

MIDWEST LAND GROUP PRESENTS

97 ACRES IN

MIAMI COUNTY KANSAS



WEST 327TH STREET, PAOLA, KANSAS, 66071

MIDWEST LAND GROUP IS HONORED TO PRESENT

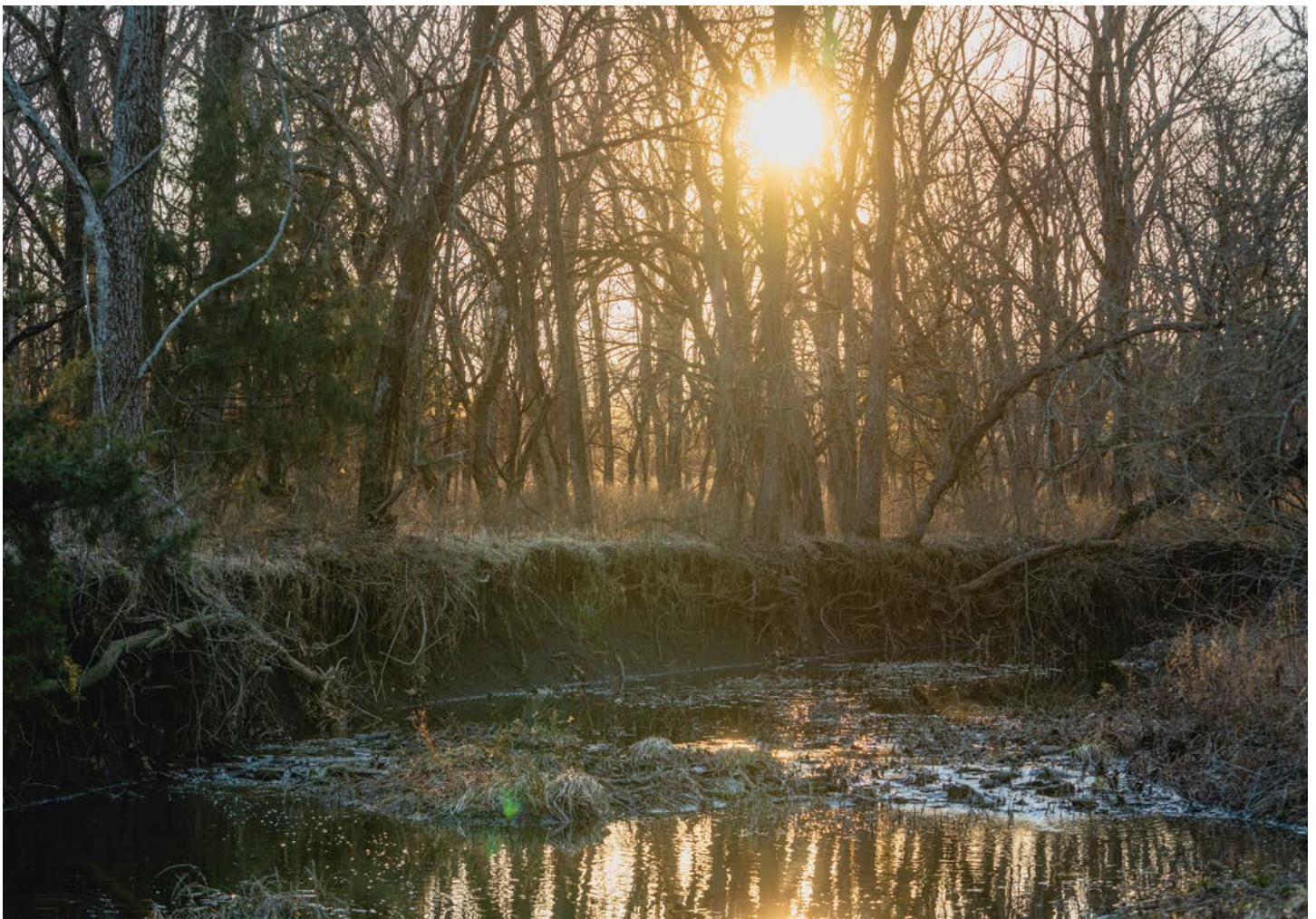
VERSATILE MIAMI COUNTY ACREAGE

This 97 +/- acre property is located in southern Paola, Miami County, Kansas. The property is full of diversity with a large timber draw, an amazing wet-weather creek, warm-weather grasses, and hay ground that could be turned back to tillable. The previous tillable ground has Class III soils made up of Kenoma silt loam and Bucyrus silty clay loam. The farm is actively being used for hay, cattle, and oil production providing immediate income.

