground
- \$12,000 tillable income last year
- Great deer hunting
- Three ponds
- Hay pasture
- Quiet and secluded
- 1,000+ ft. driveway
- 4,500+ sq. ft. country home
- Covered front and back porches
- Large kitchen overlooking family room
- 4 bedrooms, 2 full baths, 2 half baths
- Large master bedroom and bathroom suite
- Basement entertainment and rec room
- Rural water, electric, septic, and propane
- 8 miles to Eudora
- 16 miles to Lawrence
- 18 miles to Olathe
- 31 miles to Overland Park
- 1 hour to Kansas City International Airport



4,500 SQUARE FOOT HOME

The large entryway gives way to the incredible layout of the 4 bedroom, 2 bathroom, and 2 half bath home, with many possibilities! The large kitchen and dining area overlooks the spacious family room with a rustic stone fireplace.



ADDITIONAL INTERIOR PHOTOS



COVERED BACK PORCH

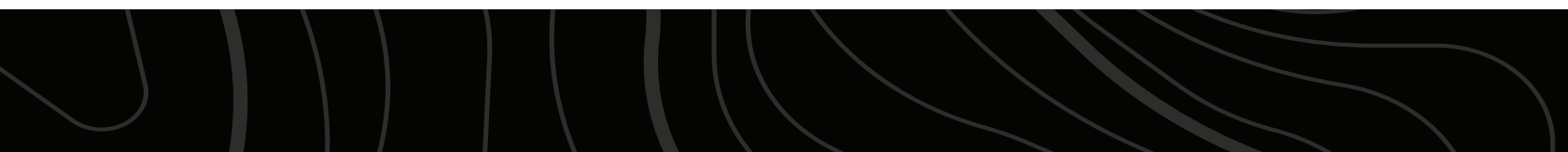
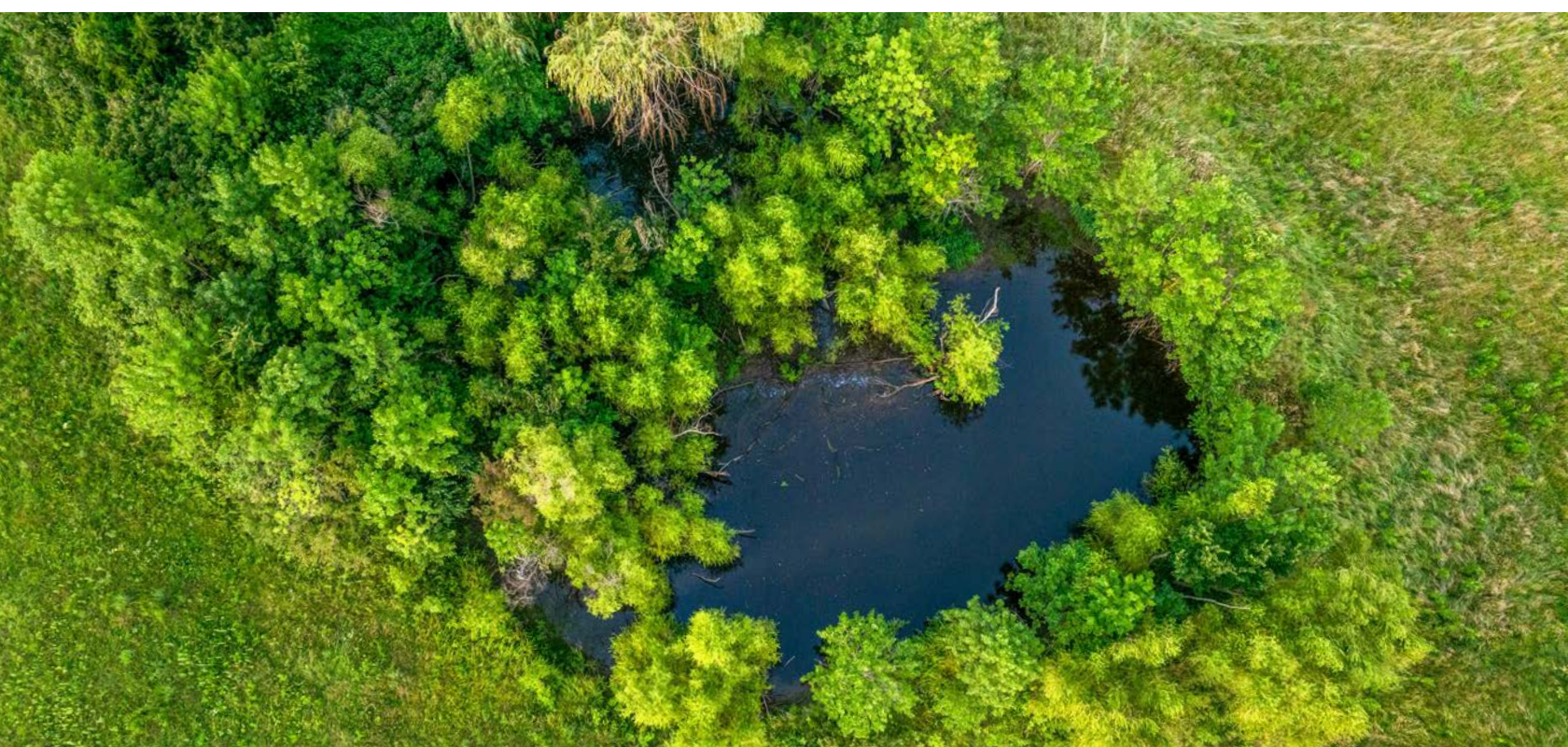


