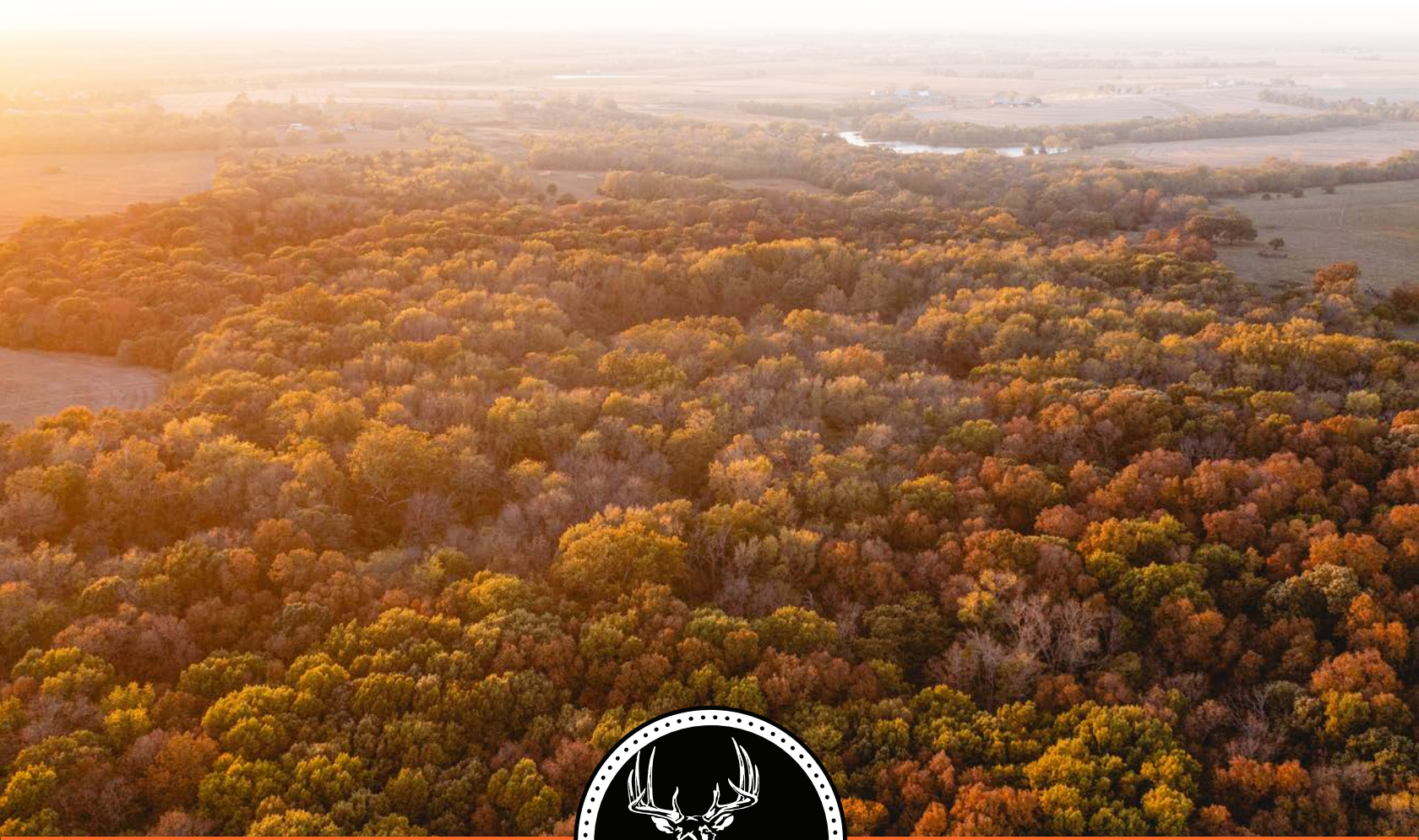


MIDWEST LAND GROUP PRESENTS

57.9 ACRES IN

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# DOUGLAS COUNTY KANSAS



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# PREMIER SMALL HUNTING TRACT OUTSIDE LAWRENCE

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This 57.9 +/- acres of prime hunting is located just south of Lawrence, Kansas. Surrounded by agricultural fields, you will quickly find out why this is the main hub for whitetail deer and turkey in the area.

