

MIDWEST LAND GROUP PRESENTS

32.8 ACRES IN

DOUGLAS COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

JAM-PACKED 32.8 +/- ACRE BUILD SITE CLOSE TO LAWRENCE

Midwest Land Group presents 32.8 +/- acres located just south of the home of the Kansas Jayhawks in Baldwin City, Kansas. Everyone wants the same thing, 20-40 acres of land to build a home, a pond, a section of trees, and some open ground for recreation. Well, here it is!

Character! Character! Character! This 32.8 +/- acres has it all! As you enter the property you will find an open hay field perfect for a set of building plans to come together for your dream home or run your driveway to the middle of the property for that highly sought-after seclusion. Douglas County Rural Water District 5 advised there is room for a water meter, along with Everygy Electric service at the road. On the east side of the property,

you will find 10 +/- acres of timber jam-packed full of cut trails, 2 ponds, another larger pond to complete, and a massive amount of deer sign. The property then opens up to a large hay meadow surrounded by trees that only lack a secluded food plot to be able to properly chase those beautiful Kansas bucks and eastern turkeys coming from the large section of timber.

With just a short 12-minute drive to Lawrence for work or KU basketball games, this property and location will be tough to obtain again. Reach out to Midwest Land Group Agent Aaron Blount at (913) 256-5905 for your private showing.



PROPERTY FEATURES

PRICE: **\$355,456** | COUNTY: **DOUGLAS** | STATE: **KANSAS** | ACRES: **32.8**

- 32.8 +/- acres
- Water and electric available
- Premium build site
- 2 ponds and 1 big pond needing to be completed
- 10 +/- acres of timber
- Amazing hunting neighborhood
- Blacktop roads in either direction
- Short drives to amenities
- 9 minutes to Baldwin City
- 12 minutes to Lawrence
- 16 minutes to Overbrook



PREMIUM BUILD SITE

As you enter the property you will find an open hay field perfect for a set of building plans to come together for your dream home or run your driveway to the middle of the property for that highly sought-after seclusion. Douglas County Rural Water District 5 advised there is room for a water meter, along with Everygy Electric service at the road.



10 +/- ACRES OF TIMBER



EASY ACCESS TO AMENITIES

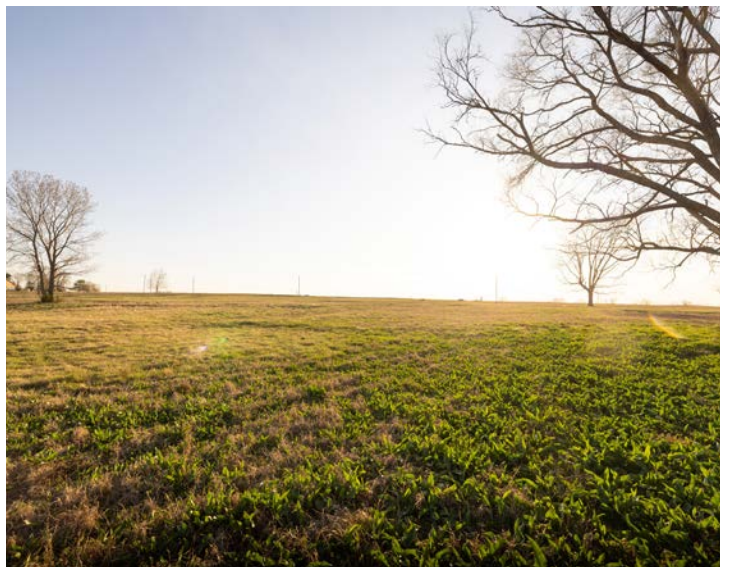
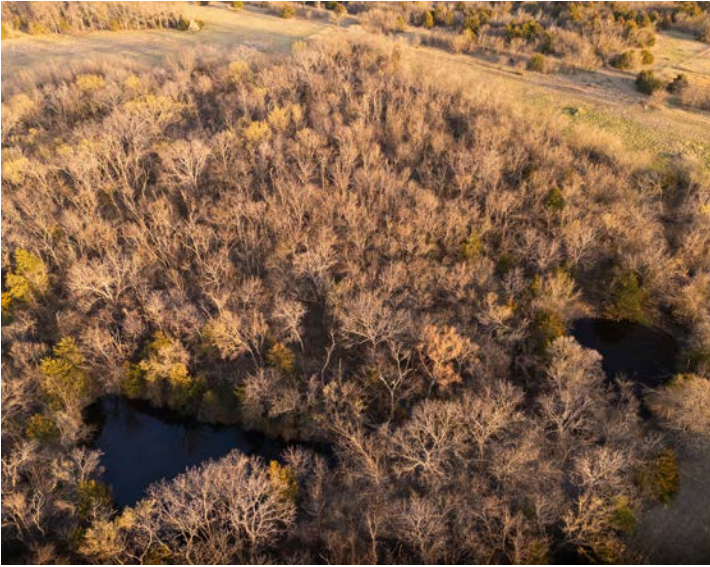


