

MIDWEST LAND GROUP PRESENTS

78 ACRES

SHAWNEE COUNTY, KS

6524 SE 101ST STREET, BERRYTON, KANSAS, 66409



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

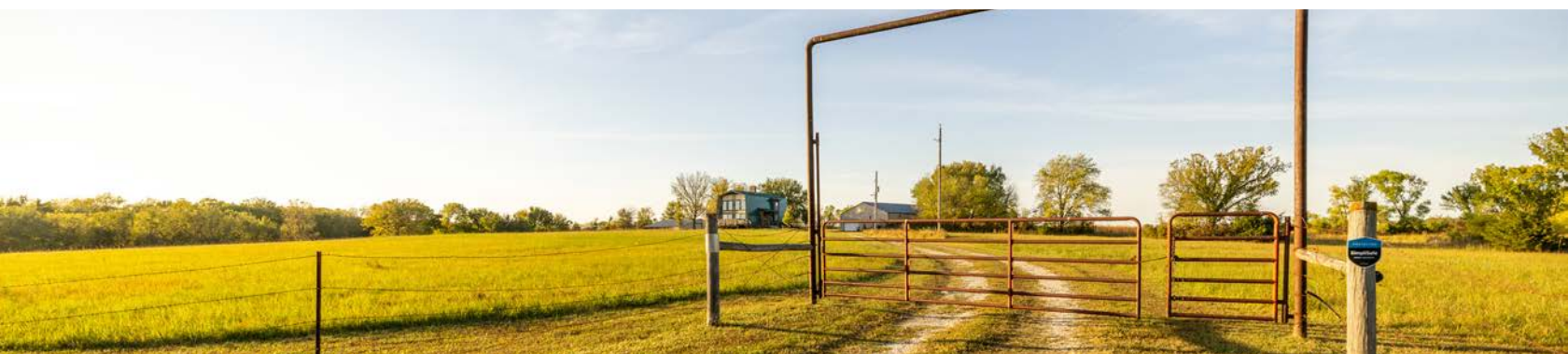
78 +/- PREMIER ACRES OF WATERFOWL, BUCKS, AND FISHING

This one-of-a-kind home on 78 +/- acres of prime hunting ground that backs up to Clinton Lake Corps of Engineers is an outdoor enthusiast's dream! Located in Berryton, Kansas on blacktop SE 101st Street, you enter through a custom metal gate and see the custom home and barns surrounded by 20 +/- acres of ground currently hayed. The well-built custom home features a cabin-like feel with wood accents, a brand-new green metal roof and gutters, big, beautiful windows overlooking the deck, a wood fireplace, and a wooden staircase that leads to an upstairs loft overlooking the living room. With over 2,200 square feet of living space, the home offers 3 bedrooms and 2 baths above ground, and a finished basement including multiple storage rooms and a bathroom. The two shops include a massive 80'x48' and a 48'x32' for all your shop and storage needs. Plenty of space to make this home or call it base camp all hunting season!

To the north of the home is where this special piece of ground gets exciting for the outdoorsman! There are 3 beautiful ponds full of fish including crappie, bass, and

catfish. Most of the time you will find Canadian Geese and various species of duck using these ponds flying in from Clinton Lake. It is definitely in the flyway! There are 33 acres previously entered into CRP that provide amazing cover for the booner whitetail Kansas is known for and the plentiful Eastern Turkeys! The CRP bedding is surrounded on 3 sides with timber littered with oak trees, cedars, draws, and Clinton Public ground making the CRP prime bedding. Imagine this, in the middle of the CRP, I can picture sitting in a Redneck blind overlooking a few acres of green lush clover, as deer pile into the only food source around after the area's crops are pulled. A mature bruiser buck chasing does around the field during the rut sounds magical! With the easy south access on the east and west sides of the property, you are bound to have the perfect scenario for a great rut hunt in sweet November!

Live here or have it as your vacation home to enjoy fishing, hunting, and relaxing! But warning, you may never want to leave. I can't wait to show it to you! Give Aaron Blount a call today for your private tour.



