

MIDWEST LAND GROUP PRESENTS

16 ACRES IN

MIAMI COUNTY KANSAS



HEDGE LANE, PAOLA, KANSAS, 66064

MIDWEST LAND GROUP IS HONORED TO PRESENT

COUNTRY RETREAT WITH INCOME IN PAOLA

This 16 +/- acres in Miami County, Kansas offer open space, accessibility, and access to the Marais De Cygnes River. Located just east of Osawatomie, Kansas, West 343rd Street will lead you to Hedge Lane with all blacktop access and electricity at the road.

The property is made up of 14 +/- acres of fertile farmland featuring mostly Class II soils creating immediate income from the tenant farmer. On the east end of the property you will find an open timber pocket on the edge of the

river. This makes the perfect spot for a recreational campsite to escape the city. I could imagine a person and their kids/grandkids fishing for those big Marais Des Cygne catfish the river is known for and then starting up the campfire for a hot dog dinner and smores dessert.

If you are looking for an affordable weekend getaway, this is it! Give Aaron a call at (913) 256-5905 to take a look.

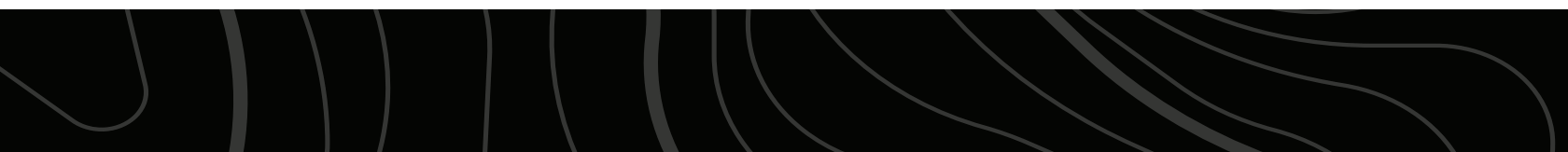


PROPERTY FEATURES

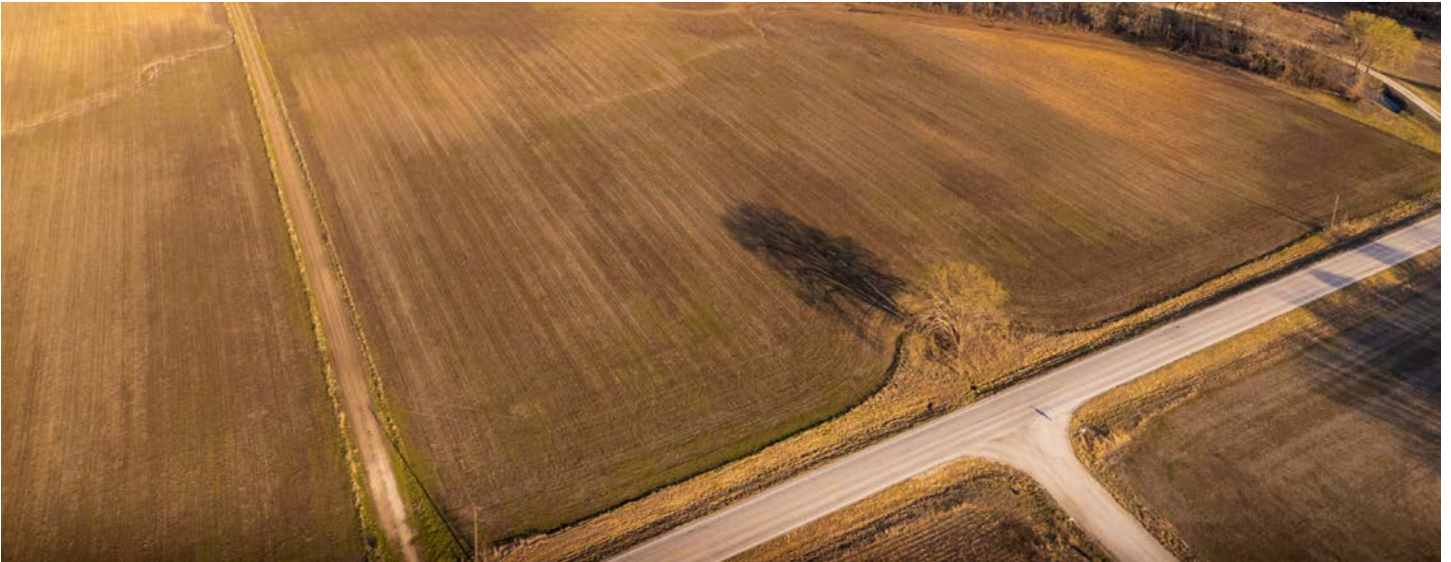
PRICE: **\$129,900** | COUNTY: **MIAMI** | STATE: **KANSAS** | ACRES: **16**

- Marais De Cygnes River access
- Blacktop road frontage
- Electric at the road
- Hunting and fishing
- Awesome camping area
- 4 miles from Osawatomie
- 6 miles from Paola

