

MIDWEST LAND GROUP PRESENTS

5 ACRES IN

MARION COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED HOME ON 5 ACRES IN THE FLINT HILLS

Located 12 miles northeast of Marion, Kansas, sits this incredible home on 5 acres with additional improvements! The location of the property is unmatched and offers priceless views of the Kansas Flint Hills and is incredibly secluded, peaceful, and quiet. The diverse makeup of habitat in the area lends itself to healthy populations of all types of wildlife, which are frequently seen on the property. The home, built in 2015, is very well maintained and consists of a little more than 1,000 finished square feet and has 2 bedrooms and 1 full bathroom. The kitchen features like new appliances, an eating bar, and lots of cabinet space. The living room feels spacious with the 16-foot vaulted ceiling and is highlighted by a wood-burning fireplace for those chilly fall and winter days. Head upstairs to the loft, which is approximately 220 square feet, where you can sleep additional people or use it for storage. Additional features of the home include a whole-house tankless hot water heater, a reverse osmosis system, and a commercial-grade wall heating/cooling unit on the main floor.

Just outside of the home, there is a large deck which overlooks a beautiful .25 +/- acre pond! Jump off the end of the deck into the pond on a hot summer day or have fun kayaking, paddle-boarding, or just lounging around on a floating mat, soaking in some sun. The pond is stocked with bass, crappie, and bluegill and is ready for you to get a line wet and reel them in! Head down the steps of

the deck onto the outdoor patio area, and you'll find a covered bar area that extends into the water with bench seating. Sit around the propane fire pit with your friends and family and watch the stars at night! Around the corner is a nice finished shed with electricity, which can be used to store equipment or converted into additional living space. A space exists to park an RV with two RV hookups. There are two drilled water wells on the property.

On the northwest corner of the property sits a structure that is currently used as a bird facility. The new owner could continue its current use or this structure could be converted into many different things such as a dog kennel, chicken house, shop/working area, equipment storage, etc. The east side of the loft is multi-storied and finished out with electricity and insulation in the floors/walls/ceilings. Two spaces in the tower could be utilized for remote offices, and the top portion offers excellent views of the surrounding area. The two east bird facilities will not remain with the property, however a 22'x60' foundation is in place and would be a perfect location to build an additional structure on the property.

Don't miss your chance at this unique secluded offering! For questions or to schedule a time to view the property, contact the listing agent or your professional real estate agent.



PROPERTY FEATURES

PRICE: **\$279,000** | COUNTY: **MARION** | STATE: **KANSAS** | ACRES: **5**

- .25 acre stocked pond
- Flint Hills views
- 1,024 sq. ft. home
- 2 bedrooms
- 1 bathroom
- Large deck with concrete patio
- Storage shed
- Pigeon loft facility - could be converted to other uses
- Two water wells
- RV hookups
- 12 miles to Marion, KS
- 45 miles to Newton, KS
- 65 miles to Wichita, KS



1,024 SQ. FT. HOME

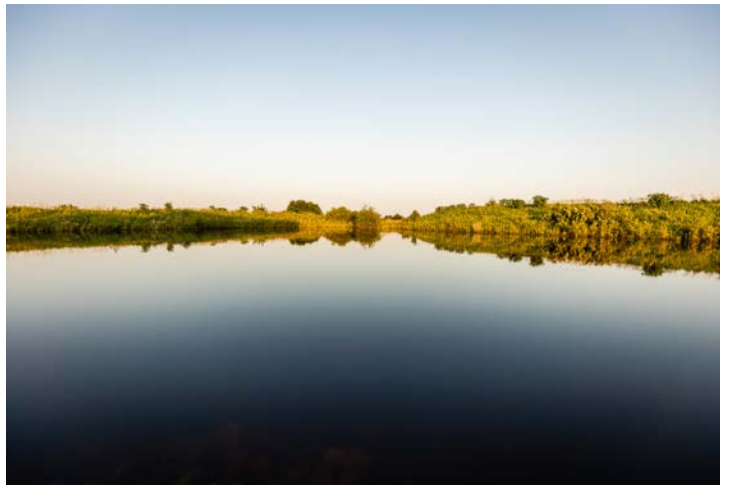
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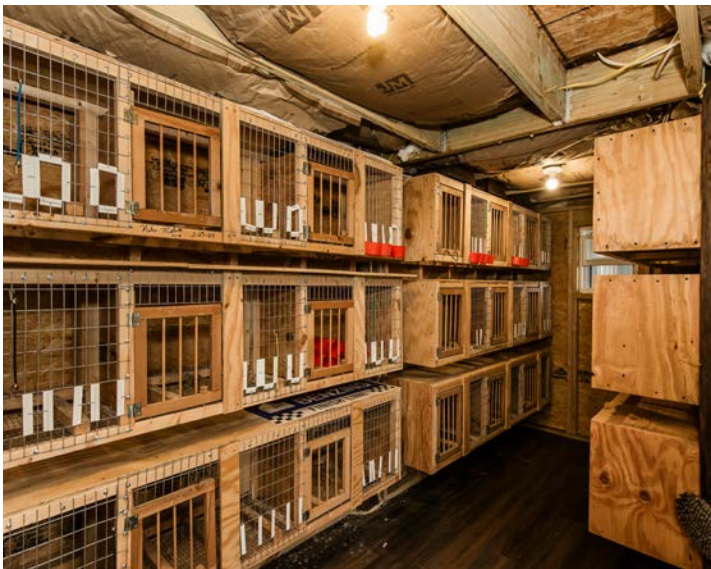
LARGE DECK WITH CONCRETE PATIO