While the opportunity to build on this acreage is there with Douglas County Water District #5 at the road along with Everygy, the real draw is central timber. With a long driveway to the timber, you could not ask for better seclusion. The timber is loaded with white oak, red oak, and burr oak as a great food source along with marketable mature walnuts. You will also notice the large sycamores bound to be loaded with roosting

turkeys. When you walk through the timber you would think there were cattle on site with the worn-down paths quickly showing you how the deer use the timber.

A large wet weather creek works its way through the timber, providing draws and bedding for the animals. In the center is an open area asking for a central food plot. The late-season draw here after all the crops are picked could be amazing.

If you are looking for a great place to hunt near city amenities, call Aaron Blount at (913) 256-5905 to schedule a showing.





# PROPERTY FEATURES

PRICE: **\$324,464** | COUNTY: **DOUGLAS** | STATE: **KANSAS** | ACRES: **57.9**

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- 57.9 +/- acres
- Large timber
- Whitetail deer
- Turkey
- Marketable timber
- Buildable
- 6 miles to Baldwin City
- 12 miles to Lawrence
- 12 miles to Ottawa
- 14 miles to Overbrook

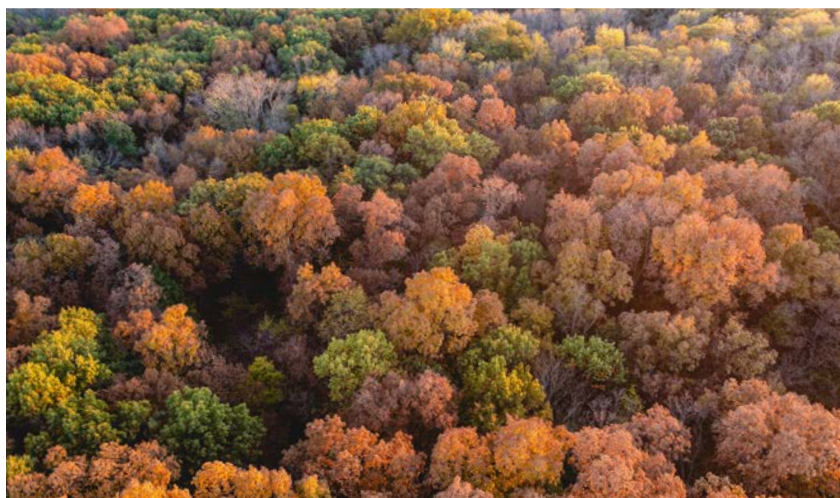
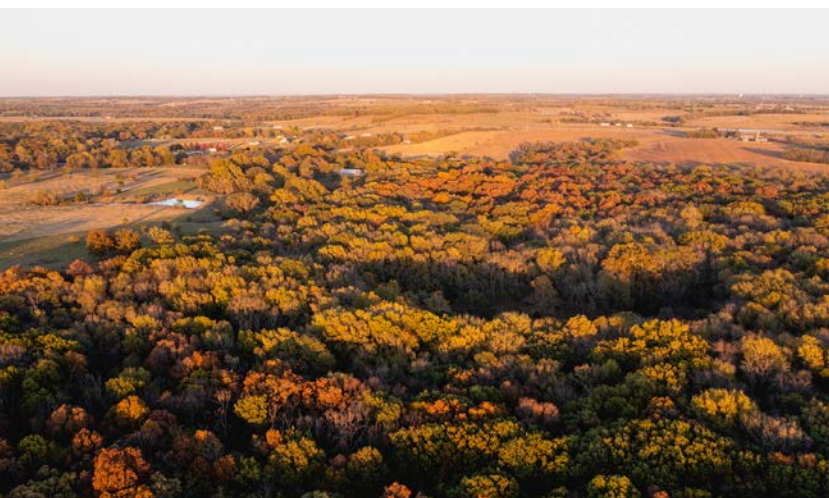
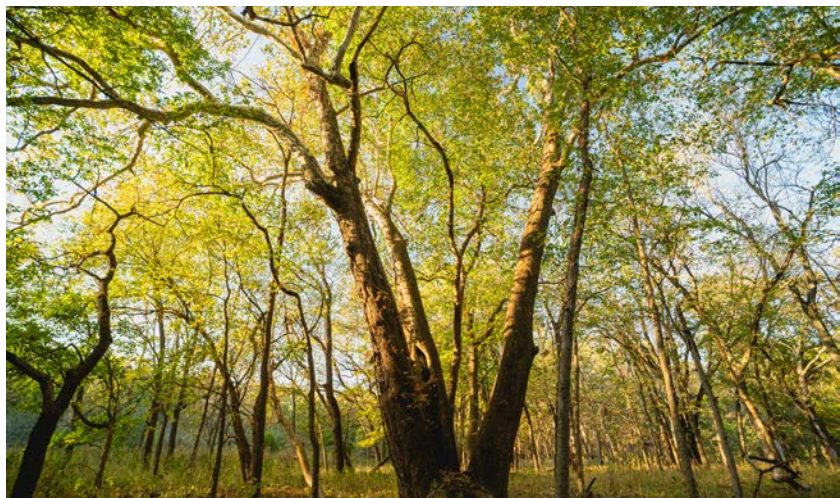
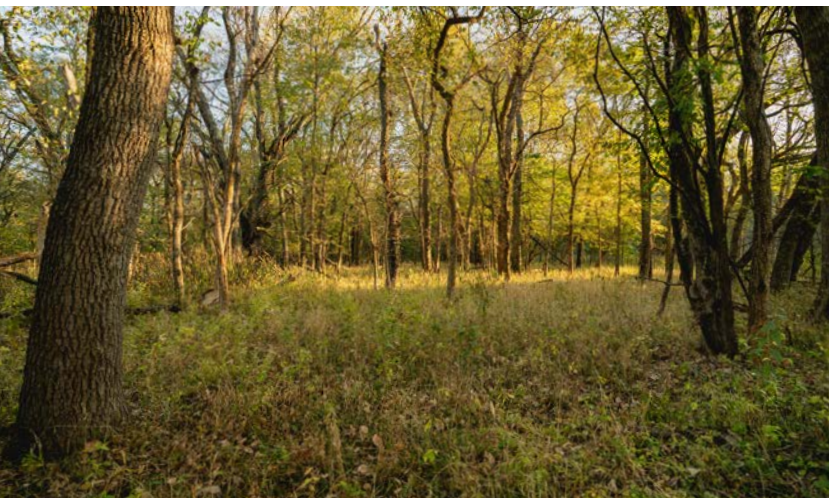