AMAZING HUNTING NEIGHBORHOOD

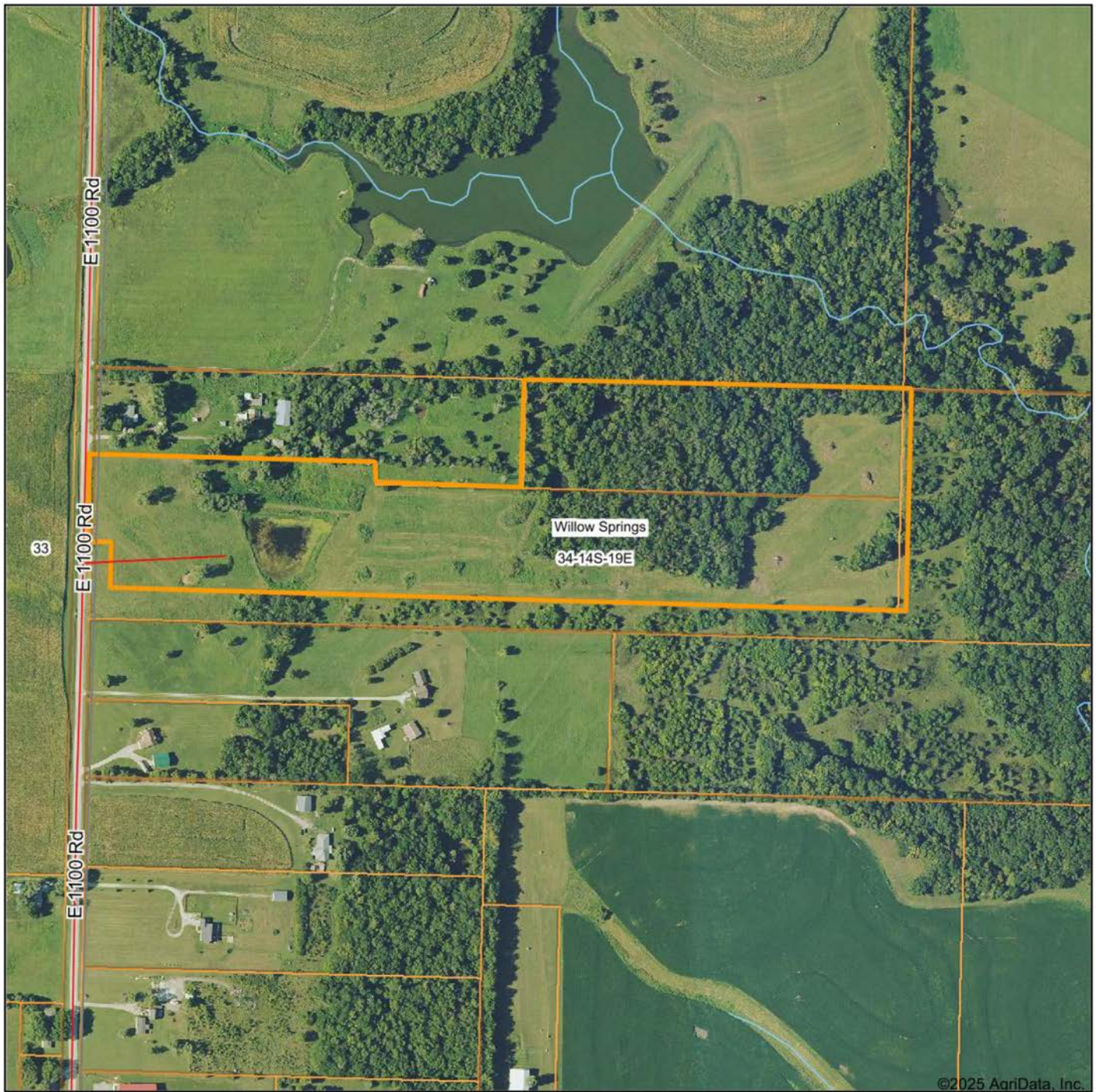
The property then opens up to a large hay meadow surrounded by trees that only lack a secluded food plot to be able to properly chase those beautiful Kansas bucks and eastern turkeys coming from the large section of timber.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 47' 19.3, -95° 17' 34.57