The diverse habitat provides exceptional conditions for a strong whitetail deer and turkey population for hunting opportunities. A walk through this farm and you

will quickly see with a little work, the hunting prospects would quickly flourish. The property is located on blacktop as 327th Street is the southern border along with hard surface Plum Creek Road on its eastern border. The property has electricity and rural water at the road for residential buildings.

Don't miss out on the opportunity to own a great farm in Miami County! Contact Aaron Blount at (913) 256-5905 for additional information, disclosures, or to schedule a showing.



PROPERTY FEATURES

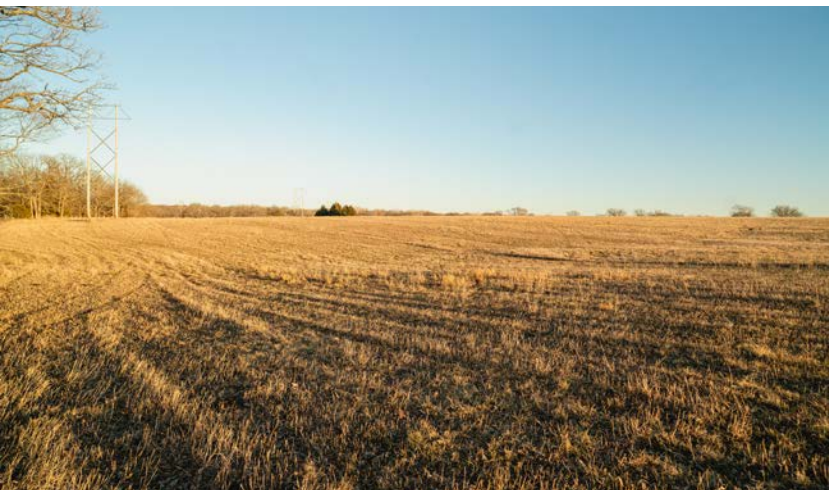
PRICE: **\$652,178** | COUNTY: **MIAMI** | STATE: **KANSAS** | ACRES: **97**

- Water and electric at the road
- Blacktop frontage
- Income from cattle, oil, and hay
- Big buck neighborhood
- Eastern turkey
- Gorgeous wet-weather creek
- 5 minutes to Paola
- 5 minutes to Osawatomie
- 25 minutes to Ottawa
- 30 minutes to Olathe



