

MIDWEST LAND GROUP PRESENTS



31 ACRES
SHAWNEE COUNTY, KS

000 NW 35th Street, Topeka, Kansas 66618



MIDWEST LAND GROUP IS HONORED TO PRESENT

A 31 +/- ACRE CITY LIMITS HONEY HOLE

Midwest Land Group presents a 31 +/- acre hunting honey hole in Shawnee County, Kansas that is like no other. Conveniently located within Topeka city limits means hunting deer and turkey while never having to leave black top roads, allowing for convenient hunts to introduce our youth to the great outdoors, and making it to the local McDonald's on 46th Street in time for breakfast hours.

As you enter the property, you find yourself surrounded by a green carpet of lush alfalfa. This is planted for your benefit by a local farmer to not only bring in income but to create a local food hub for the local deer herds. There are deer highways as big as I-70 going to and from the alfalfa, from the main block of timber on this property. The 31 acres are made up mainly of class 1 and class 2 soils.

In the middle of the timber, you will find a mix of oak, cedar, walnut, and thick cover providing habitat for the whitetails and other critters. The large sycamores along Halfday Creek that runs into Soldier Creek are where the area turkeys love to roost. A Banks archery blind sits in between a pinch point of two nice food plots overlooking a feeder that has had history of taking trophy bucks in the fall and turkeys in the spring.

This easily accessible private location allows you to introduce hunting to the kids or grandkids without the long road trips, jump into the tree stand after work, or mix it up and create your own dream recreational property. Give Land Agent Aaron Blount a call at (913) 256-5905 for a private tour.



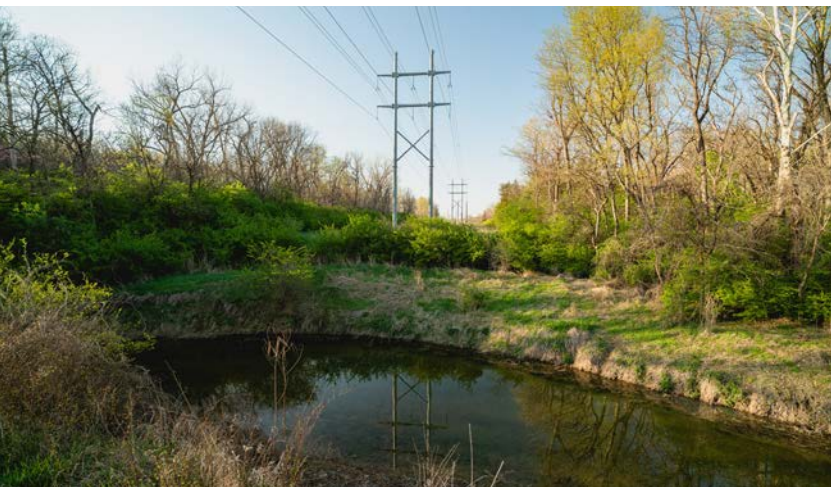
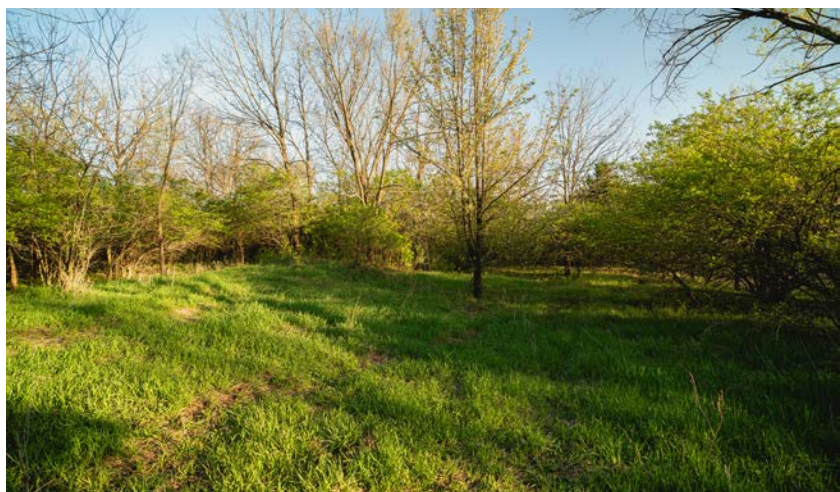
PROPERTY FEATURES

