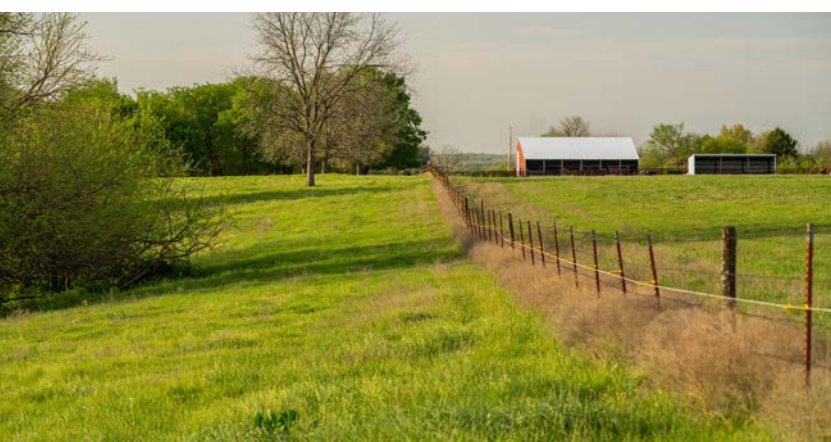


MIDWEST LAND GROUP PRESENTS



MIAMI COUNTY, KS

80 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRISTINE CATTLE FARM AND HOME

Welcome to this well-maintained and manicured 80 +/- acre cattle farm located south of Osawatomie, Kansas in Miami County. You will quickly notice the many years of hard work that was put in to make this farm what it is today.

The 1,500+ square foot farmhouse is a beauty surrounded by robust white pipe fencing. As you walk into the home you will quickly feel the warmth of a well-loved home. New Lifeproof vinyl flooring covers the home floors along with new paint. Three bedrooms and two bathrooms make up the home's living area along with a comfortable-sized living room equipped with a Fisher Wood insert fireplace, a dining room for family dinners, and a kitchen ready for home-cooked meals. The 2 car garage is heated and cooled along with a plumbed bathroom which can easily be made into more living space if you choose to do so. A vinyl-wrapped crawl space makes for clean access under the home. The exterior of the home features brand-new gutters and leaf guards, a newer roof, a newer heat pump, and nice landscaping including 9 fruit trees. The fruit trees consist of pear, apple, peach, cherry, and apricot.

The property also features two farm buildings each measuring 60'x40'. Building number one by the home

has plenty of power, lighting, and 20'x40' concrete space. 20'x20' of this building is finished as an office space which is the perfect opportunity for an awesome man cave. Building #2 features an added 15 lean-to to go along with the 60'x40' space built for cattle and hay storage. There are 4 automatic waters on the property to give your cattle and animals plenty of water when needed.

The lush green pasture that has been fertilized and sprayed every year is surrounded by well well-built 5-strand wire fence along with cross-fenced to keep the cattle inside. There is a 90 foot elevation change from the east side of the property to Indianapolis Road making for a beautiful ridge to overlook the property. On that ridge are over 70 pecan trees along with walnut trees that could be harvested. The two ponds on the property not only make up a water source for the cattle but one is stocked with catfish and the other with crappie and bluegill for some family fun fishing. Those catfish have provided many fish fry's throughout the years!

If you are looking for a turn key cattle farm or have your own vision to make it yours, give Land Agent Aaron Blount a call for a private showing.