# LARGE TIMBER

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The timber is loaded with white oak, red oak, and burr oak as a great food source along with marketable mature walnuts. You will also notice the large sycamores bound to be loaded with roosting turkeys.





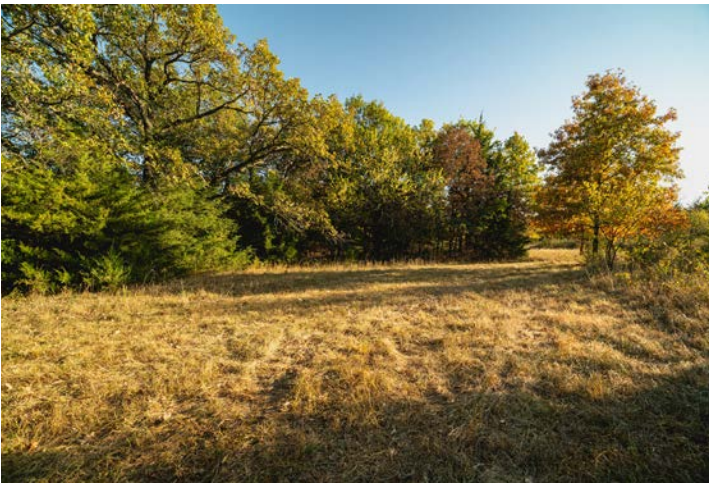
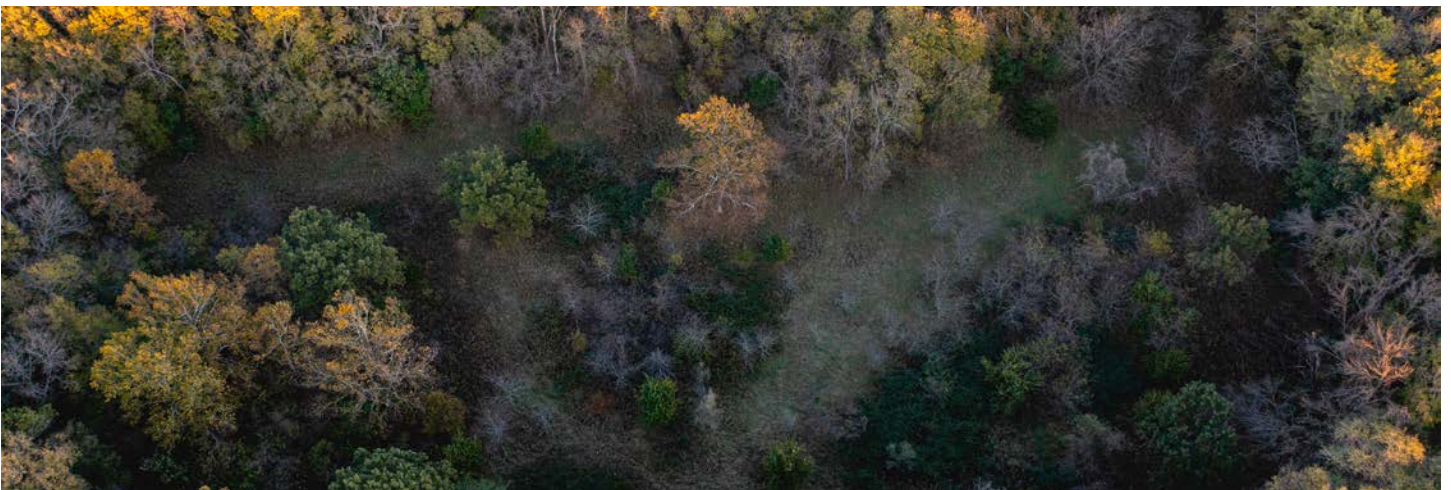
# WET WEATHER CREEK

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## POTENTIAL FOOD PLOT

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# BUILD SITE

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There is opportunity to build on this acreage with Douglas County Water District #5 at the road along and Everyg.