BASEMENT RECREATION ROOM



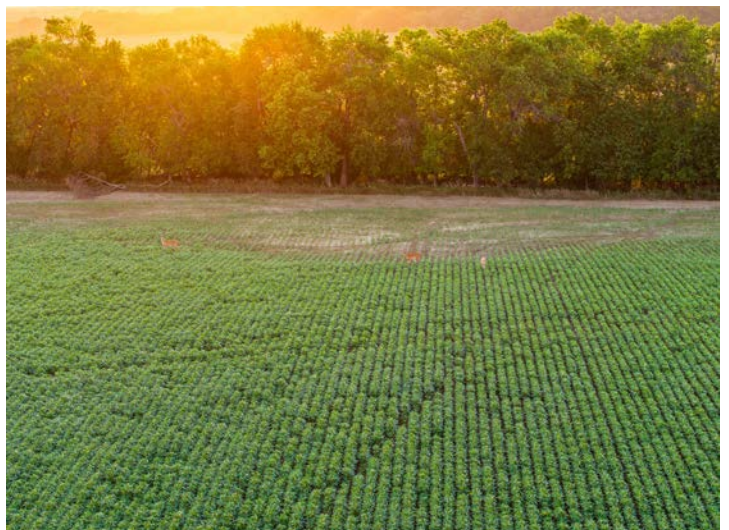
THREE PONDS

Imagine walking trails or exploring the acreage and fishing in one of the secluded ponds. The amount of outdoor fun to be had on this property is really amazing.



63 +/- ACRES TILLABLE FIELDS

The 63 +/- acres of tillable fields are income producing and are currently planted in soybeans. Don't miss out on this opportunity with a dream home and acreage in a prime location.



