

MIDWEST LAND GROUP PRESENTS

39.61 ACRES IN

MIAMI COUNTY KANSAS



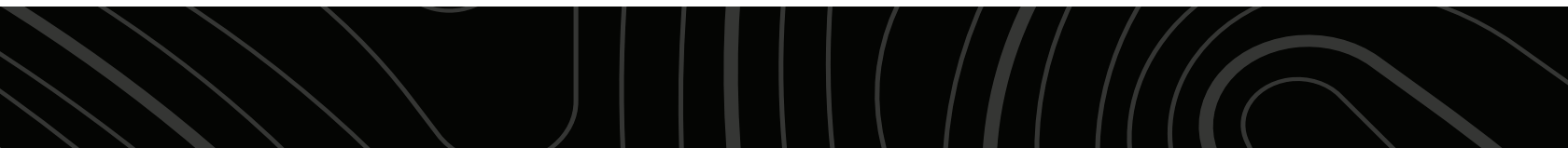
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MIAMI COUNTY HOBBY FARM AND BIG DEER

In the highly desirable location of central Miami County, between Louisburg and Paola, is this well-maintained home and gorgeous 40 +/- acre setting. The property is an incredible combination of country lifestyle, recreation, and hobby farm potential. Offering secluded privacy, the home sits behind the woods, approximately 600 feet off the road, and has a long, climbing driveway. Constructed in 1998, the 1,716 square foot home has three bedrooms and two baths. It has a full, unfinished basement and a 2-car garage. Features of the house include a spacious eat-in kitchen with an island, a wood-burning fireplace, built-in cabinets and shelves, and a large master bath. Additional parking and storage are

furnished by the 720 square foot detached 2-car garage. The diverse land has approximately 23 wooded acres and 17 open acres. The topography is gently sloping with 80 feet in total elevation change. The wooded ground on the western portion of the property, and along the road frontage features a wet-weather creek, and abundant wildlife. Several big bucks have been taken and photographed here. The open ground offers fenced pasture, productive hay ground, and loafing sheds, ideal for livestock and/or horses. This property is just 20 minutes from Overland Park and is located within the Paola School District.



PROPERTY FEATURES

PRICE: **\$599,000** | COUNTY: **MIAMI** | STATE: **KANSAS** | ACRES: **39.61**

- 39.61 diverse acres
- 23 +/- acres wooded
- 17 +/- acres open
- 1998 well-maintained manufactured home
- 3 bedrooms, 2 baths
- Full basement
- 2-car basement garage
- 2-car detached garage
- Fenced pasture
- Good hay
- Loafing sheds
- Trophy whitetails
- Beautiful scenery
- Wet-weather creek
- Wildlife
- Secluded
- .6 miles from blacktop
- 20 minutes from Overland Park
- Paola School District