# HUNTING OPPORTUNITIES

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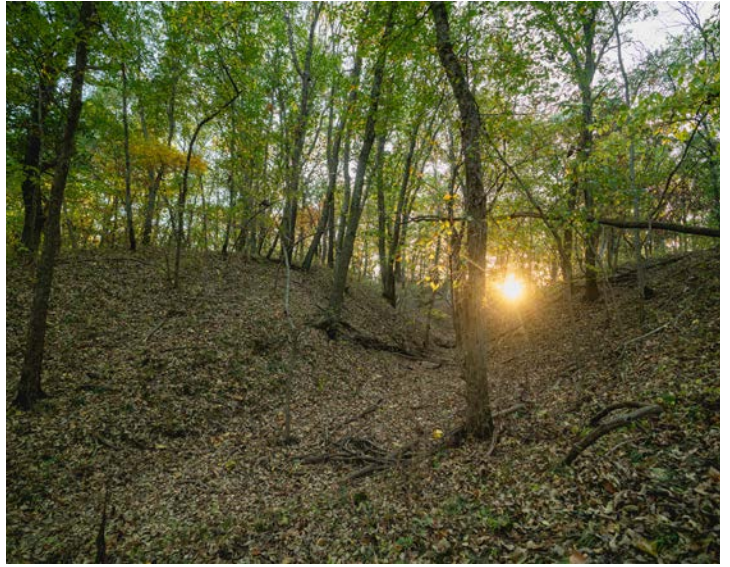
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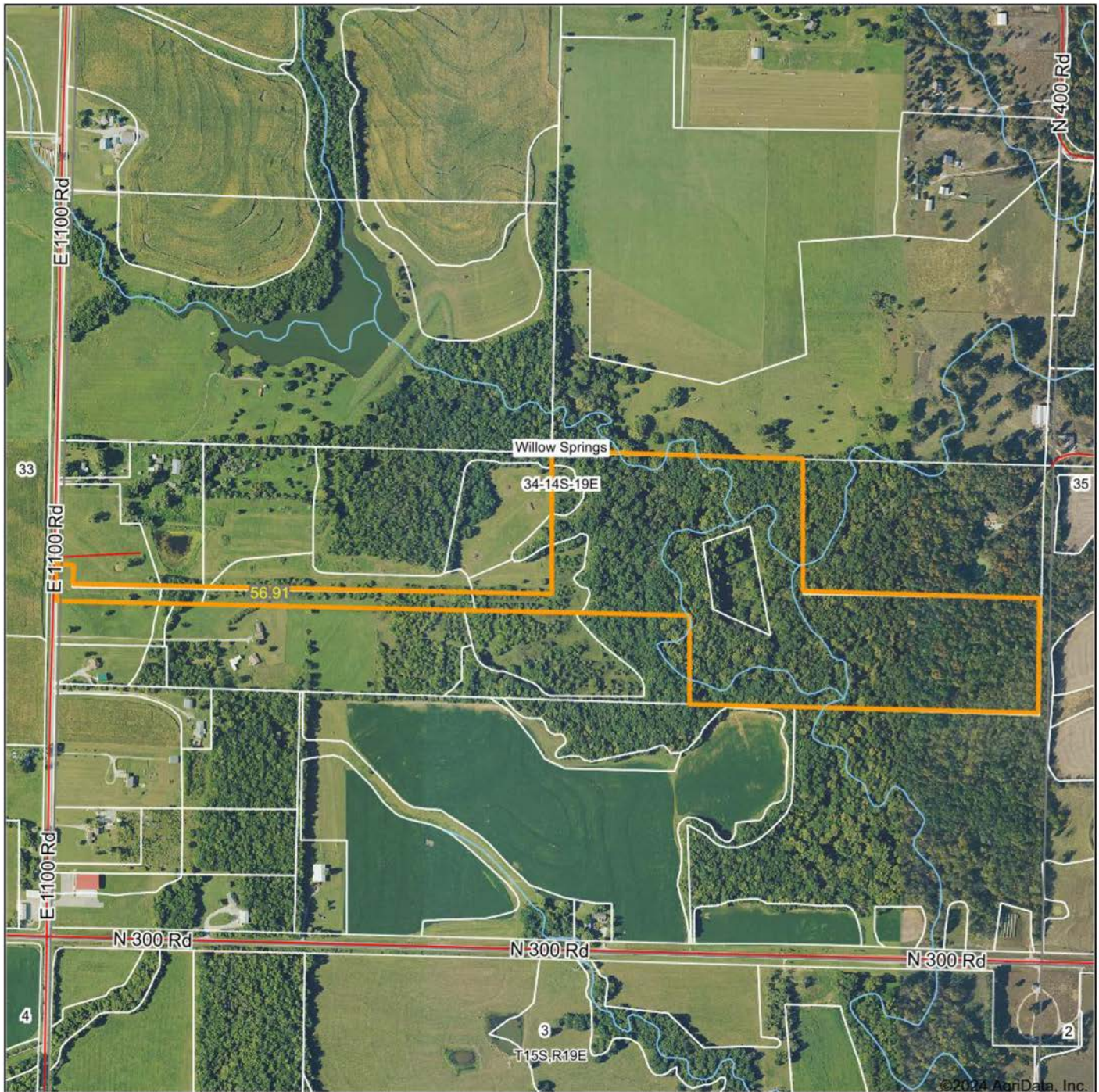
# ADDITIONAL PHOTOS

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# AERIAL MAP



Maps Provided By:



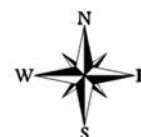
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Boundary Center: 38° 47' 16.29, -95° 17' 18.13