1,000 FOOT DRIVEWAY



HUNTING OPPORTUNITIES



TRAIL CAM PHOTOS



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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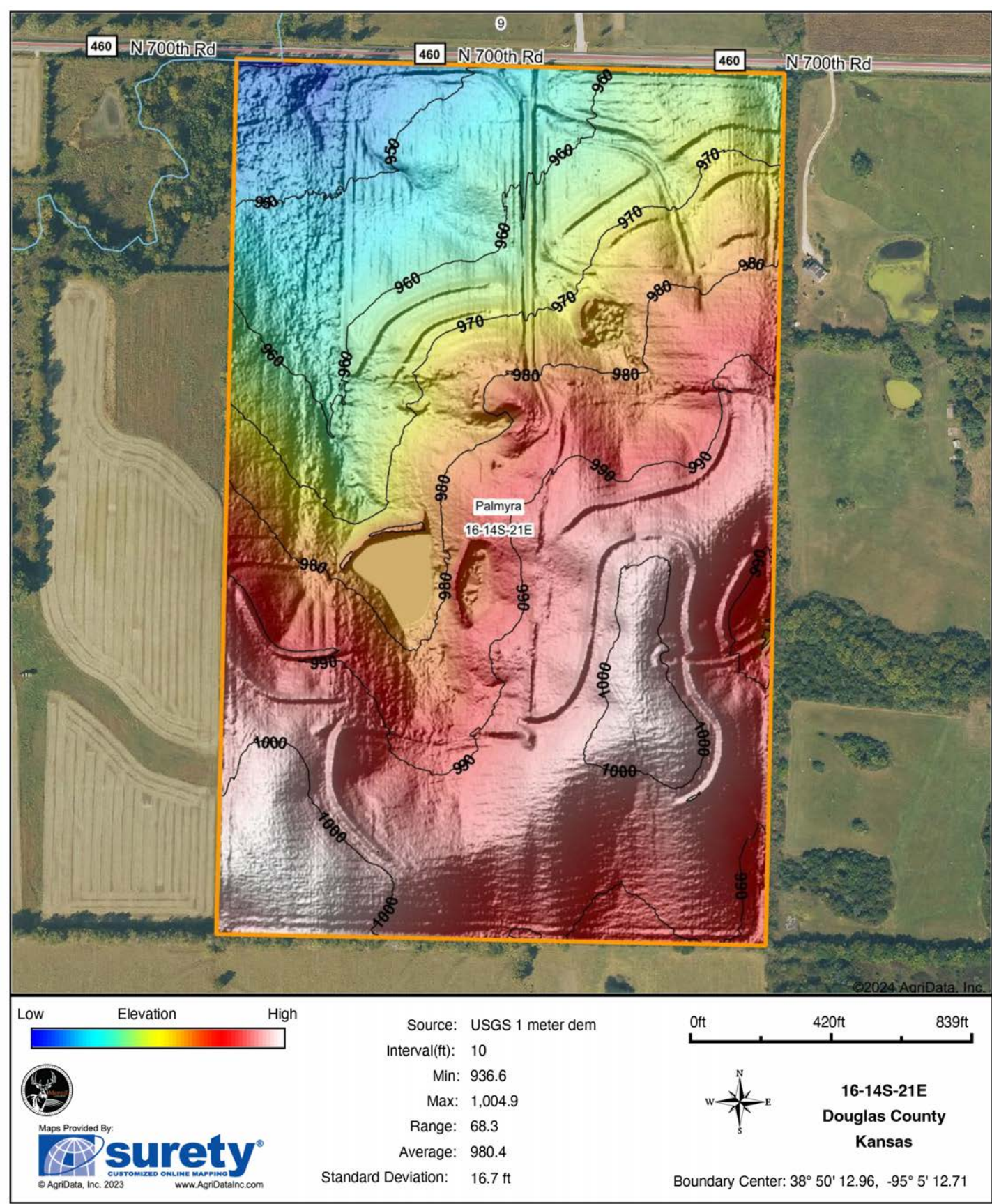
Boundary Center: 38° 50' 12.96, -95° 5' 12.71