PRODUCTIVE INCOME-PRODUCING FARM

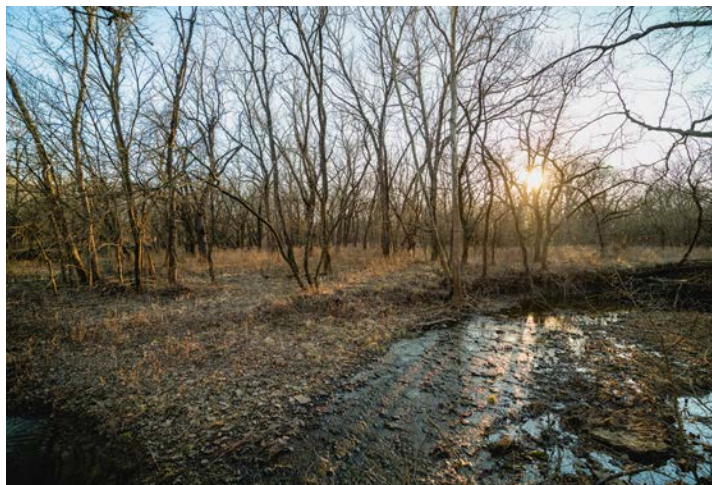
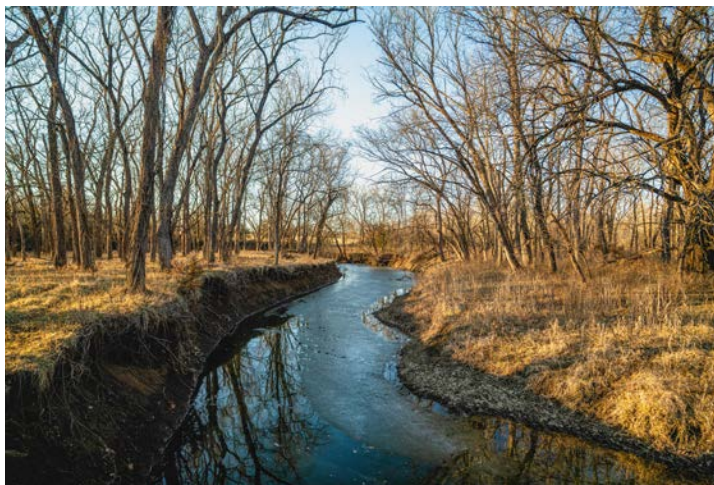
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POTENTIAL BUILD SITE