PROPERTY FEATURES

PRICE: **\$799,797** | COUNTY: **MIAMI** | STATE: **KANSAS** | ACRES: **80**

- 1,500+ square foot farmhouse
- 2 car garage
- 60'x40' shop with 20'x20' finished space
- 60'x40' barn with 15 foot lean-to
- 5-strand fencing, cross-fenced, gated
- Fruit trees, pecan grove, walnuts
- 4 automatic waterers
- 2 stocked ponds
- 5 miles to Osawatomie
- 13 miles to Paola
- 32 miles to Olathe

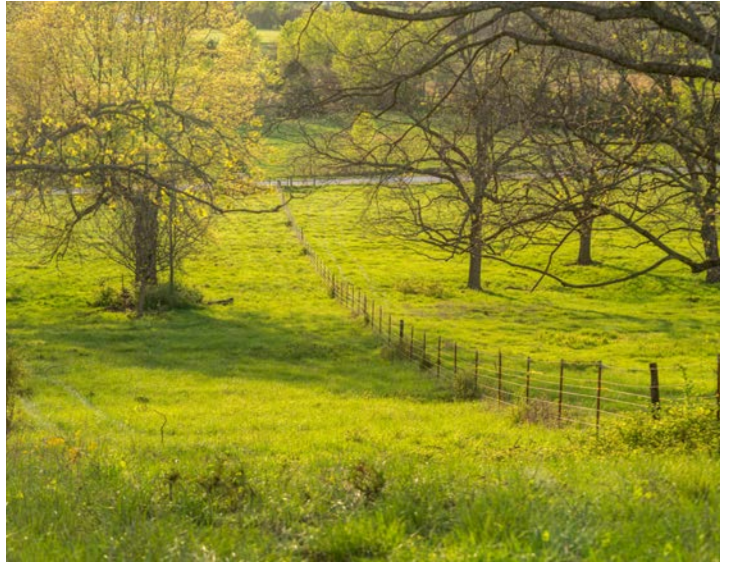


1,500+ SQUARE FOOT FARMHOUSE

As you walk into the home you will quickly feel the warmth of a well-loved home. Three bedrooms and two bathrooms make up the home's living area along with a comfortable-sized living room equipped with a Fisher Wood insert fireplace, a dining room for family dinners, and a kitchen ready for home-cooked meals.



FENCED PASTURE

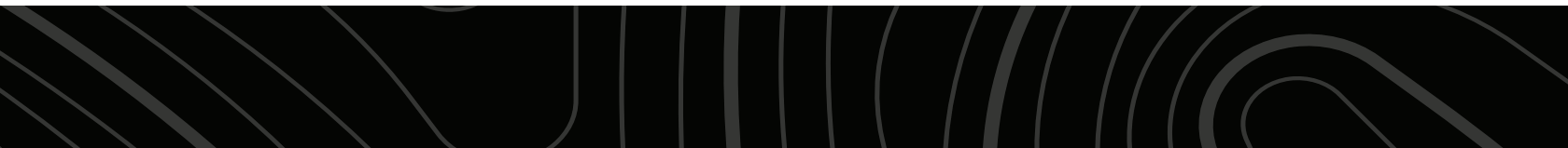


FRUIT TREES



TWO STOCKED PONDS

The two ponds on the property not only make up a water source for the cattle but one is stocked with catfish and the other with crappie and bluegill for some family fun fishing. Those catfish have provided many fish fry's throughout the years!



MULTIPLE OUTBUILDINGS

The 60'x40' shop by the home has plenty of power, lighting, and 20'x40' concrete space. 20'x20' of this building is finished as an office space which is the perfect opportunity for an awesome man cave. The barn features an added 15 lean-to to go along with the 60'x40' space built for cattle and hay storage.



AERIAL MAP



Boundary Center: 38° 27' 31.42, -95° 0' 31.82

0ft 509ft 1018ft



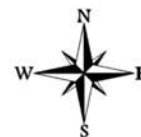
Maps Provided By:



© AgriData, Inc. 2023

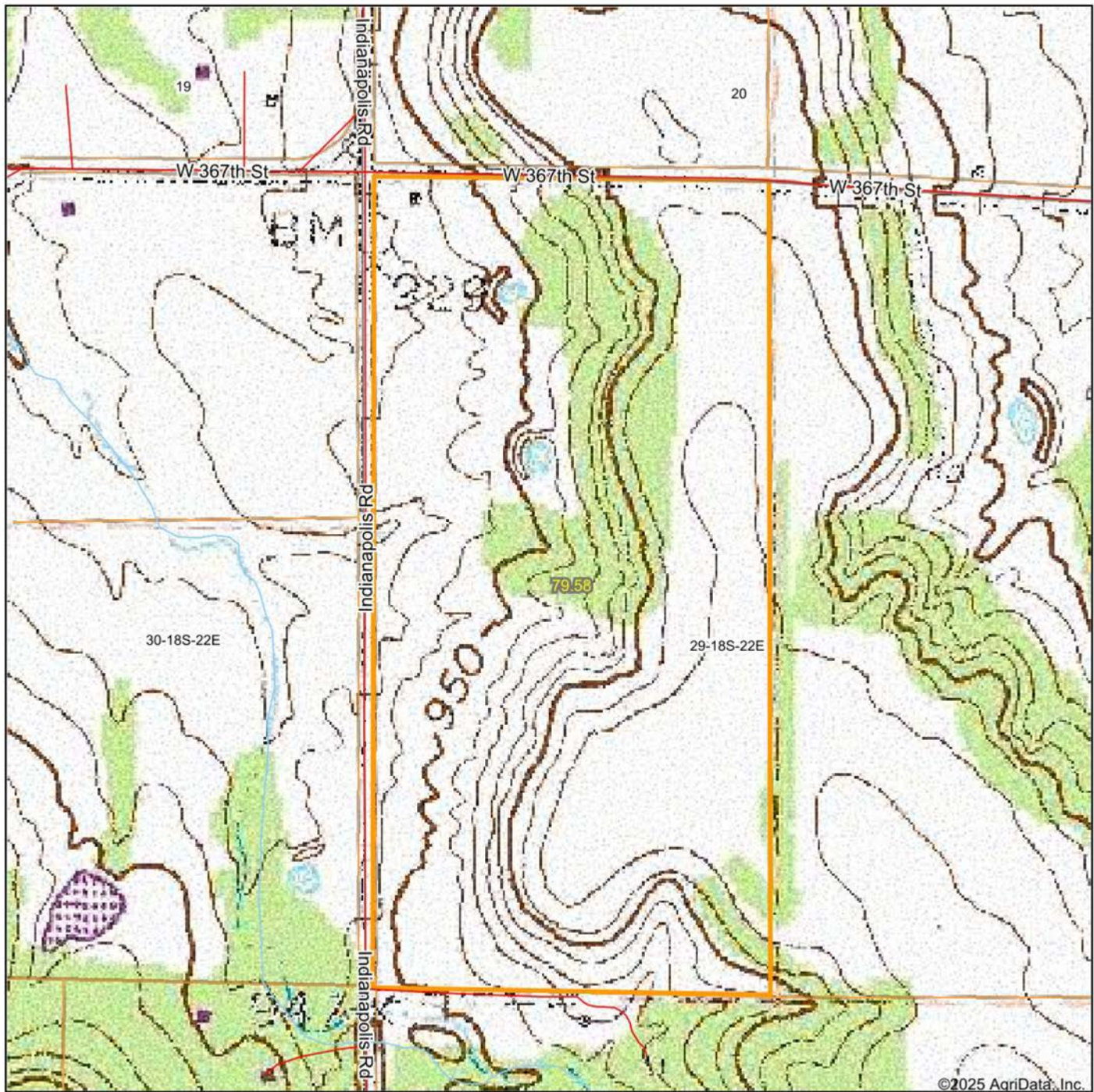
www.AgriDataInc.com

29-18S-22E
Miami County
Kansas



4/29/2025

TOPOGRAPHY MAP



©2025 AgriData, Inc.