STOCKED POND & COVERED BAR AREA



PIGEON LOFT FACILITY



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 24' 32.99, -96° 52' 26.77

0ft 237ft 473ft



Maps Provided By:



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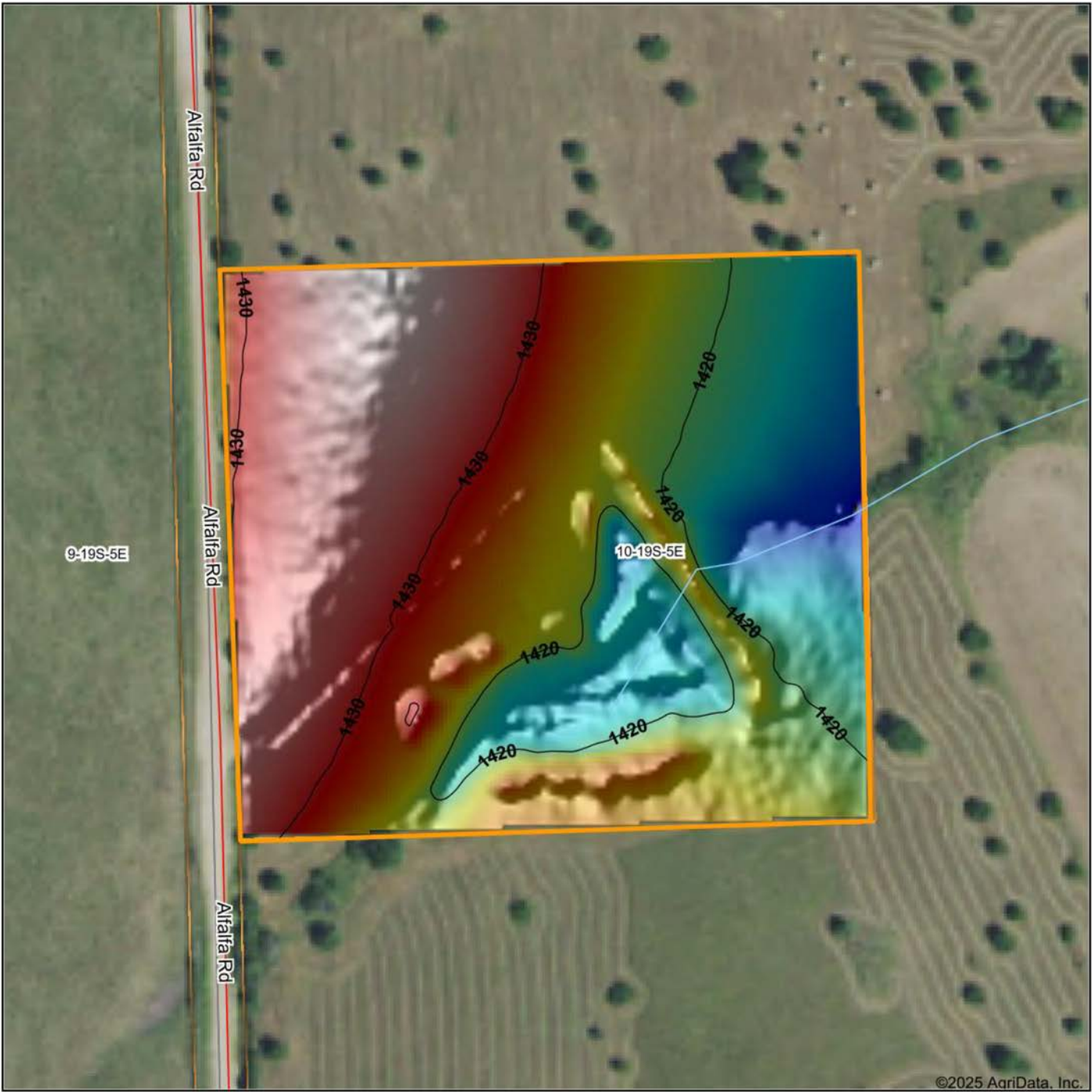
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10-19S-5E
Marion County
Kansas