MARAIS DE CYGNES RIVER ACCESS



BLACKTOP ROAD FRONTAGE



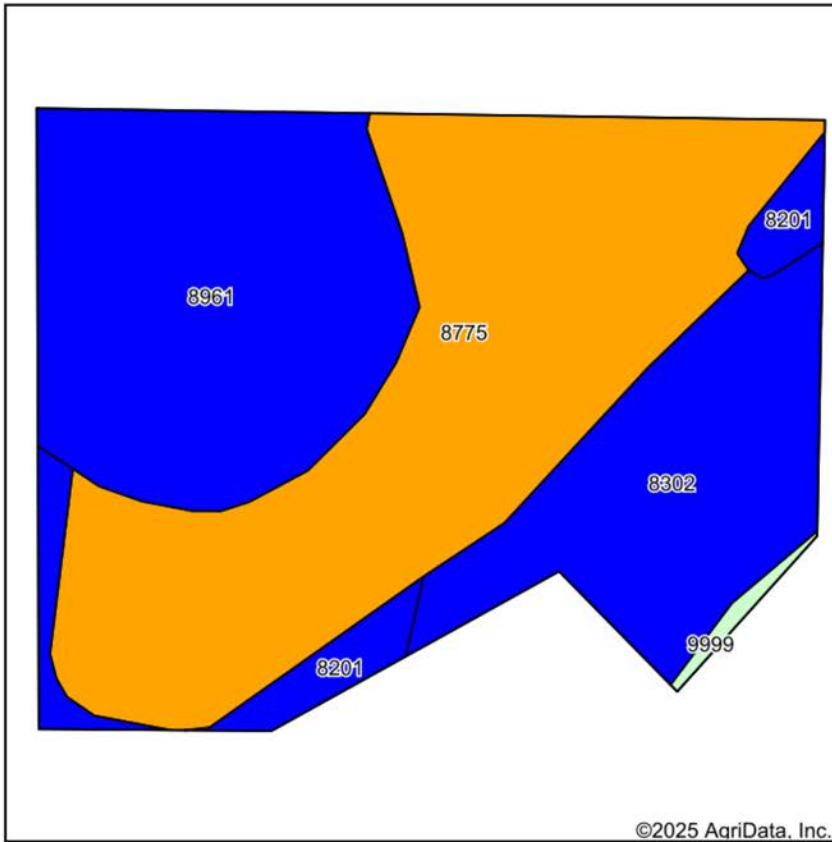
14 +/- ACRES OF FARMLAND



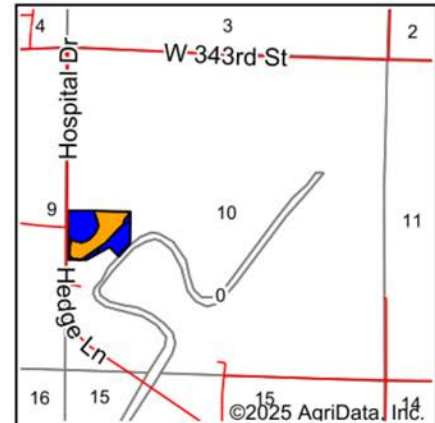
AERIAL MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Miami**
 Location: **10-18S-23E**
 Township: **Valley**
 Acres: **16.89**
 Date: **3/24/2025**



Maps Provided By:



Area Symbol: KS121, Soil Area Version: 25

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
8775	Kenoma silt loam, 1 to 3 percent slopes	7.48	44.2%		5.7ft. (Lithic bedrock)	Ille	3888	59	56	58	59	54
8961	Woodson silt loam, 0 to 1 percent slopes	5.11	30.3%		> 6.5ft.	Ilis	4233	53	48	52	50	44
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	3.26	19.3%		> 6.5ft.	Ilw	7758	82	82	63	75	55
8201	Osage silty clay loam, 0 to 1 percent slopes, occasionally flooded	0.94	5.6%		> 6.5ft.	Ilw	7282	47	44	46	42	35
9999	Water	0.10	0.6%		> 6.5ft.		0					
Weighted Average						*-	4905.2	*n 60.6	*n 57.6	*n 56.1	*n 58.1	*n 49.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.