

MIDWEST LAND GROUP PRESENTS

16 ACRES

SHAWNEE COUNTY, KS

000 61ST STREET, SHAWNEE, KANSAS, 66409



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GORGEOUS 16 ACRE SECLUDED BUILD SITE WITH POND

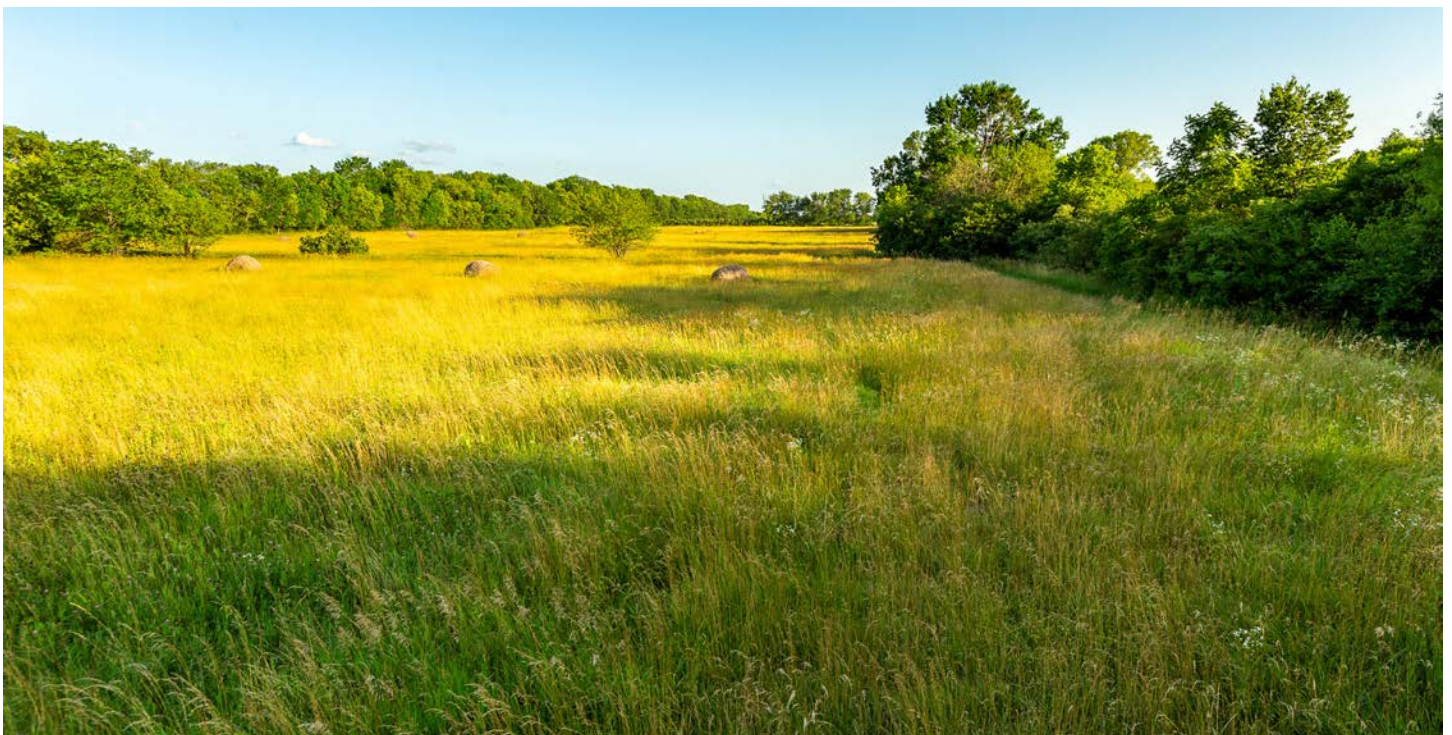
This 16 +/- acre property is located in Shawnee County, Kansas, south of Topeka. If you've been looking for some acreage that has it all to build a brand new, beautiful home, then this is it.

Located on blacktop with utilities such as rural water and electric services, this is a no-brainer build site. You will notice quickly that a long driveway off of 61st Road would place your home back into the secluded tree-lined hay meadow overlooking a 1 +/- acre pond. This area feels like no one is around, as you cannot see anyone other than homes, and not to mention, your south and east sides are made up of crop fields.