PROPERTY FEATURES

PRICE: **\$697,000** | COUNTY: **SHAWNEE** | STATE: **KANSAS** | ACRES: **78**

- 78 +/- acres in Shawnee County, Kansas
- 2,200+ sq. ft. custom home
- Brand new metal roof
- 84'x40' shop with half concrete
- 48'x32' barn
- 3 ponds
- Big deer history
- Turkey, ducks, quail
- CRP bedding
- Public hunting and fishing at Clinton State Park nearby
- Between Topeka and Lawrence



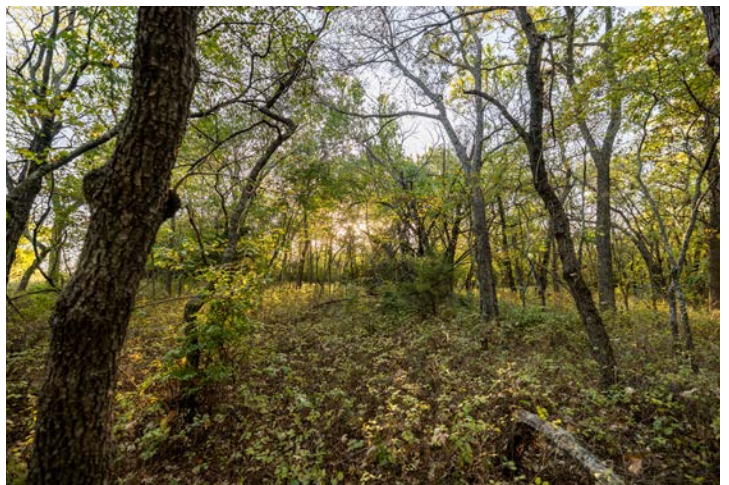
2,200+ SQ. FT. CUSTOM HOME



84'X40' SHOP WITH HALF CONCRETE



CRP BEDDING



3 PONDS

There are 3 beautiful ponds full of fish including crappie, bass, and catfish. Most of the time you will find Canadian Geese and various species of duck using these ponds flying in from Clinton Lake.