0ft 502ft 1005ft



Maps Provided By:



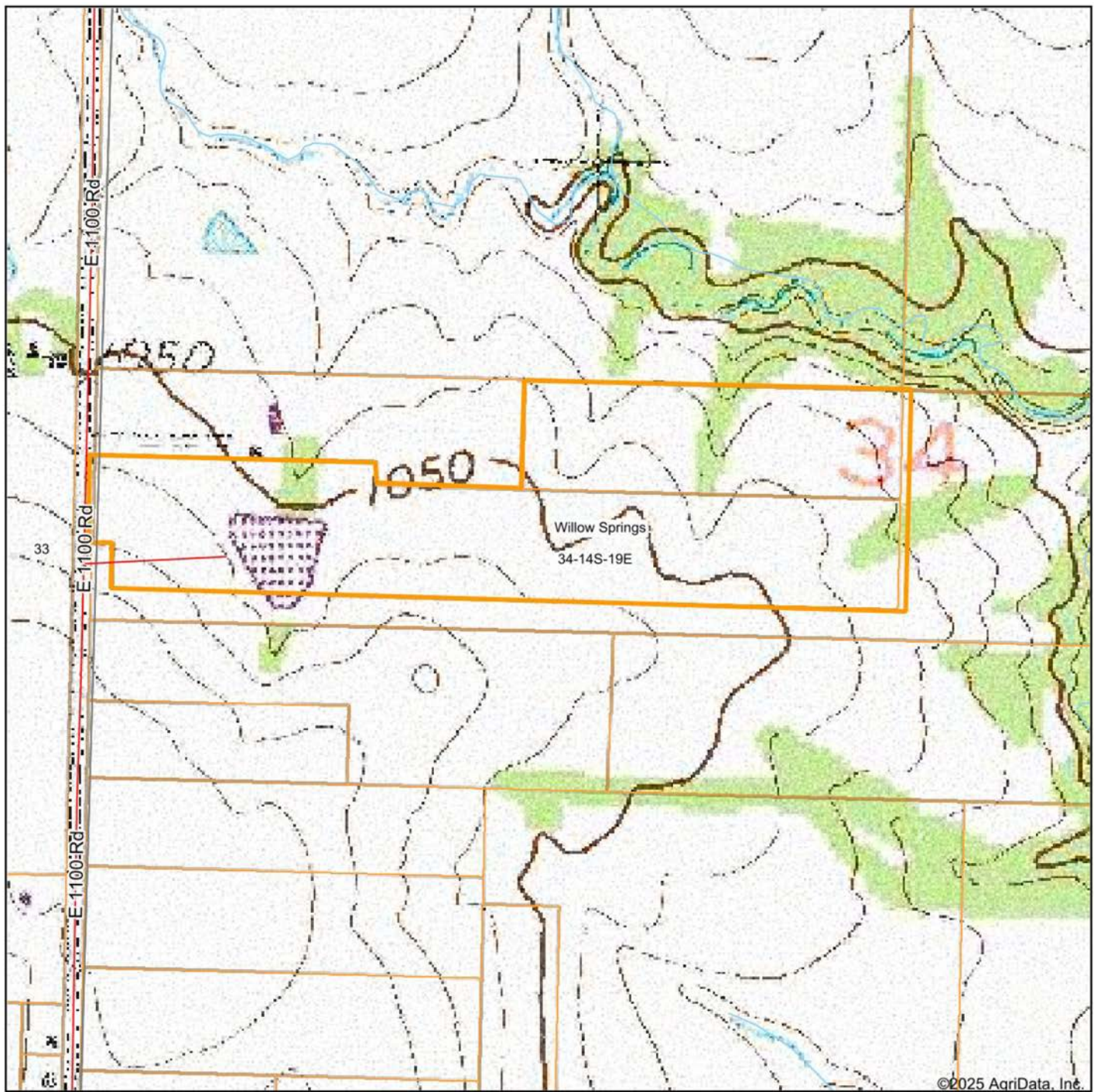
CUSTOMIZED ONLINE MAPPING
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34-14S-19E
Douglas County
Kansas