16-14S-21E
Douglas County
Kansas

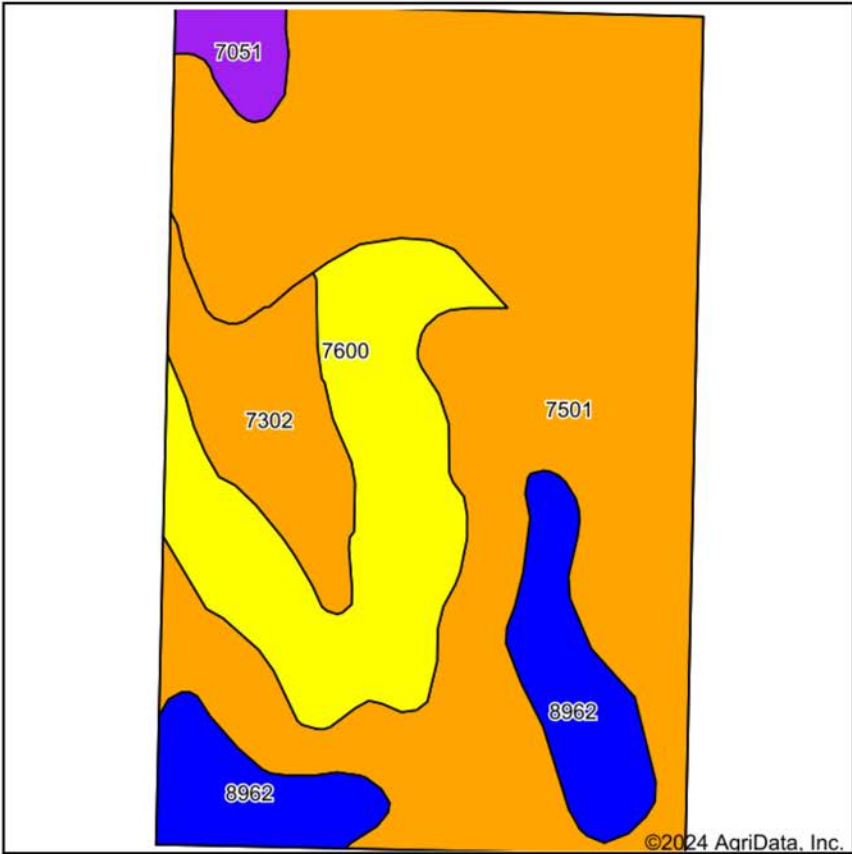
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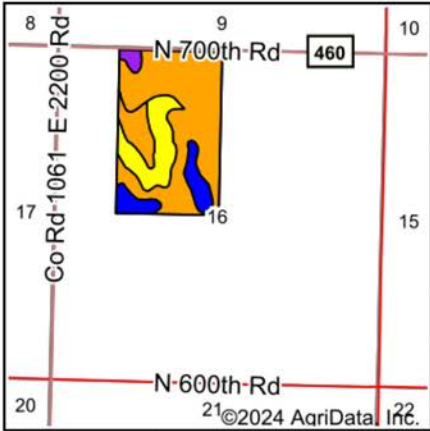
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Douglas**
Location: **16-14S-21E**
Township: **Palmyra**
Acres: **98.56**