6/17/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,411.1
Max: 1,435.8
Range: 24.7
Average: 1,425.0
Standard Deviation: 6.43 ft

0ft 119ft 237ft

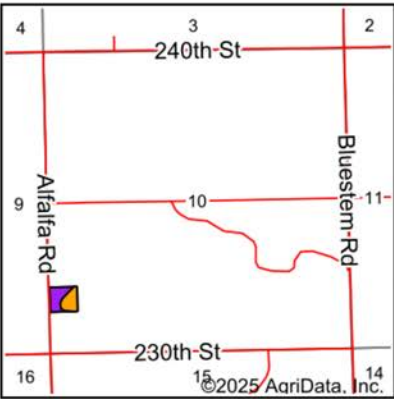
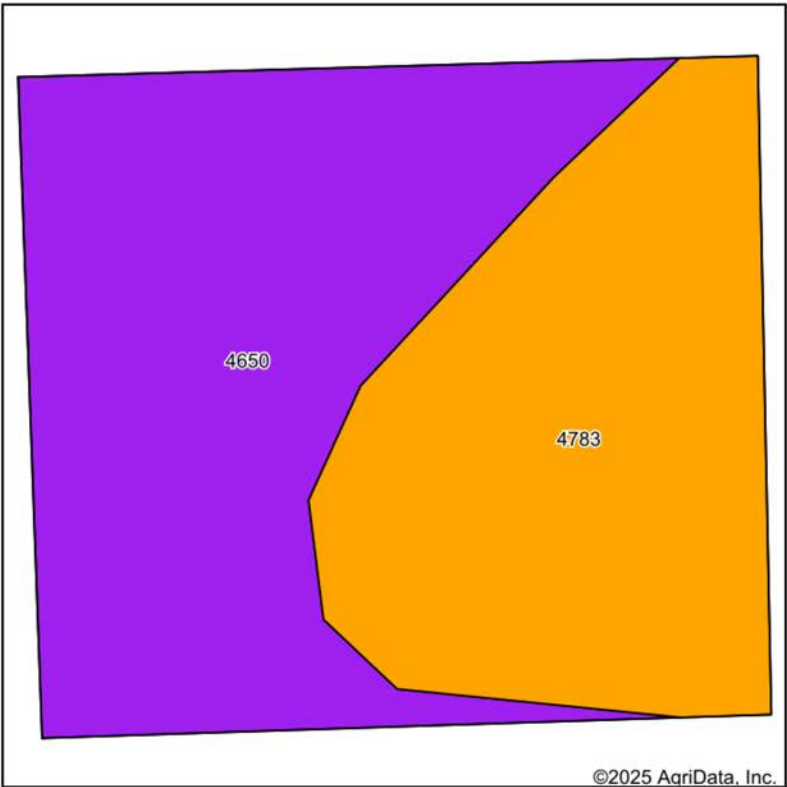


6/17/2025

10-19S-5E
Marion County
Kansas

Boundary Center: 38° 24' 32.99, -96° 52' 26.77

SOILS MAP



State: **Kansas**
County: **Marion**
Location: **10-19S-5E**
Township: **Grant**
Acres: **4.85**
Date: **6/17/2025**