0ft 831ft 1662ft

34-14S-19E  
Douglas County  
Kansas

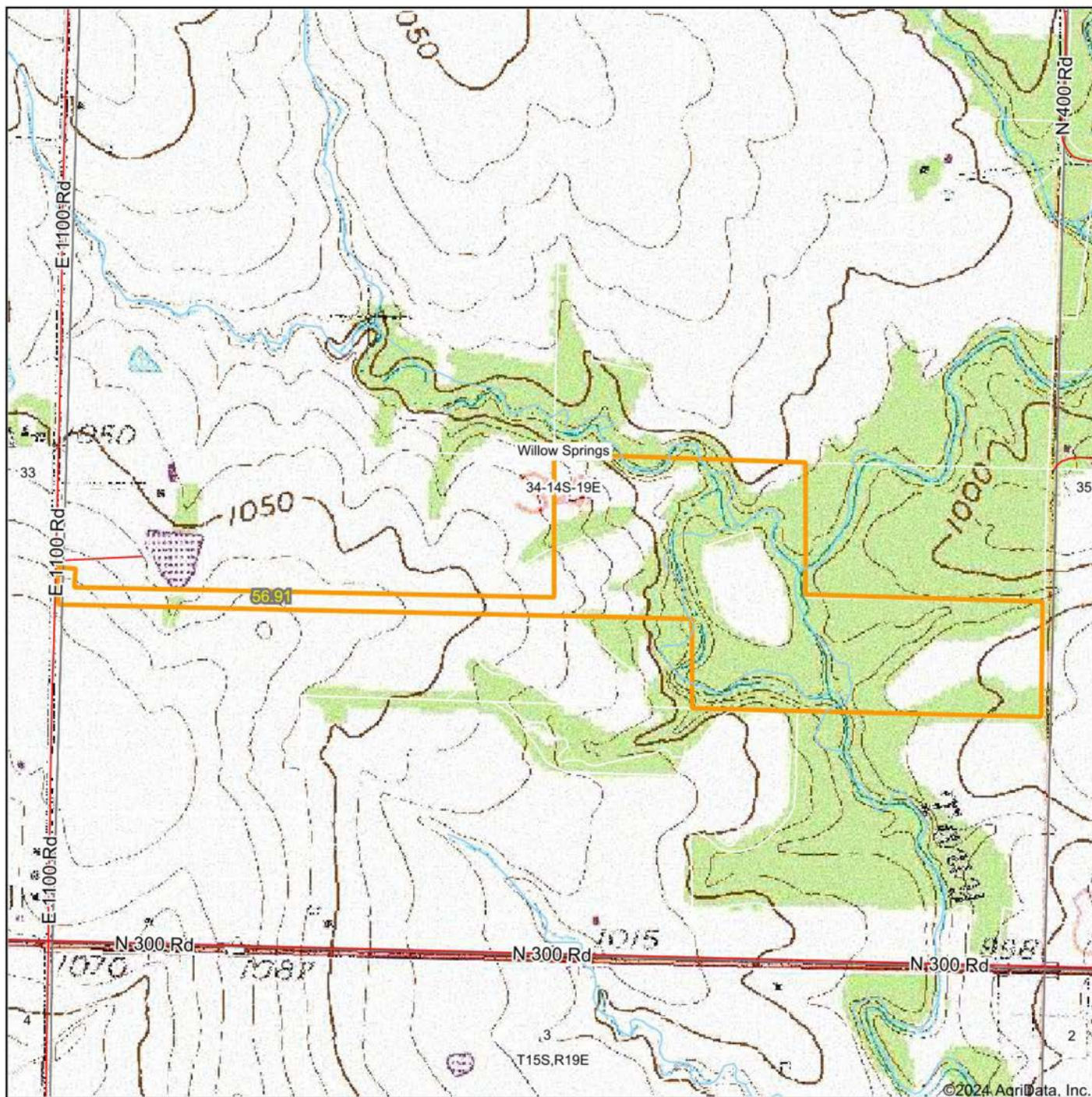


8/21/2024

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



# TOPOGRAPHY MAP



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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Map Center: 38° 47' 17.71, -95° 17' 18.09