HUNTING OPPORTUNITIES



AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 53' 15.82, -95° 32' 42.17

29-13S-17E
Shawnee County
Kansas

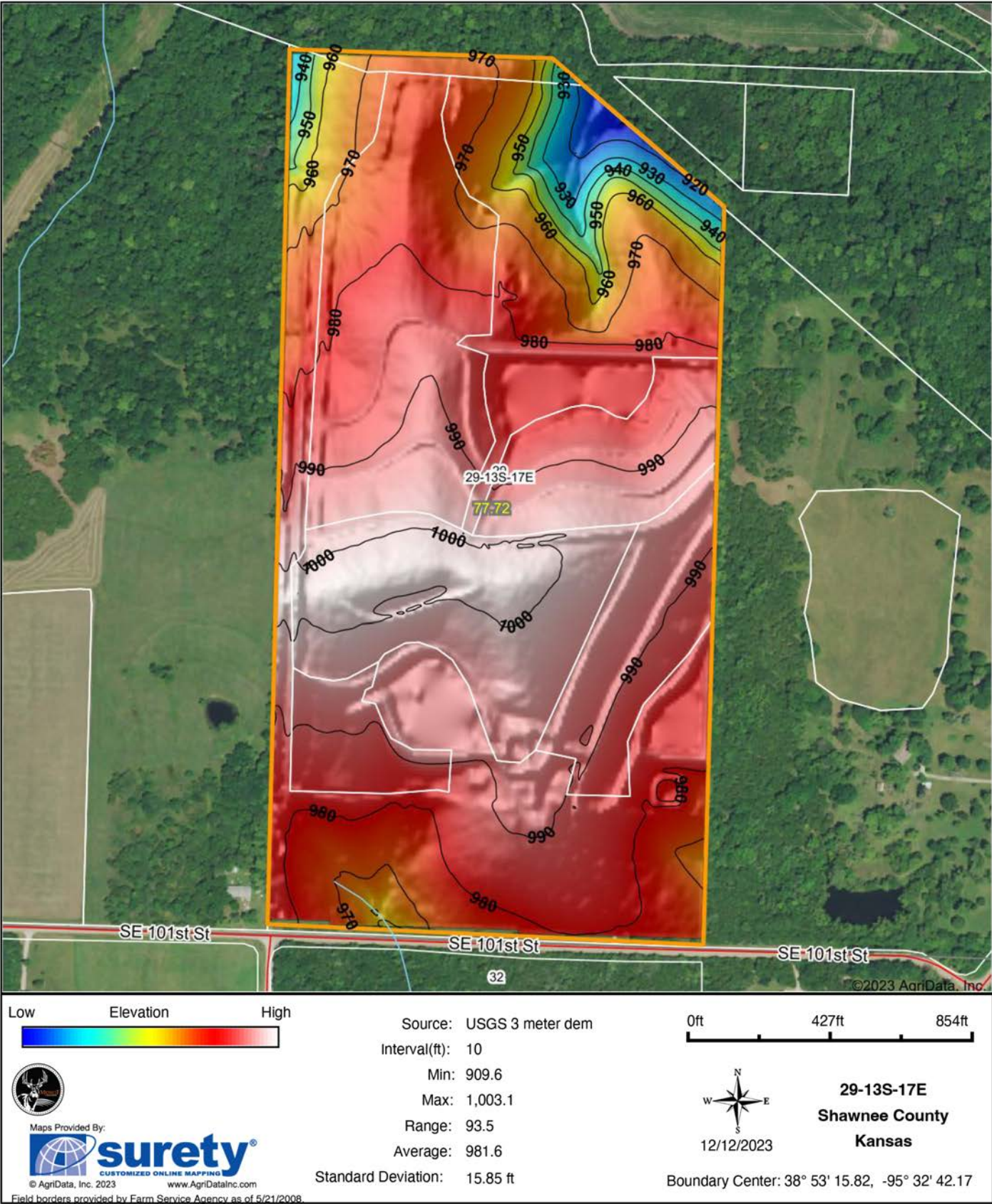
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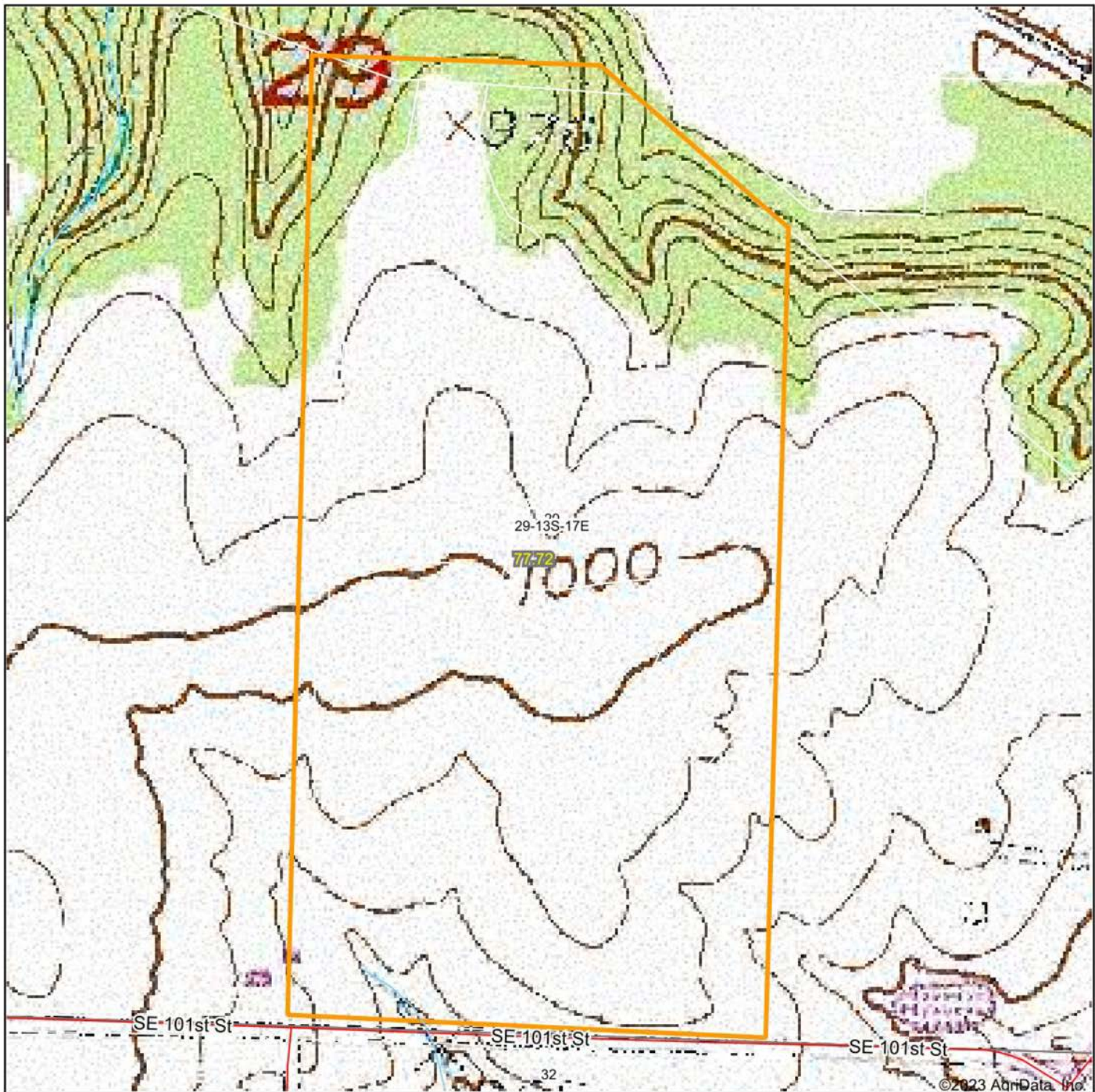
12/12/2023