This area is quickly growing with new homes on

acreage as it is conveniently located in the Shawnee Heights School District, near Berryton Elementary and Forbes Airport, along with recreational opportunities as Lake Shawnee, Clinton Wildlife, and the lake area. You will no doubt have the country feel with all of the big city amenities not too far away.

This land comes with many memories of the owners as children working the land with their father, picnics by the pond, and many others. Whether you are looking to build a home on land or just have your slice of dirt for the family to enjoy fishing, hunting, or gatherings near the pond, this is it! Give land agent Aaron Blount a call at 913-256-5905 for a private showing.



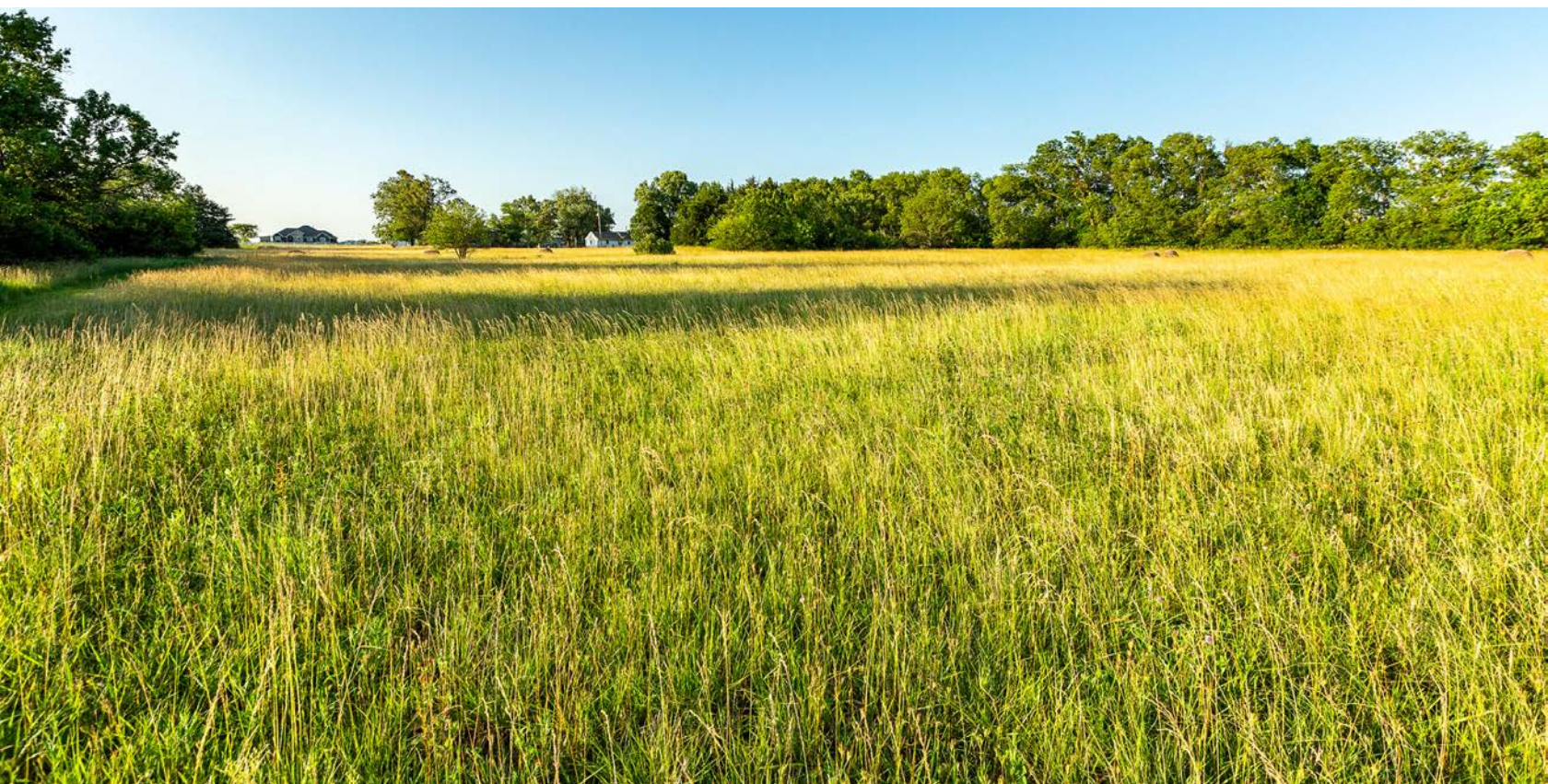
PROPERTY FEATURES

PRICE: **\$175,960** | COUNTY: **SHAWNEE** | STATE: **KANSAS** | ACRES: **16**

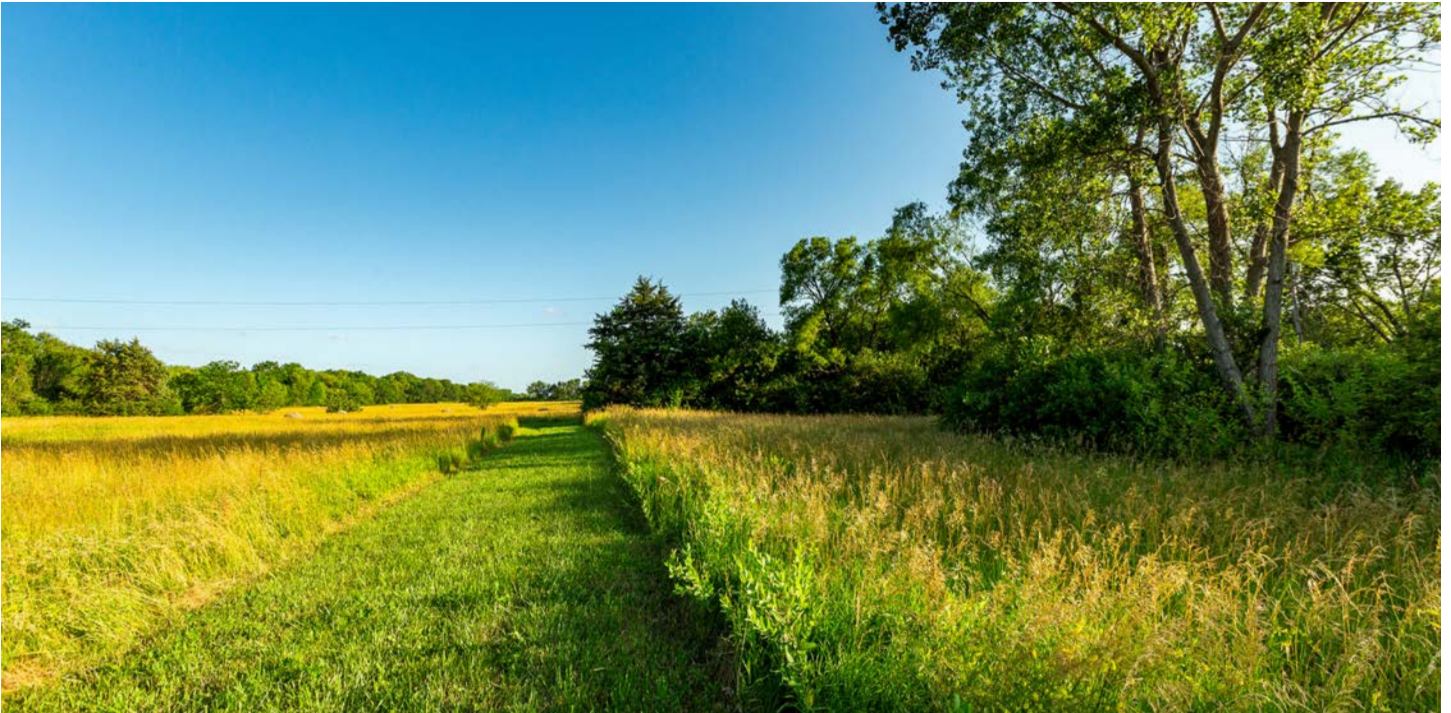
- 16 +/- acres
- Shawnee County confirmed building permit
- Rural water and electric at the road
- Blacktop road
- Very secluded
- Hunting opportunities
- A pond over an acre in size, along with a shared pond
- Near recreational areas
- 5 miles to Topeka
- 30 Minutes to Lawrence