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING
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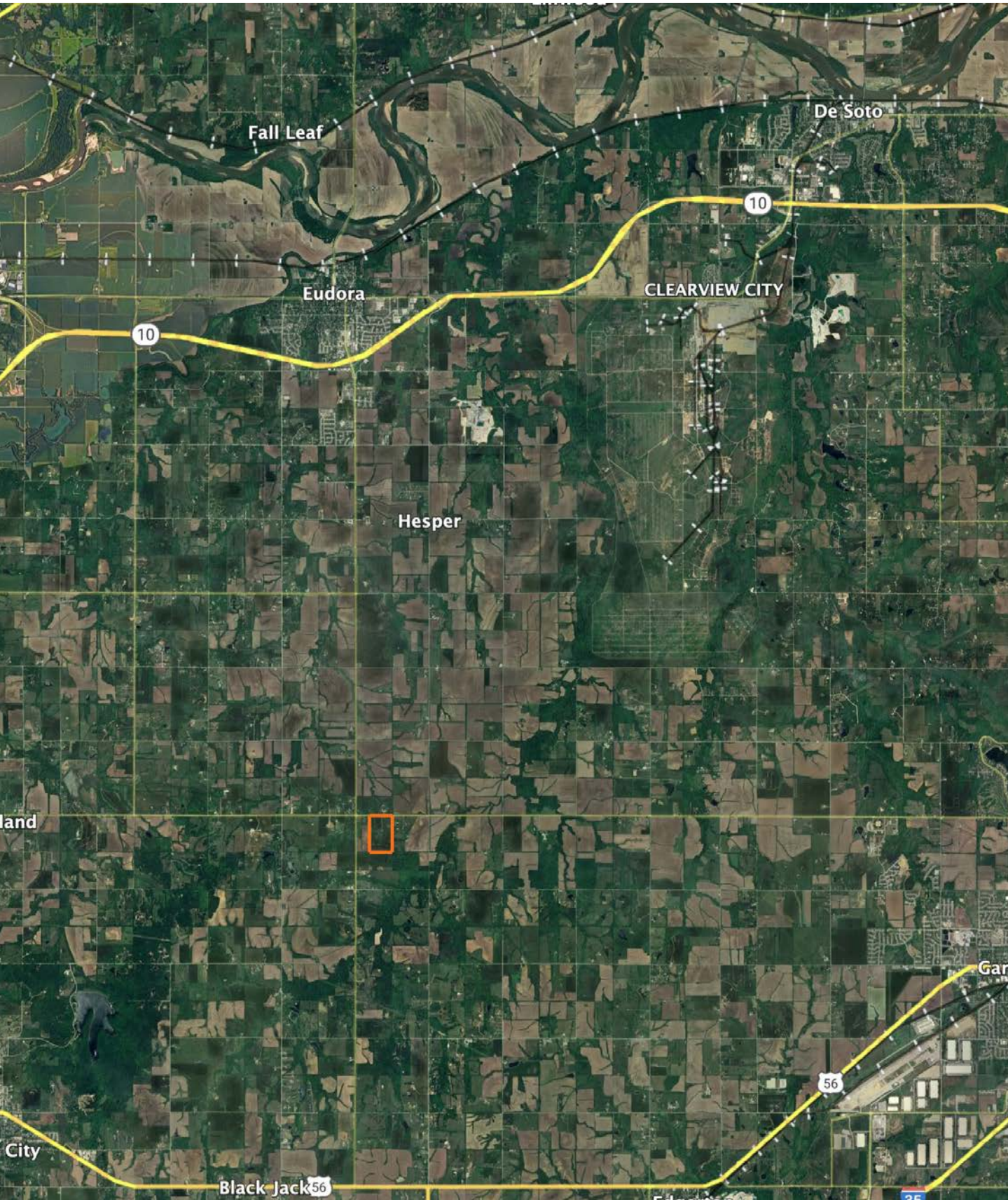
Area Symbol: KS045, Soil Area Version: 20

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
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	60.58	61.5%		> 6.5ft.	IIIe	3883	46	38	45	39
7600	Sibleyville complex, 3 to 7 percent slopes	17.24	17.5%		2.2ft. (Paralithic bedrock)	IVe	4235	57	57	51	44
8962	Woodson silt loam, 1 to 3 percent slopes	10.66	10.8%		> 6.5ft.	IIIs	4425	52	47	52	49
7302	Martin silty clay loam, 3 to 7 percent slopes	7.93	8.0%		> 6.5ft.	IIIe	4228	54	50	53	47
7051	Kennebec silt loam, frequently flooded	2.15	2.2%		> 6.5ft.	Vw	4125	77	77	62	62
Weighted Average						3.11	4036.2	*n 49.9	*n 44.1	*n 47.8	*n 42.1

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Skyler Wirsig is a seasoned steward of the land with a firm focus on developing and managing agricultural properties. Over 15 years, he has gained invaluable experience filming and hunting for the Outdoor Channel's Heartland Bowhunter, which has earned several accolades under his watch.

Hailing from Kansas City, Missouri, Skyler graduated from William Jewell College with degrees in Business Administration and Critical Thought & Inquiry. His previous role as an operations manager, handling sales and customer relationships across 20 countries, enhances his effectiveness as a real estate agent.

A dedicated sportsman, Skyler proudly holds the Archery Missouri State Record for an 8-point whitetail. Despite his professional accomplishments, he remains approachable, enjoying fishing, sports, and travel with his family. Skyler also volunteers for the Wounded Warriors in Action Foundation. Residing on his farm in Grain Valley, Missouri, with his wife and sons, Skyler brings a wealth of expertise and a down-to-earth attitude to land sales in the Midwest.



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