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

HILLSHADE MAP



TOPOGRAPHY MAP



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING
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Map Center: 38° 53' 15.77, -95° 32' 41.82

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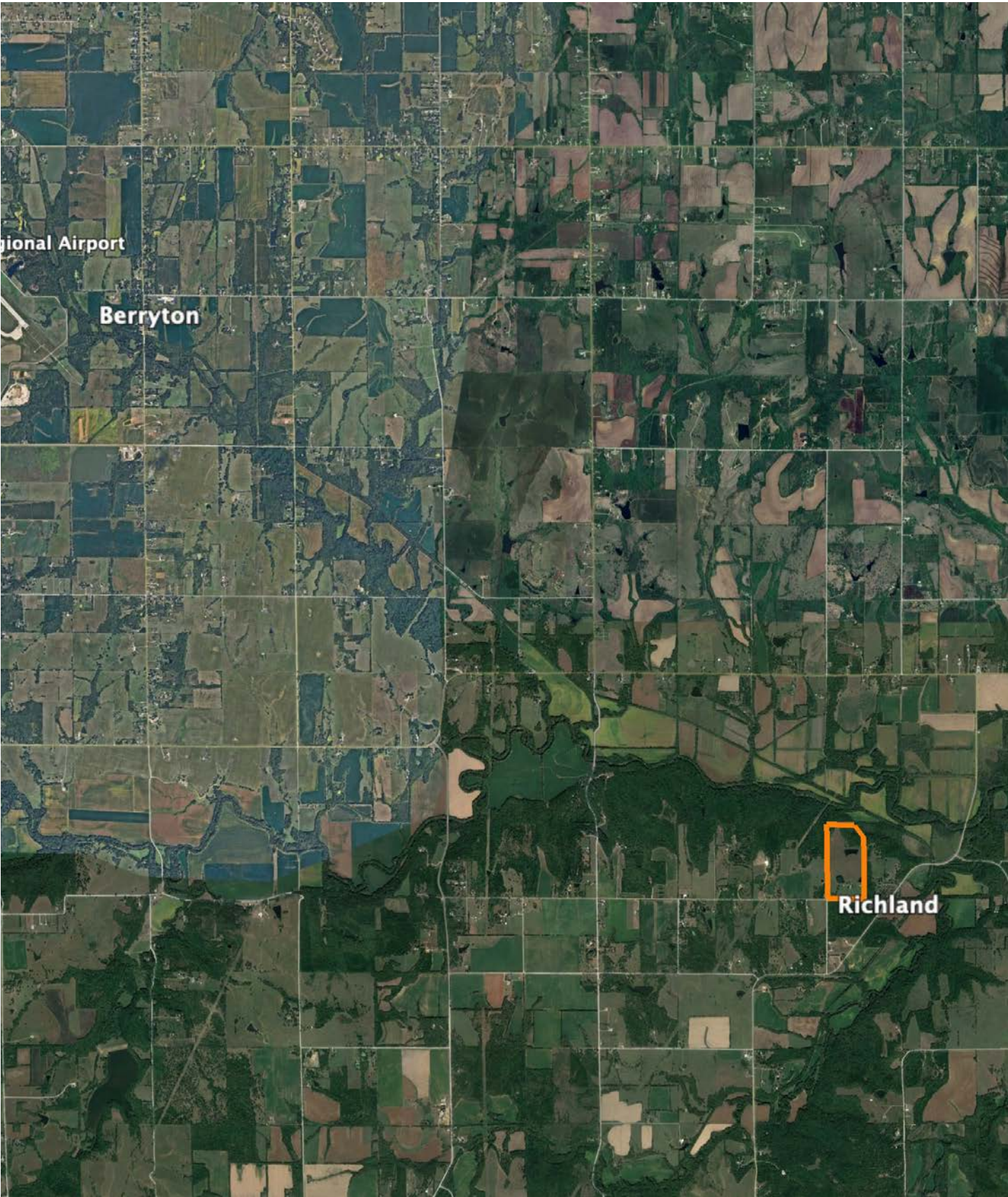
29-13S-17E
Shawnee County
Kansas



12/12/2023

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.



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