Map Center: 38° 27' 32.56, -95° 0' 32.83

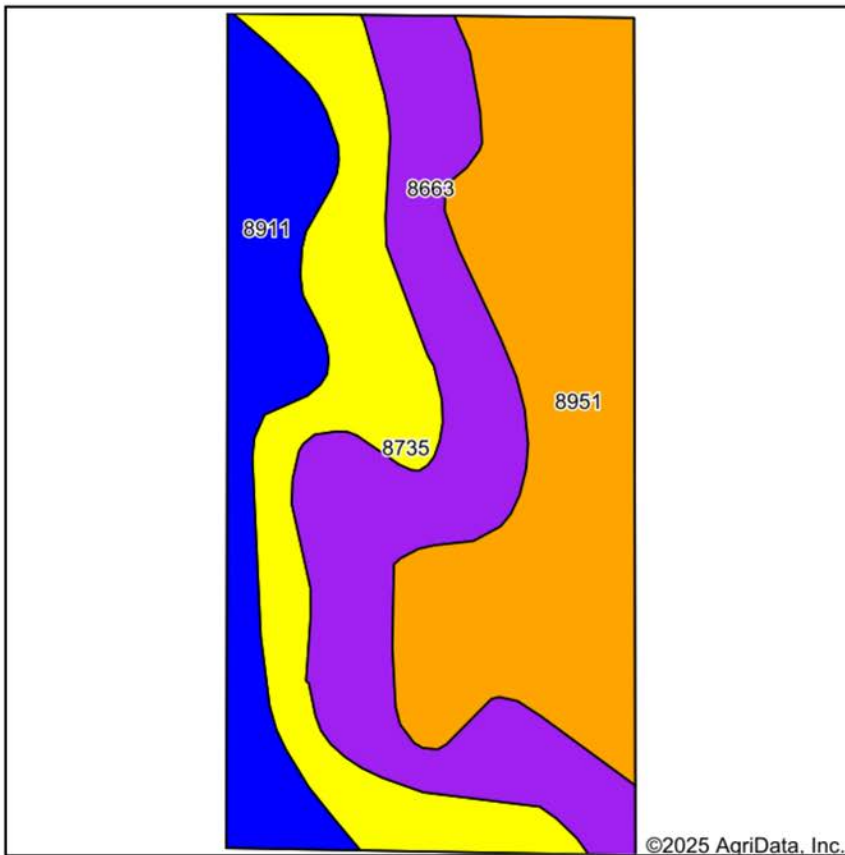
0ft 509ft 1018ft

29-18S-22E
Miami County
Kansas

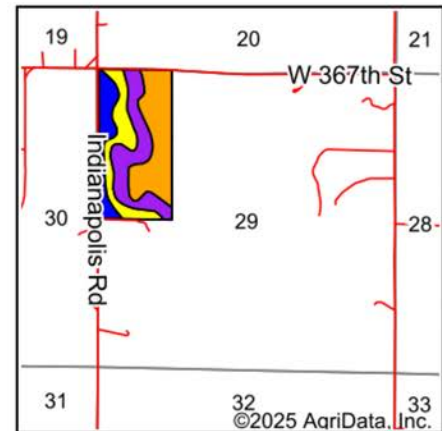


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Miami**
 Location: **29-18S-22E**
 Township: **Osawatomie**
 Acres: **79.58**
 Date: **4/29/2025**



Maps Provided By:



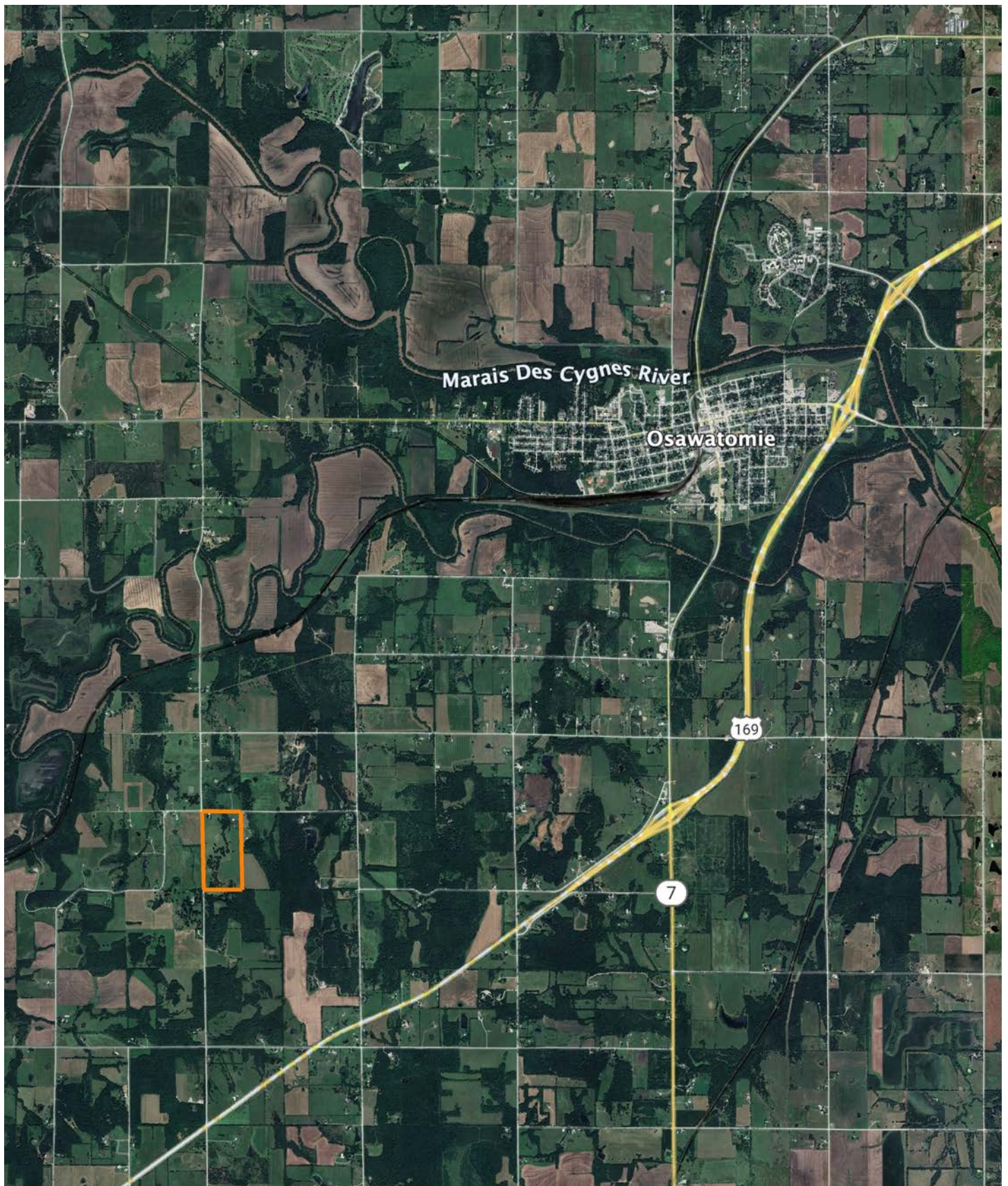
Area Symbol: KS121, Soil Area Version: 25

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
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	28.66	36.1%		2.5ft. (Lithic bedrock)	IIIe	4968	52	51	51	43	46
8663	Clareson-Rock outcrop complex, 3 to 15 percent slopes	21.92	27.5%		2ft. (Lithic bedrock)	VIe	3398	44	44	25	27	28
8735	Eram silty clay loam, 3 to 7 percent slopes	16.47	20.7%		2.6ft. (Paralithic bedrock)	IVe	4116	58	58	45	41	43
8911	Summit silty clay loam, 1 to 3 percent slopes	12.53	15.7%		> 6.5ft.	Ile	4828	62	61	58	60	47
Weighted Average						3.88	4337.2	*n 52.6	*n 52.1	*n 43.7	*n 40.9	*n 40.6

*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

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, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.