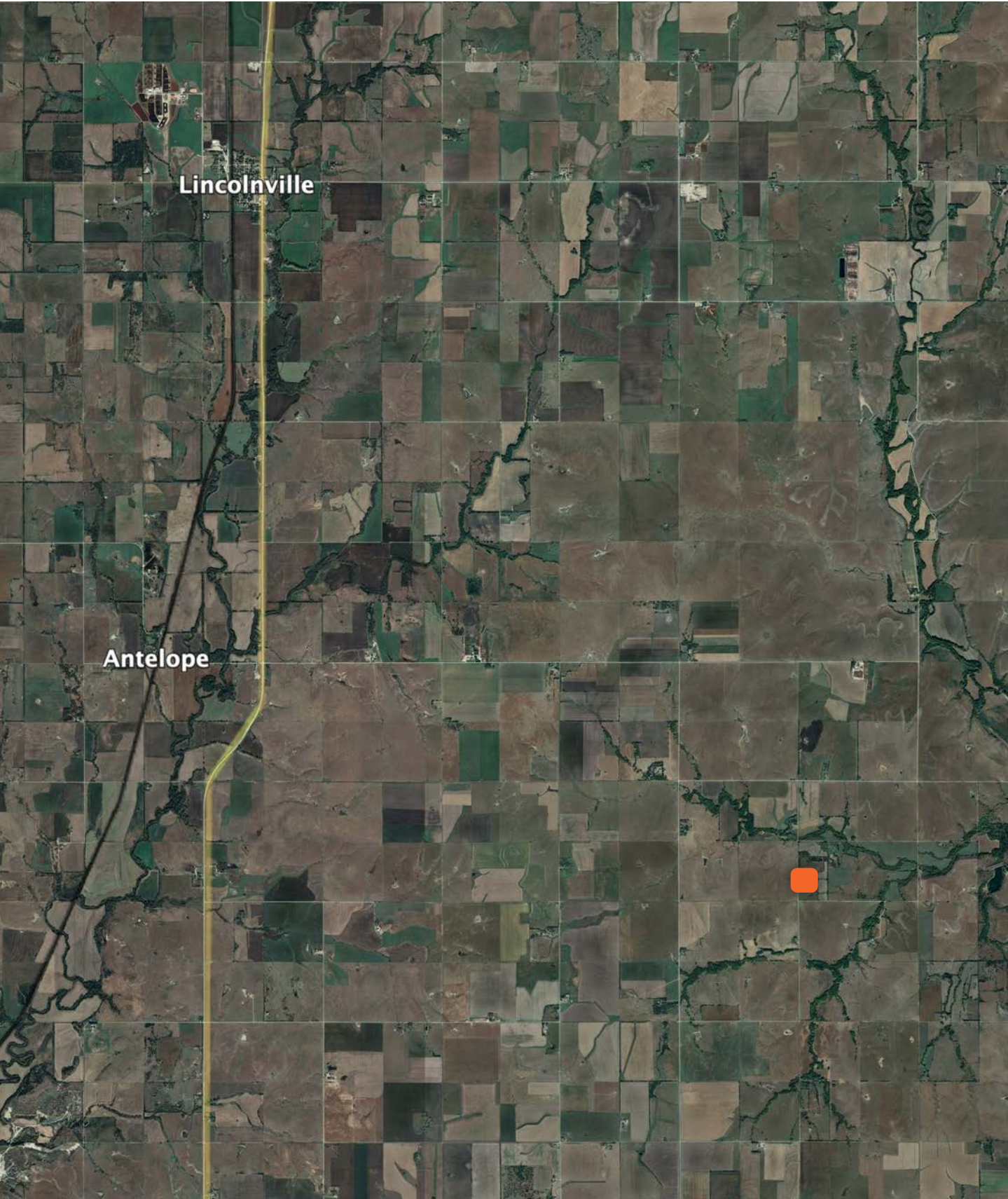
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Area Symbol: KS115, Soil Area Version: 22												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
4650	Florence silt loam, 2 to 15 percent slopes	2.66	54.8%		3.6ft. (Lithic bedrock)	Vle	3220	26	24	14	24	11
4783	Tully silty clay loam, 3 to 7 percent slopes	2.19	45.2%		> 6.5ft.	IIle	4985	60	59	59	60	44
Weighted Average						4.65	4017	*n 41.4	*n 39.8	*n 34.3	*n 40.3	*n 25.9

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Growing up as an avid outdoorsman introduced agent Shaun Reid to a wide variety of habitats across multiple midwestern states, which has given him a wealth of knowledge to better serve his clients. Shaun's foundation of honesty, integrity, professionalism and a strong work ethic guide him in all his client interactions, helping ensure peace of mind throughout the buying and selling process.

Born in Wichita, KS, Shaun graduated from Maize High School, and went on to continue his studies and play baseball at Tabor College in Hillsboro, KS, where he earned a Bachelor's Degree in Business Administration, with a concentration in Marketing. For several years, he worked in operations and moved up to serve as plant manager in Oklahoma where he was able to develop business and relationship-building skills while maintaining a clear focus on customer satisfaction.

A member of Ducks Unlimited and NWTF, Shaun enjoys hunting, fishing, playing golf, and spending time with his family. Shaun currently lives in Wichita, KS, with his wife, Karissa, and daughter, Raegan. If you're in the market to buy or sell land and seek a hassle and stress-free experience, give Shaun a call.



SHAUN REID, LAND AGENT
316.210.6680
SReid@MidwestLandGroup.com



MidwestLandGroup.com

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