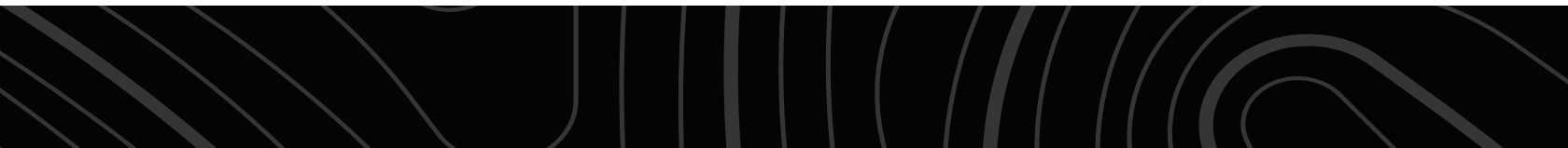


GORGEOUS WET-WEATHER CREEK

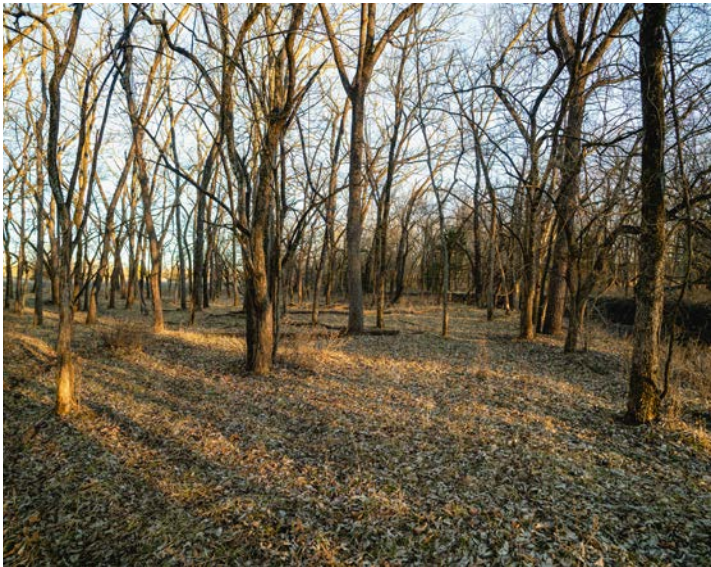


DIVERSE HABITAT

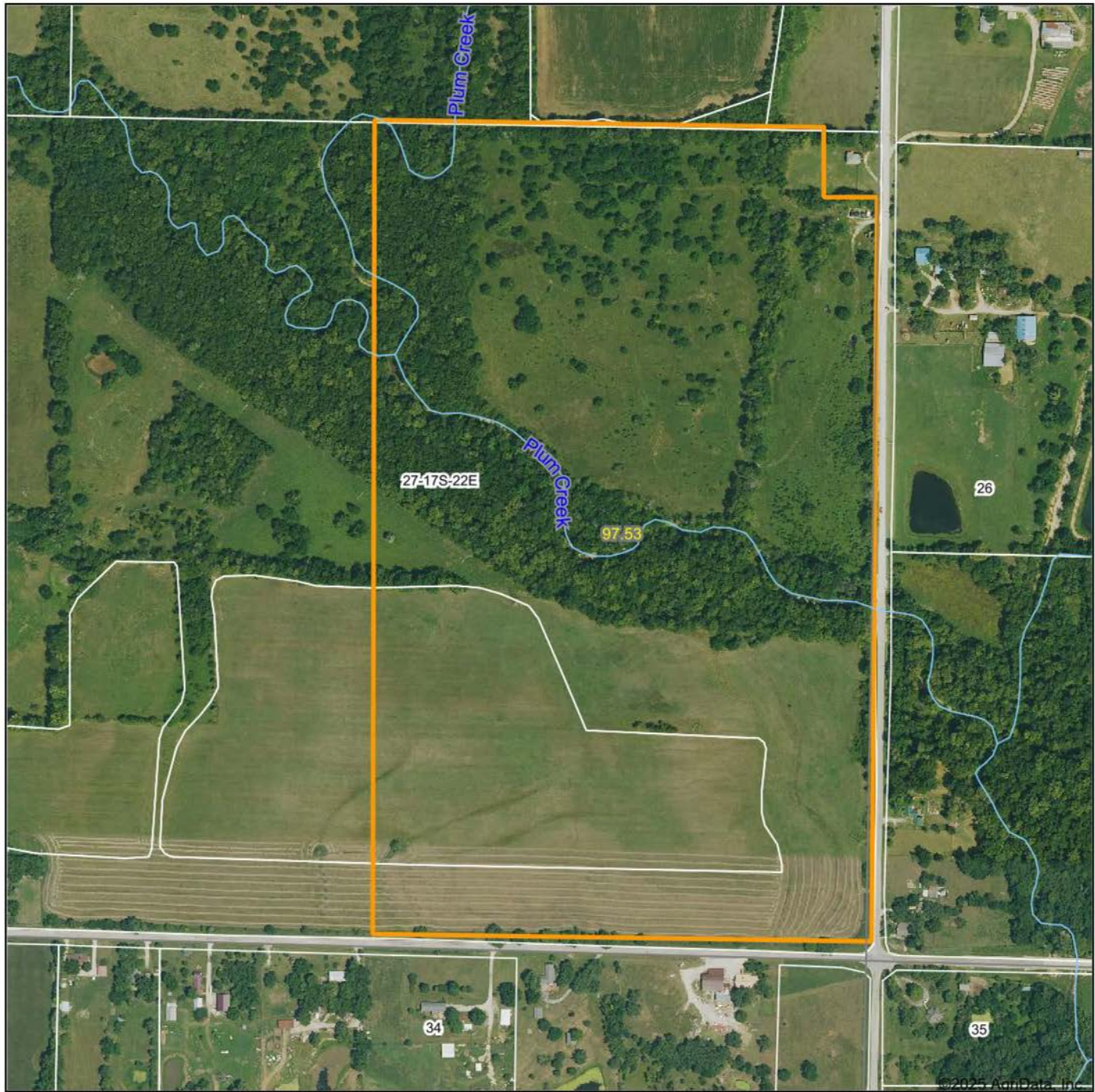
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ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 32' 18.67, -94° 57' 29.31

0ft 504ft 1007ft

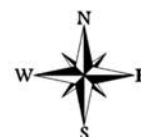


Maps Provided By:



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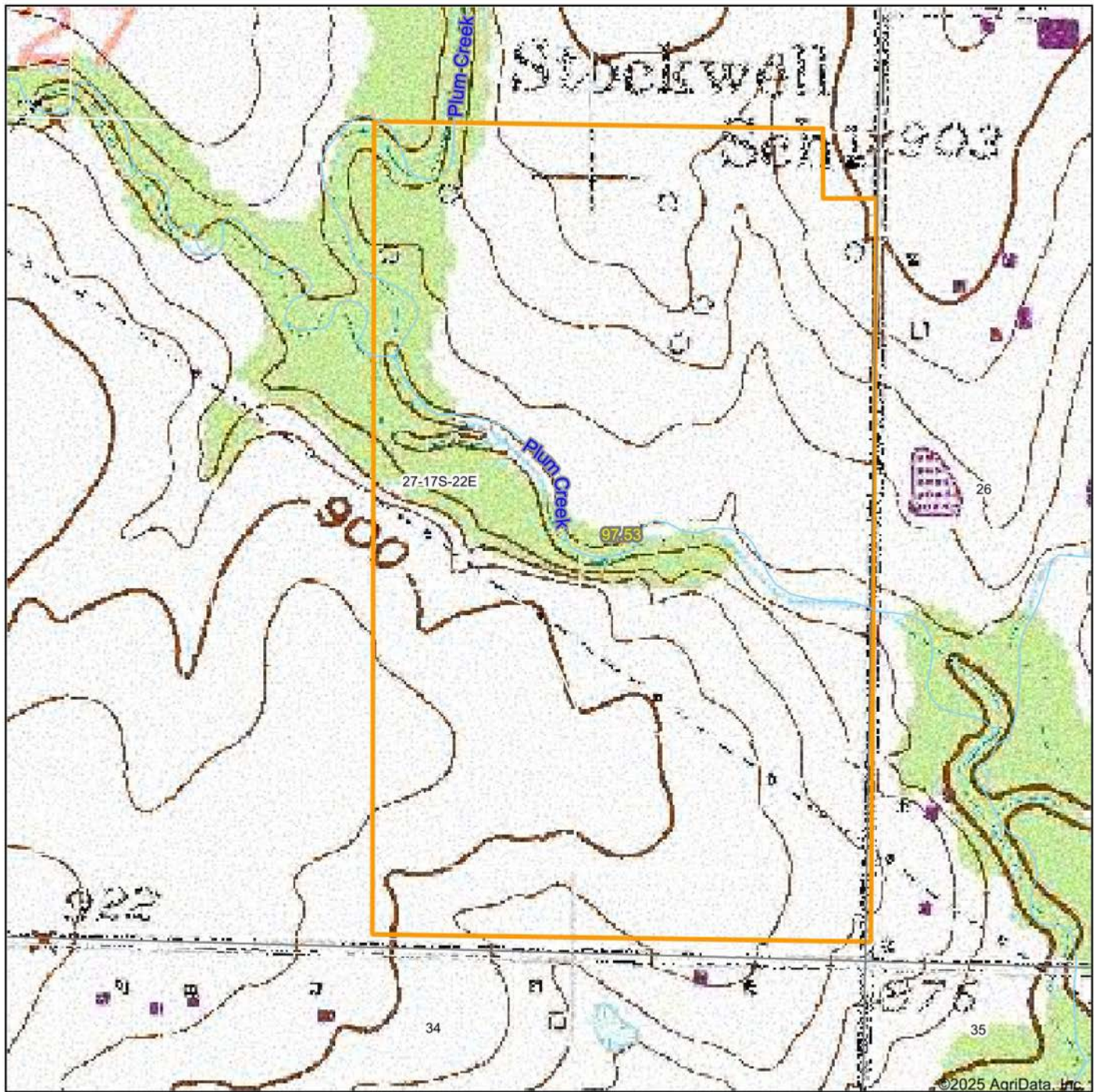
27-17S-22E
Miami County
Kansas