PRICE: **\$225,000** | COUNTY: **SHAWNEE** | STATE: **KANSAS** | ACRES: **31**

- 31 +/- acres
- Shawnee County, Kansas
- Hunting unit 10
- Blacktop road frontage
- Easy access
- Whitetail deer and turkey
- Banks archery blind
- 2 corn feeders
- Established water hole
- Conveniently located
- Minutes from anywhere in Topeka



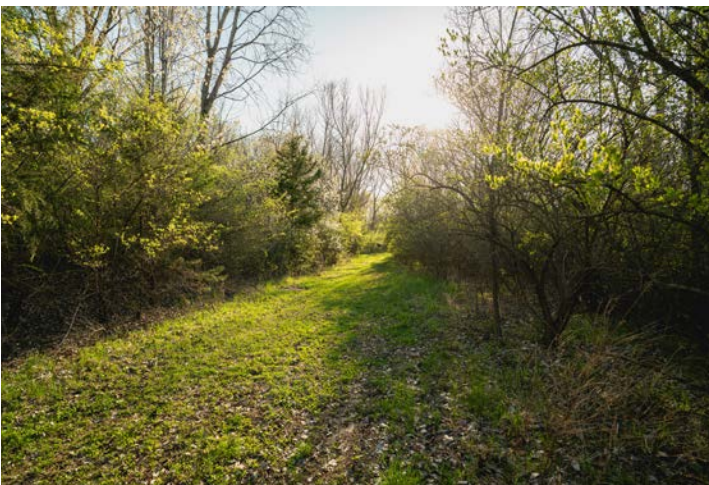
31 +/- ACRES



BLACKTOP ROAD FRONTAGE



BANKS ARCHERY BLIND+ 2 CORN FEEDERS



MINUTES FROM ANYWHERE IN TOPEKA



TRAIL CAM PICTURES



AERIAL MAP



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Boundary Center: 39° 6' 24.28, -95° 41' 41.58

0ft 354ft 708ft



Maps Provided By:



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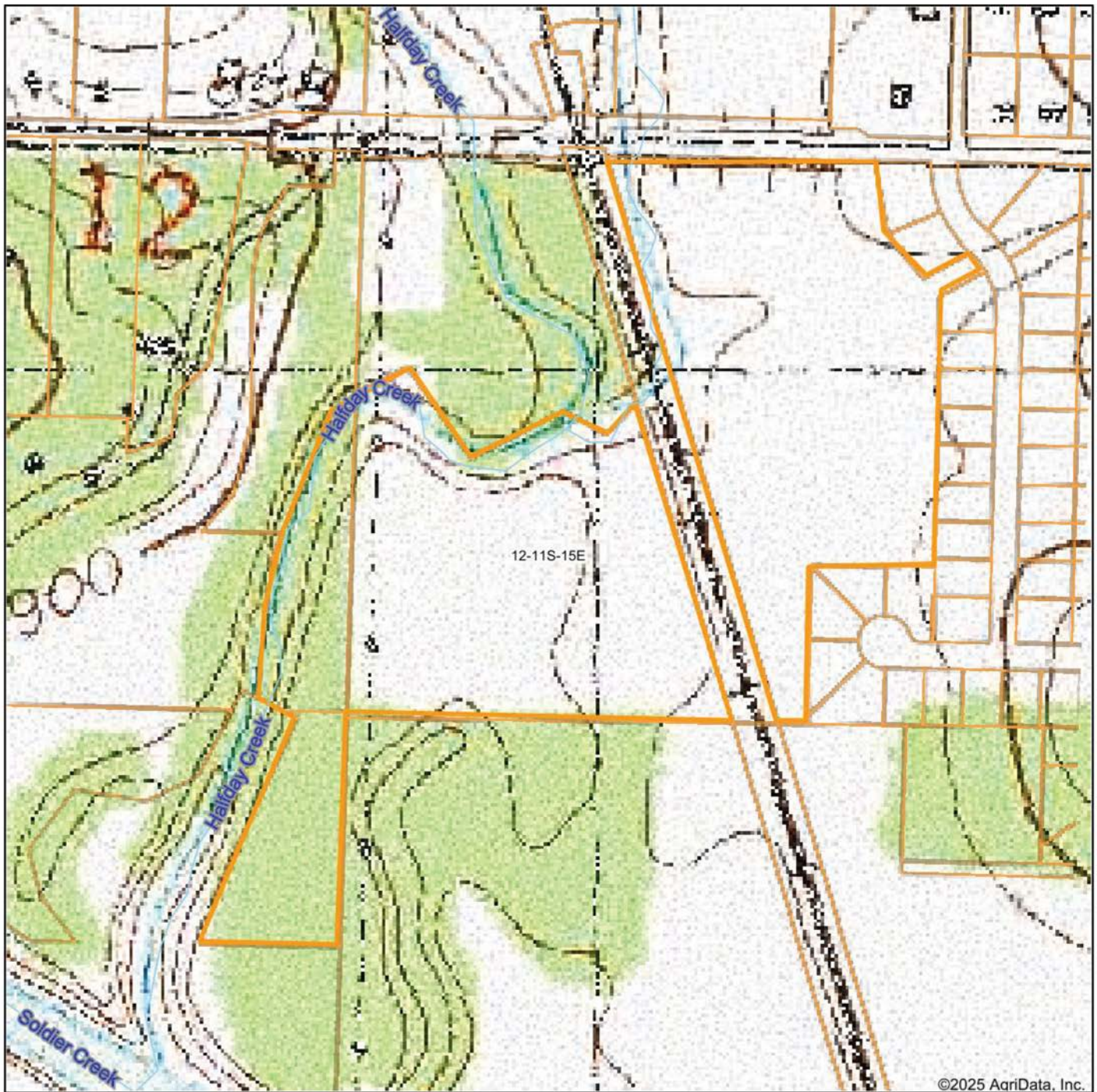
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12-11S-15E
Shawnee County
Kansas



4/21/2025

TOPOGRAPHY MAP



Map Center: 39° 6' 24.35, -95° 41' 42.82

0ft 354ft 708ft

12-11S-15E
Shawnee County
Kansas



4/21/2025



Maps Provided By:

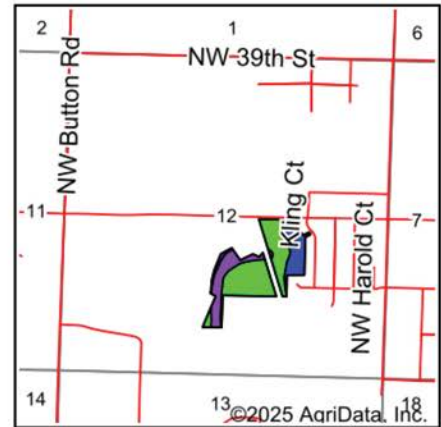
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SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Kansas**
 County: **Shawnee**
 Location: **12-11S-15E**
 Township: **Soldier**
 Acres: **30.45**
 Date: **4/21/2025**



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Area Symbol: KS177, Soil Area Version: 23

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
7173	Reading silty clay loam, rarely flooded	18.05	59.4%		> 6.5ft.	lw	7915	82	81	72	75	55
9982	Fluvents, frequently flooded	6.01	19.7%		> 6.5ft.	VIw	7000					
7050	Kennebec silt loam, occasionally flooded	5.86	19.2%		> 6.5ft.	IIw	4361	89	89	69	82	
4015	Chase silt loam, occasionally flooded	0.53	1.7%		> 6.5ft.	IIw	4380	72	72	60	67	1
Weighted Average						2.20	6988.9	*n 67	*n 66.4	*n 57	*n 61.4	*n 32.6

*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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