3 BEDROOMS, 2 BATHS HOME



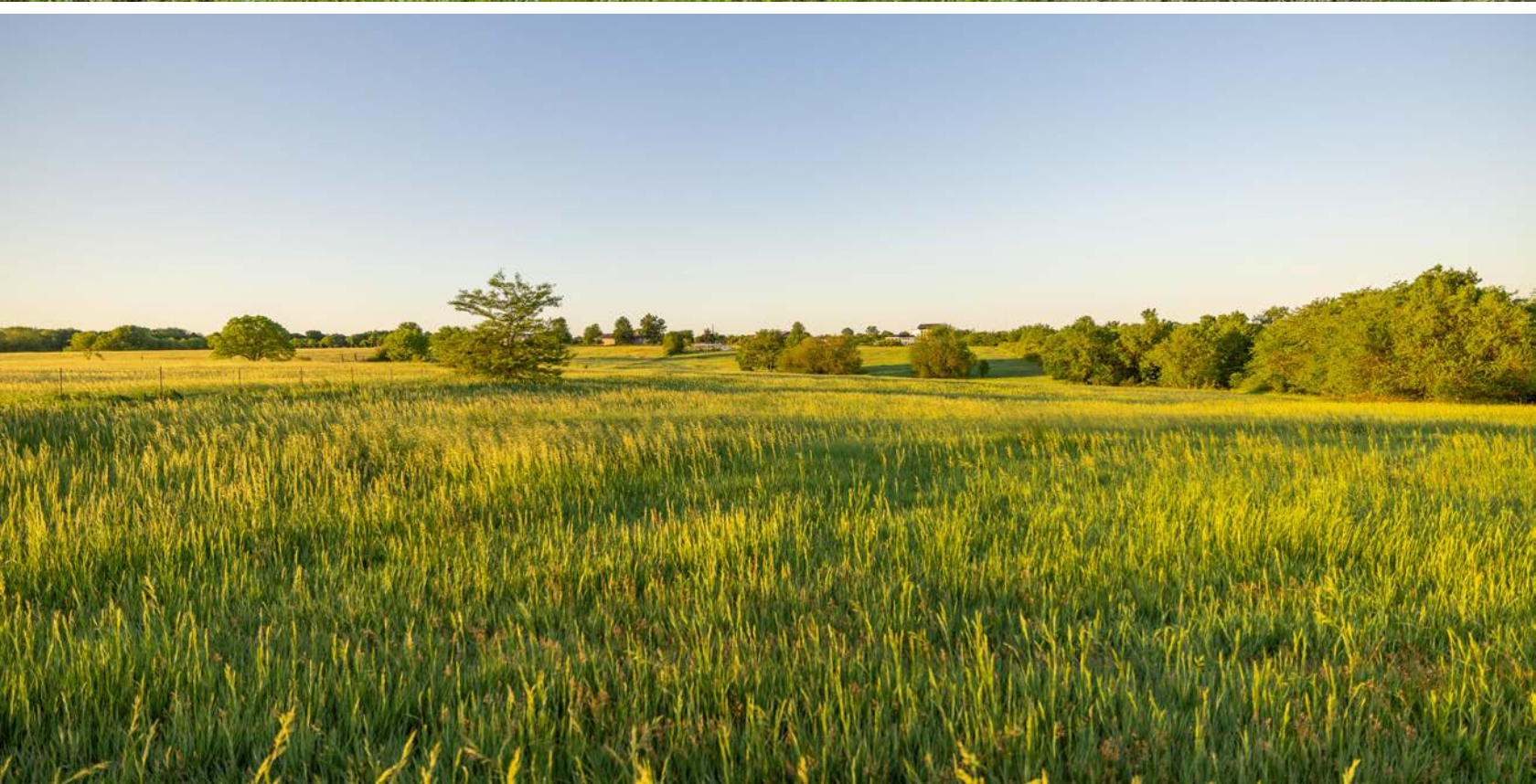
2-CAR DETACHED GARAGE



LOAFING SHEDS & CHICKEN COOP



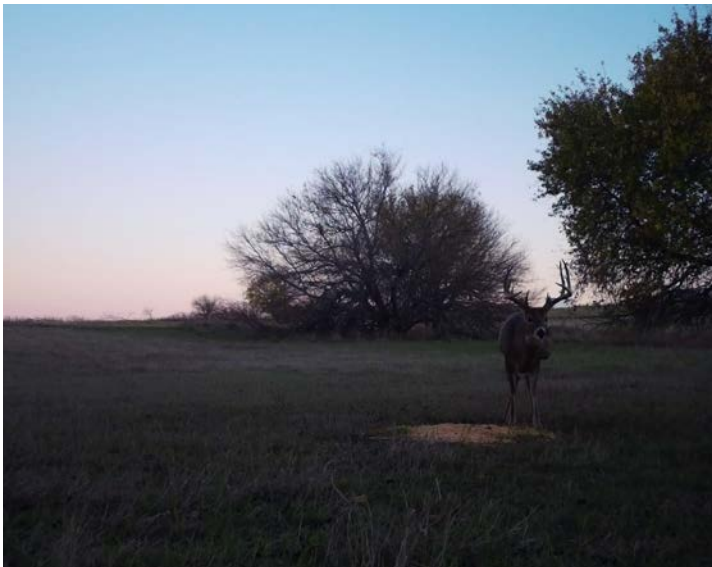
FENCED PASTURE



39.61 DIVERSE ACRES



TROPHY WHITETAILS



AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 33' 9.68, -94° 44' 54.65

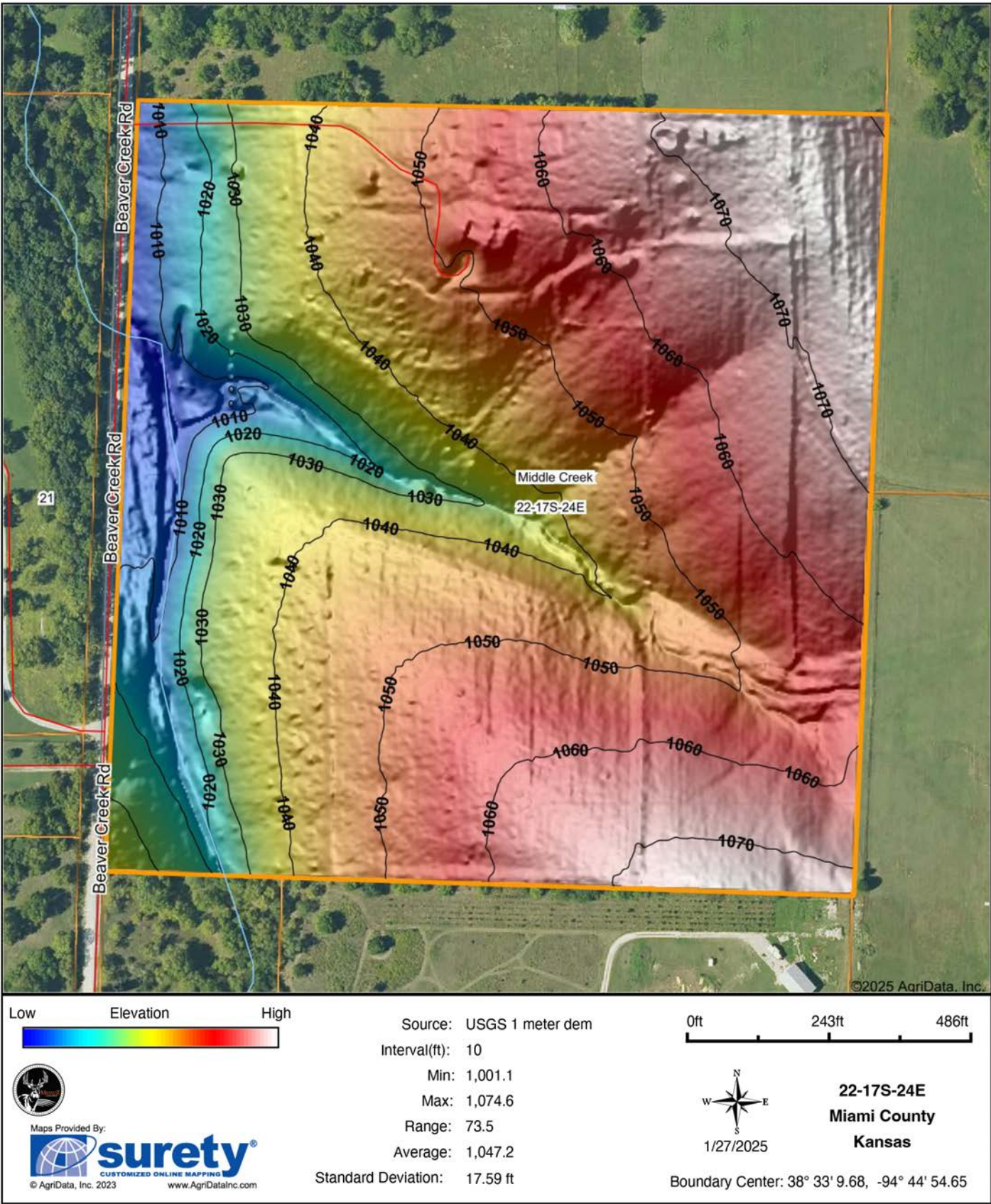
22-17S-24E
Miami County
Kansas

0ft 242ft 483ft

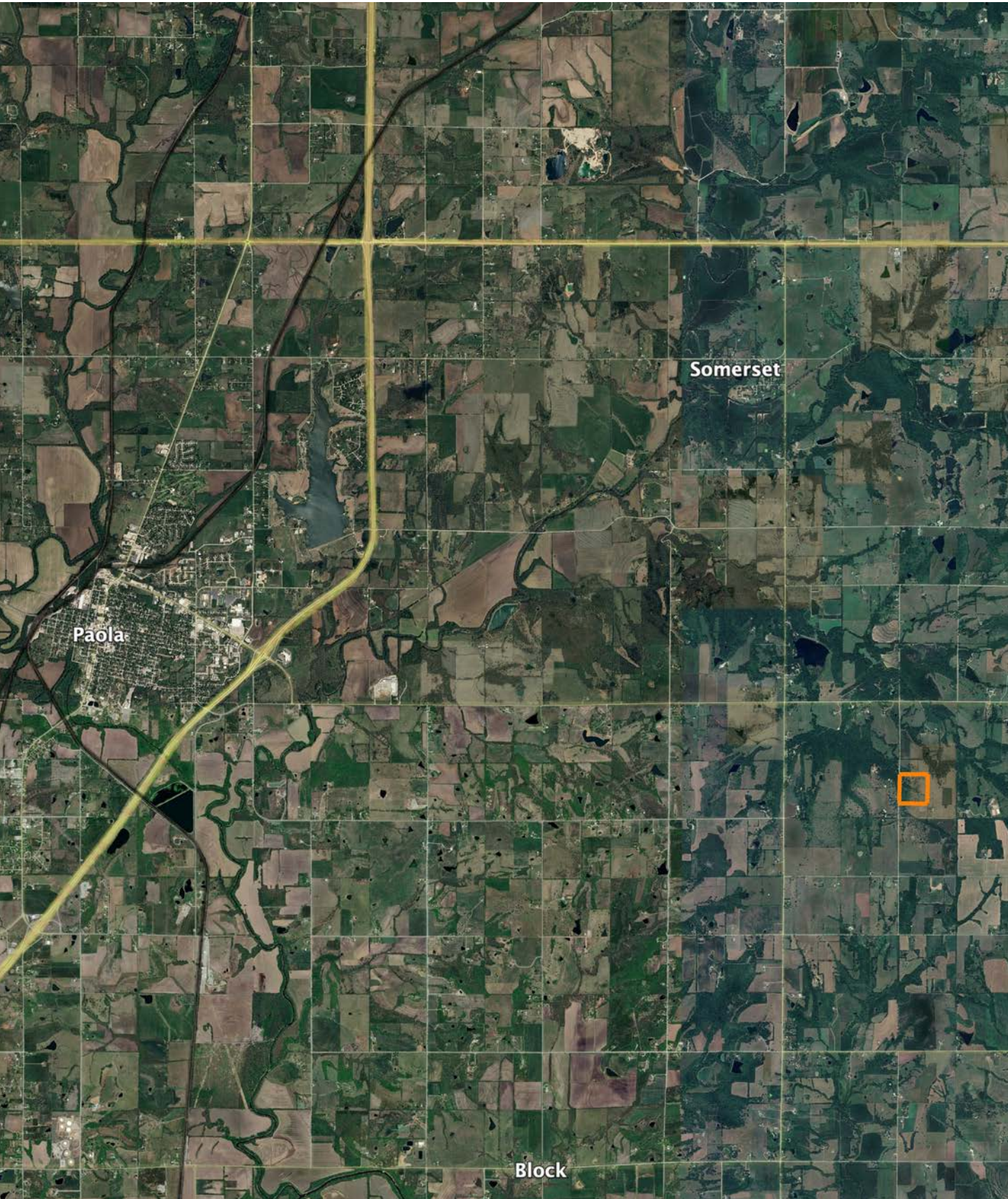


1/27/2025

HILLSHADE MAP



OVERVIEW MAP



BROKER CONTACT

Serving Western Missouri and Eastern Kansas, Ben brings a wealth of knowledge and passion to his role. After five years in the industry, he has experience selling a wide variety of types of land and rural properties, and has developed an intimate understanding of the market's nuances, navigating various market conditions successfully.

Ben holds a Bachelor of Science in Technology, specializing in Construction Management, from Pittsburg State University. His professional background in estimating and project management equips him with the skills to accurately evaluate properties and communicate effectively with clients. He frequently demonstrates the willingness and expertise to problem-solve and utilize marketing strategies such as subdividing and other creative solutions for optimizing the values of properties.

Growing up in Raymore, Missouri, he developed a love for hunting and fishing, spending time in the outdoors throughout several counties across western Missouri. His extensive hunting experience, love for the outdoors, and personal connection to land ownership enhance his expertise. As a top-performing agent with various accolades, Ben's consistent sales record speaks volumes about his commitment and proficiency.

Outside of work, Ben enjoys hunting, fishing, cooking, and spending time with his wife Sara and their four children. Clients seeking to sell or buy property in Missouri and Kansas can trust Ben's dedication and market insight to achieve real estate goals.



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