3/10/2025

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

TOPOGRAPHY MAP



Map Center: 38° 32' 18.09, -94° 57' 32.31

0ft 504ft 1007ft

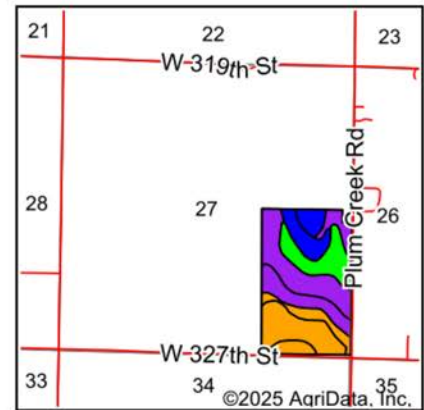
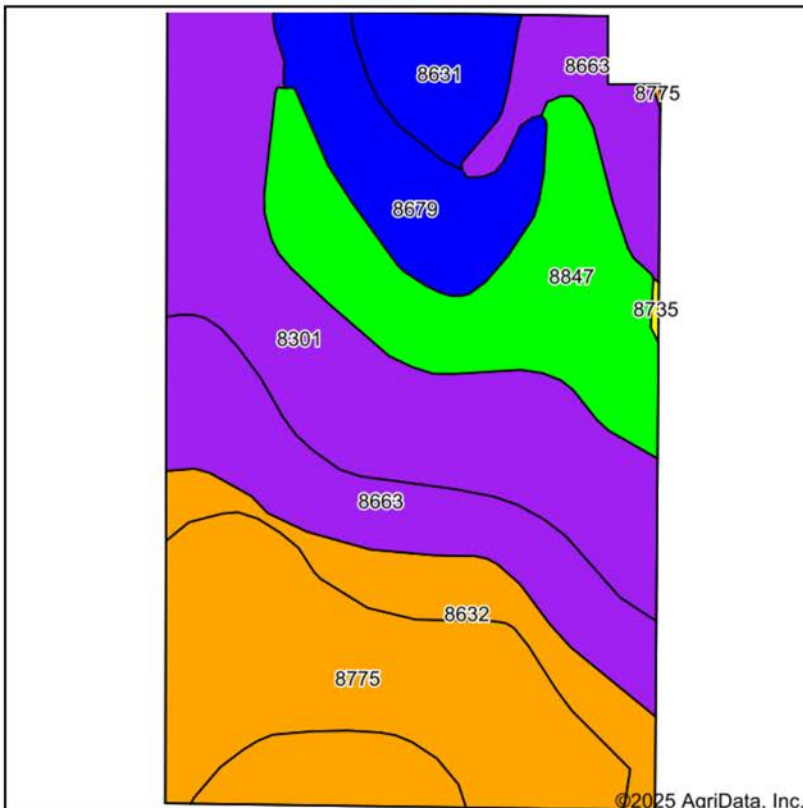
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Field borders provided by Farm Service Agency as of 5/21/2008

SOILS MAP



State: **Kansas**
 County: **Miami**
 Location: **27-17S-22E**
 Township: **Stanton**
 Acres: **97.53**
 Date: **3/10/2025**