2/21/2025

TOPOGRAPHY MAP



Maps Provided By:



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Map Center: 38° 47' 17.46, -95° 17' 32.49

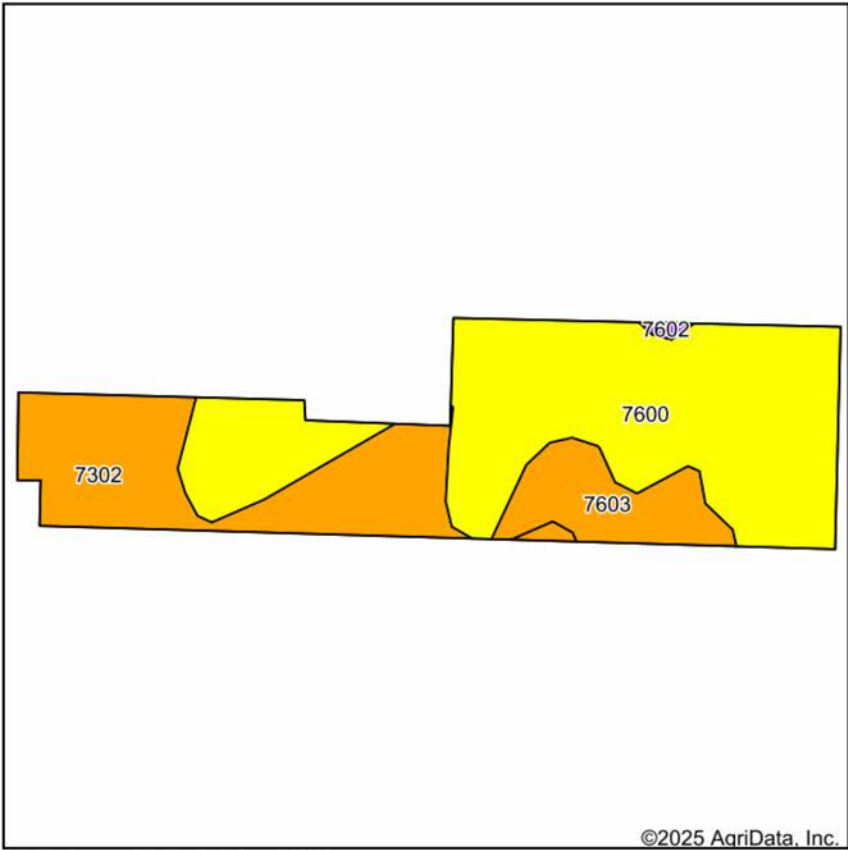
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34-14S-19E
Douglas County
Kansas



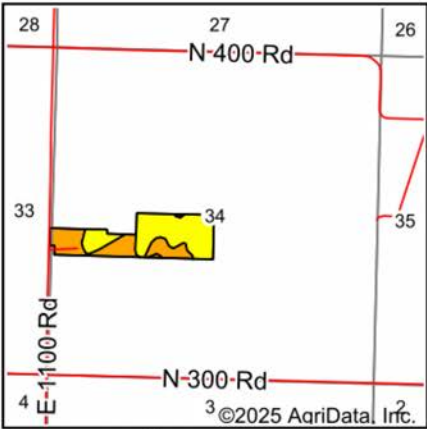
2/21/2025

SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Kansas**
County: **Douglas**
Location: **34-14S-19E**
Township: **Willow Springs**
Acres: **33.57**
Date: **2/21/2025**



Maps Provided By:



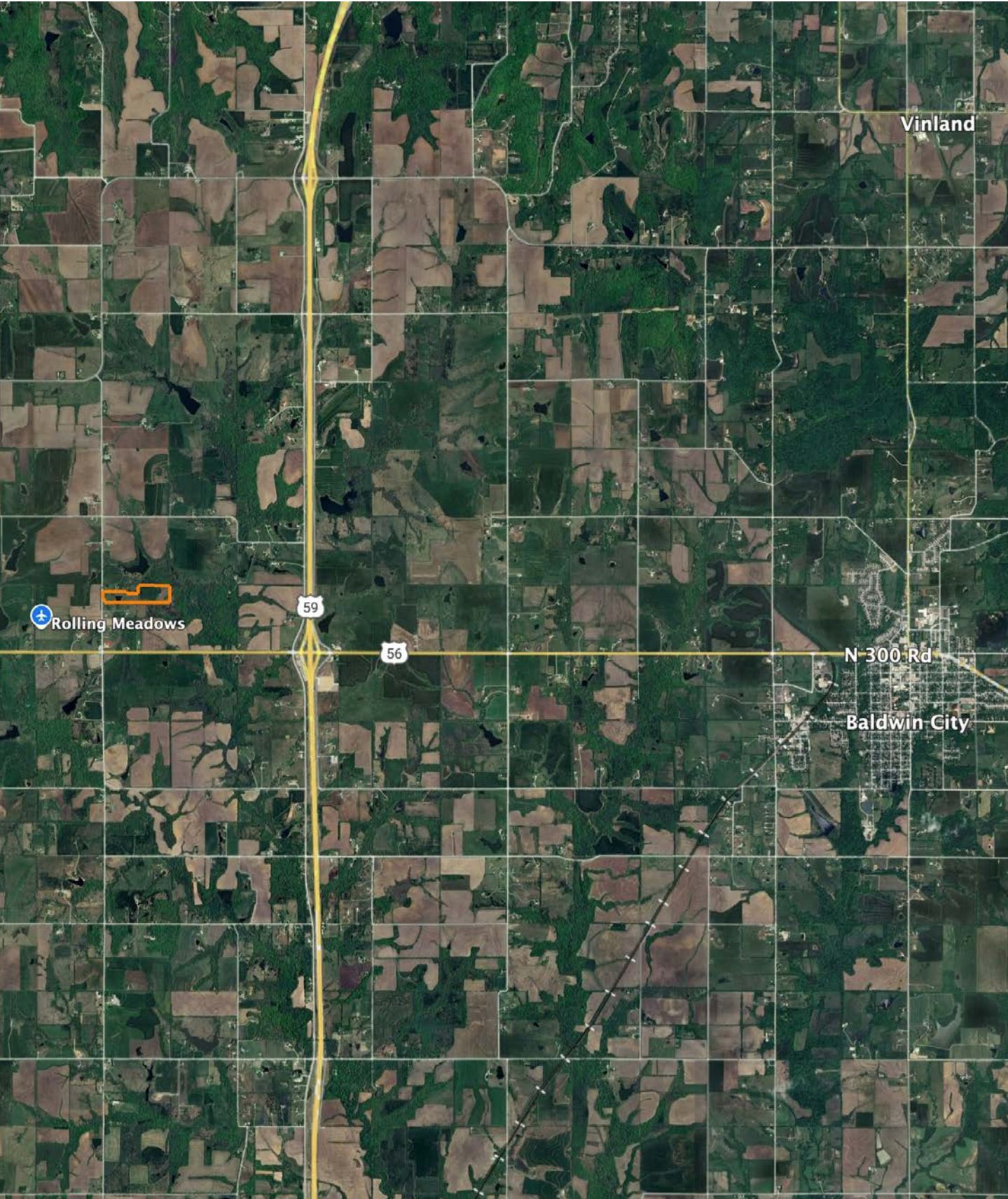
Area Symbol: KS045, Soil Area Version: 21

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	*n NCCPI Cotton
7600	Sibleyville complex, 3 to 7 percent slopes	20.25	60.3%		2.2ft. (Paralithic bedrock)	IVe	4235	57	57	51	44	26
7302	Martin silty clay loam, 3 to 7 percent slopes	9.47	28.2%		> 6.5ft.	IIle	4228	54	50	53	47	
7603	Sibleyville loam, 3 to 7 percent slopes	3.72	11.1%		2.2ft. (Paralithic bedrock)	IIle	4338	54	52	52	48	25
7602	Sibleyville complex, 7 to 12 percent slopes	0.13	0.4%		2.2ft. (Paralithic bedrock)	VIe	4250	58	58	51	44	28
Weighted Average						3.61	4244.5	*n 55.8	*n 54.5	*n 51.7	*n 45.3	*n 18.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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