0ft 831ft 1662ft

**34-14S-19E**  
**Douglas County**  
**Kansas**

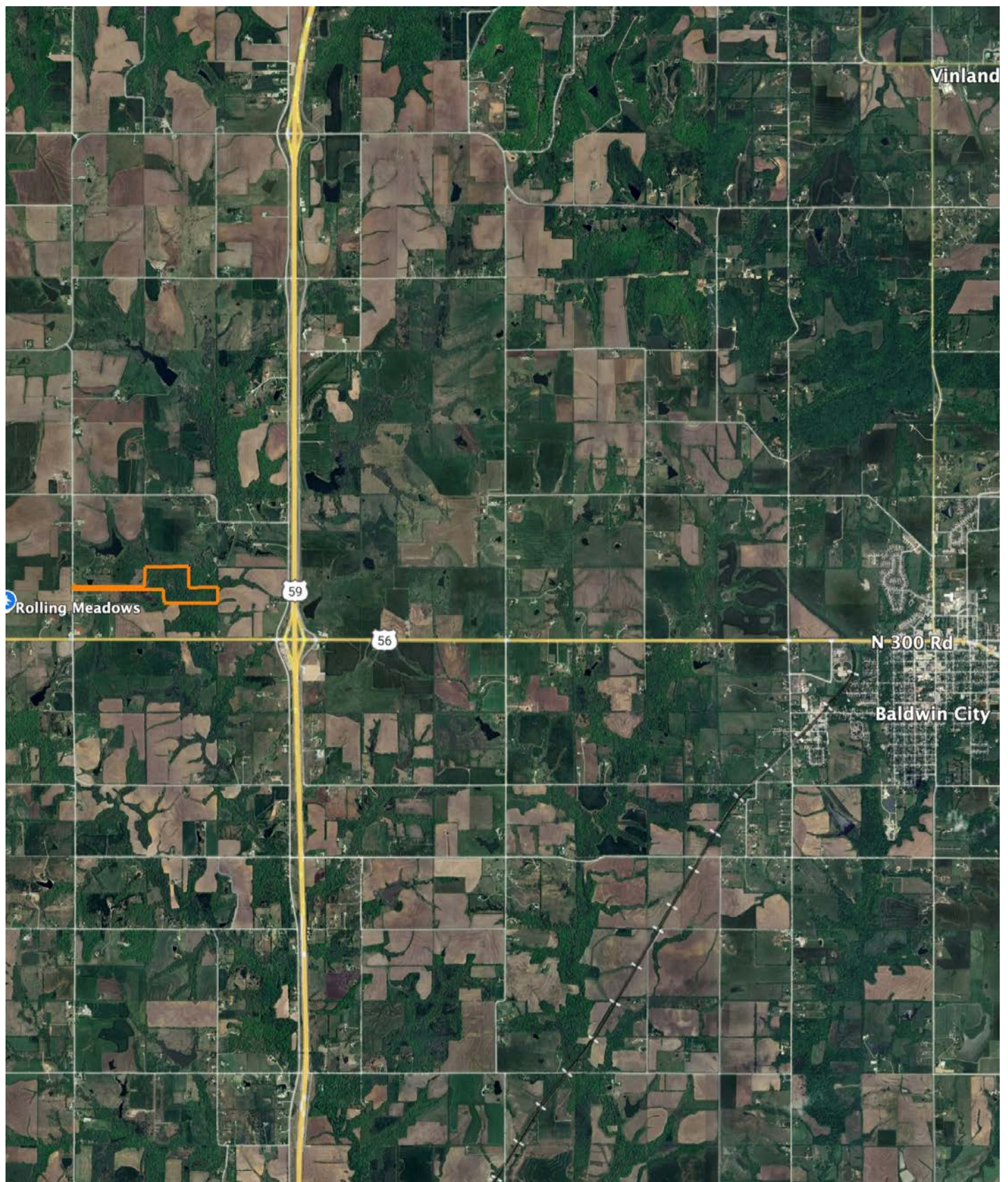


8/21/2024

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



# 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](mailto:ABlount@MidwestLandGroup.com)



## MidwestLandGroup.com

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