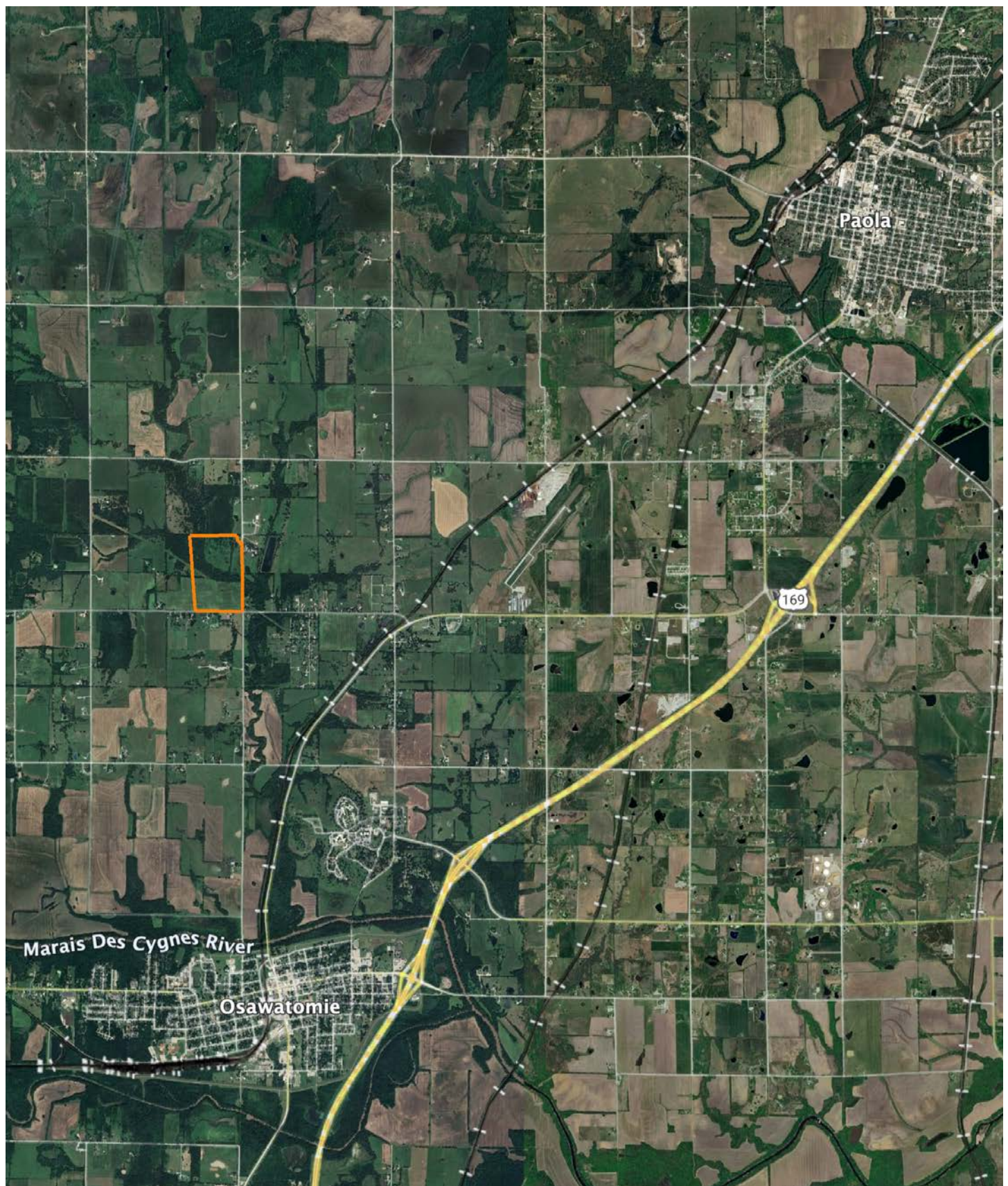
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Area Symbol: KS121, Soil Area Version: 25

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
8301	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	22.50	23.0%		> 6.5ft.	Vw	8048	63	63	50	52	20
8775	Kenoma silt loam, 1 to 3 percent slopes	19.29	19.8%		5.7ft. (Lithic bedrock)	Ille	3888	59	56	58	59	54
8663	Clareson-Rock outcrop complex, 3 to 15 percent slopes	16.82	17.2%		2ft. (Lithic bedrock)	Vle	3398	44	44	25	27	28
8847	Okemah silt loam, 0 to 3 percent slopes	15.17	15.6%		> 6.5ft.	Is	5328	77	77	60	62	72
8632	Bucyrus silty clay loam, 3 to 8 percent slopes	10.68	11.0%		5.4ft. (Lithic bedrock)	Ille	6248	75	75	58	60	63
8679	Dennis silt loam, 1 to 3 percent slopes	8.40	8.6%		> 6.5ft.	Ile	4838	79	78	59	64	69
8631	Bucyrus silty clay loam, 1 to 3 percent slopes	4.57	4.7%		5.4ft. (Lithic bedrock)	Ile	6108	74	74	58	60	63
8735	Eram silty clay loam, 3 to 7 percent slopes	0.10	0.1%		2.6ft. (Paralithic bedrock)	IVe	4116	58	58	45	41	43
Weighted Average						3.54	5431.7	*n 64.3	*n 63.6	*n 50.8	*n 52.9	*n 47.2

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

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