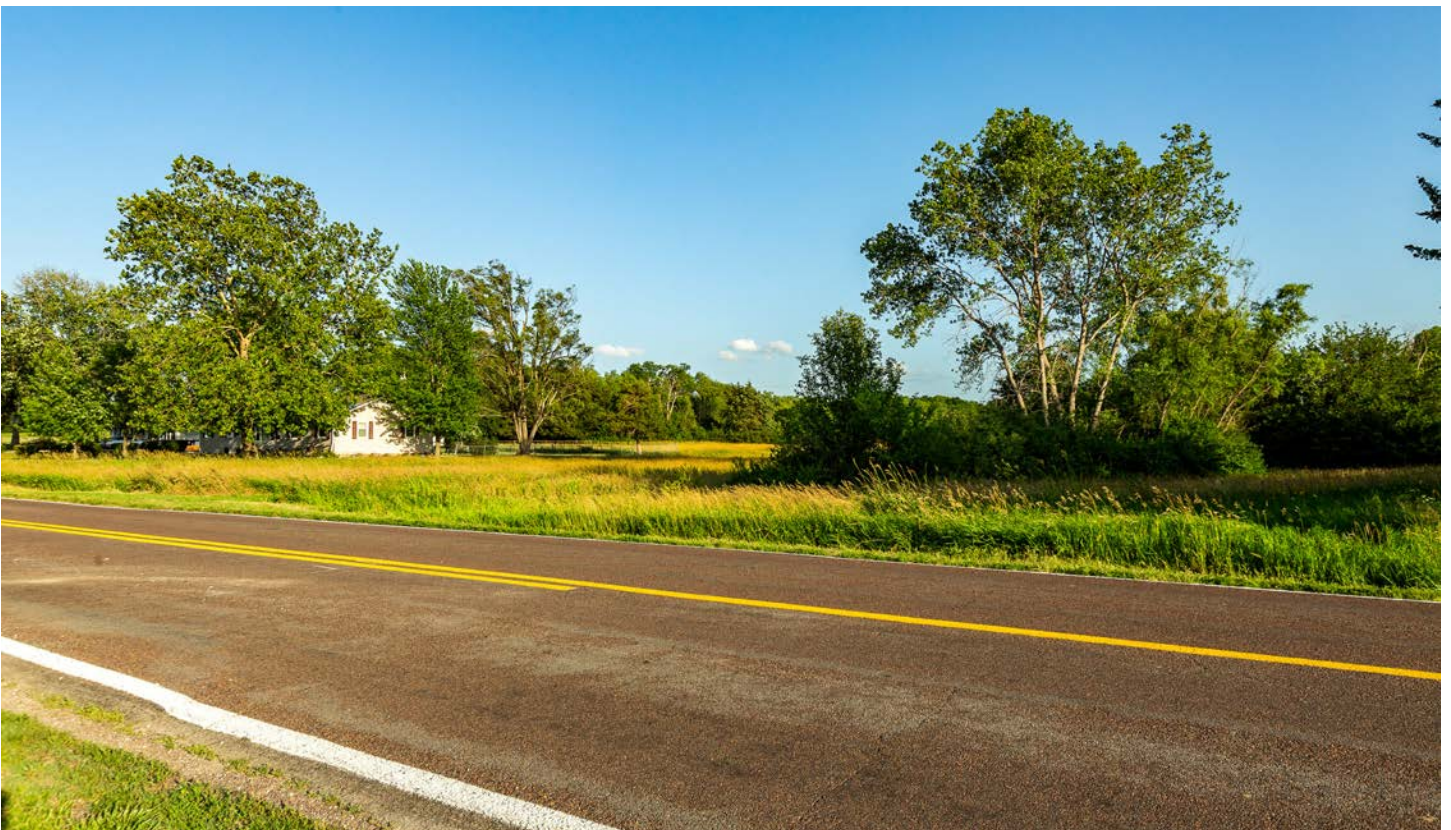
16 +/- ACRES



RURAL WATER AND ELECTRIC AT ROAD



BLACKTOP ROAD ACCESS



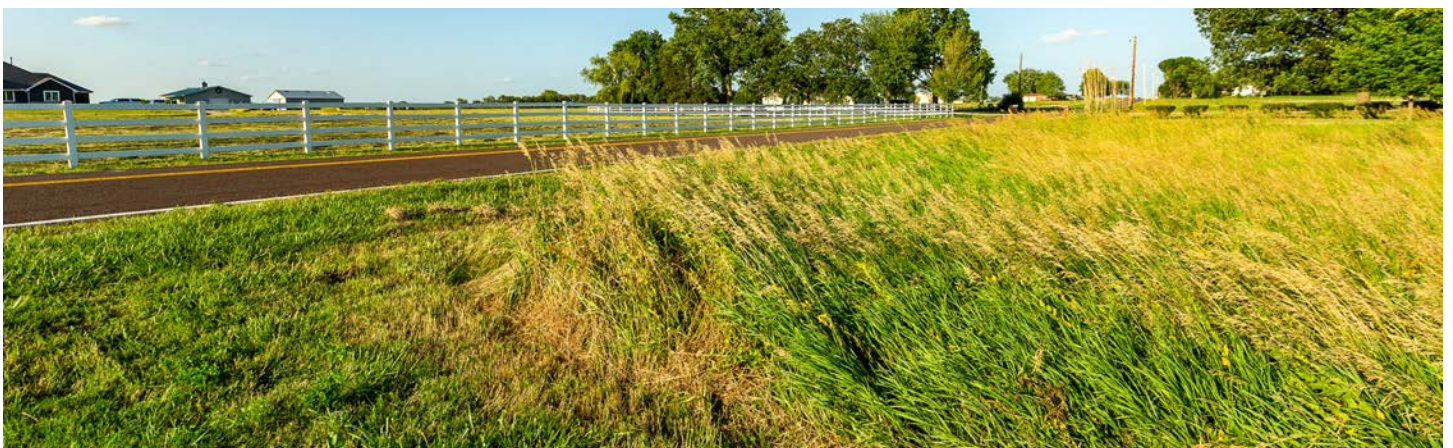
1 +/- ACRE POND AND A SHARED POND

You will notice quickly that a long driveway off of 61st Road would place your home back into the secluded tree-lined hay meadow overlooking a 1 +/- acre pond.



HUNTING AND RECREATION OPPORTUNITIES

This area is quickly growing with new homes on acreage as it is conveniently located in the Shawnee Heights School District, near Forbes Airport, along with recreational opportunities as Lake Shawnee, Clinton Wildlife, and the lake area.



AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 57' 18.84, -95° 37' 28.51

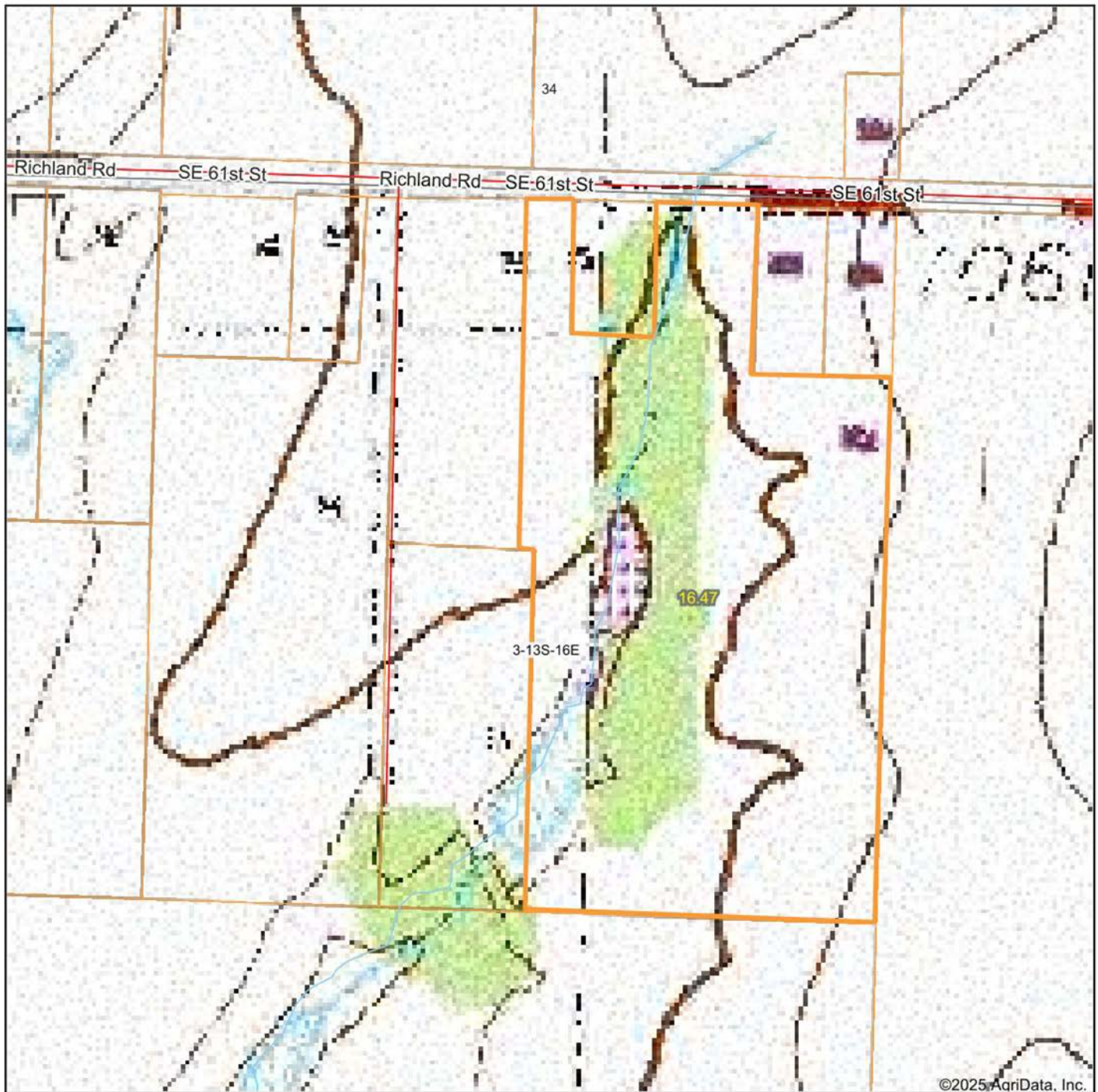
3-13S-16E
Shawnee County
Kansas

0ft 280ft 559ft



6/24/2025

TOPOGRAPHY MAP



Maps Provided By:



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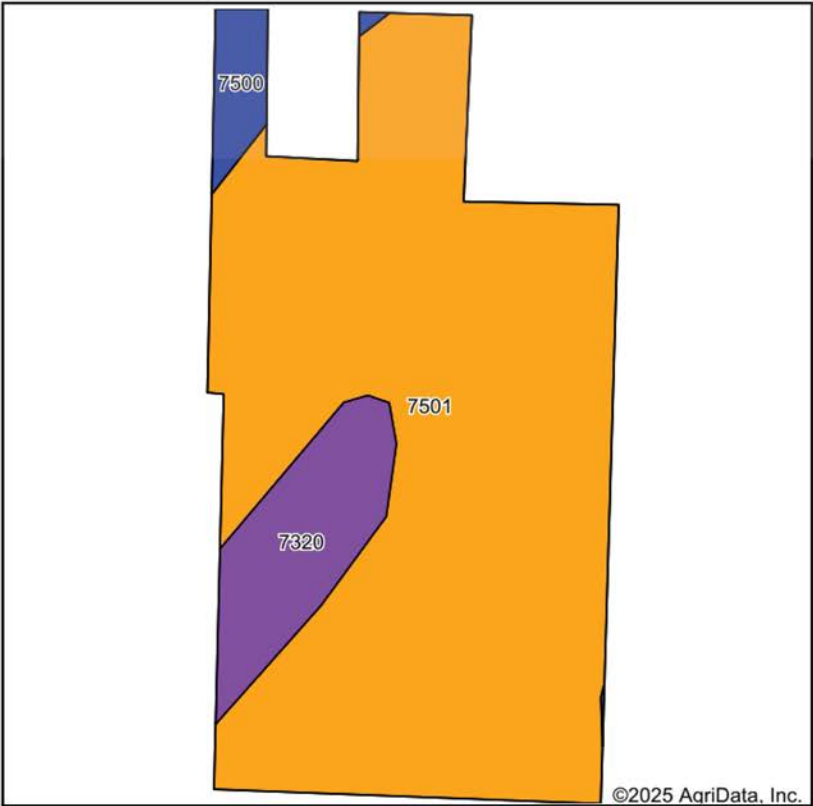
Map Center: 38° 57' 18.96, -95° 37' 31.96

0ft 280ft 559ft

3-13S-16E
Shawnee County
Kansas



SOIL MAP



State: **Kansas**
County: **Shawnee**
Location: **3-13S-16E**
Township: **Monmouth**
Acres: **16.47**
Date: **6/24/2025**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	14.20	86.2%		> 6.5ft.	IIIe	3883	48	38	47	39
7320	Martin-Kennebec complex, 0 to 12 percent slopes	1.75	10.6%		> 6.5ft.	VIe	4341	65	63	57	58
7500	Pawnee clay loam, 1 to 4 percent slopes	0.52	3.2%		> 6.5ft.	Ile	3845	52	41	52	44
Weighted Average						3.29	3930.5	*n 49.9	*n 40.8	*n 48.2	*n 41.2

*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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