

MIDWEST LAND GROUP PRESENTS

44.74 ACRES

FRANKLIN COUNTY, KS

3813 UTAH TERRACE, WELLSVILLE, KS, 66092



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED COUNTRY LIVING WITH A POND

A beautiful 44 +/- acres of rural seclusion has come to the market in Franklin County, Kansas. This property has a gorgeous tree-lined driveway that leads you by a large pond to a great home and other buildings.

The approximately 44 +/- acre property comprises timberland, water features, hay pasture, and strategically positioned buildings. A substantial pond exceeding two acres provides opportunities for fishing, with largemouth bass and channel catfish populating its waters. A well-constructed wooden deck offers a space for relaxation or access to the pond during warmer weather. The pond also attracts geese during the winter months and serves as a nesting area for their young in spring. The northern boundary consists of dense woodland, featuring a variety of trees such as oak and walnut, which supports a healthy population of whitetail deer and turkey for hunting opportunities. Walnut Creek traverses this section, adding another notable water feature. The southern boundary contains scattered trees and a hay meadow, including a smaller pond.

There are a few buildings on the property, including a home, a 2-car garage connected to a small apartment, a 3-car garage, and others. The home is made up of 4,250 square feet, including a 2,262 square foot main living area. Spacious and sun-filled living room boasting gleaming hardwood floors and oversized windows that invite an abundance of natural light, creating a warm and welcoming atmosphere. The spacious eat-in kitchen features durable tile flooring, abundant cabinet and counter space, perfect

for everyday cooking and entertaining. Just off the kitchen, a convenient washroom adds functionality. The generous master bedroom offers a relaxing retreat, complemented by an en-suite bath with a luxurious, jacuzzi-style soaking tub. A newly renovated second bathroom showcases modern finishes and tasteful design. The large sunroom currently used as a game room could be used for anything you have a vision for. The basement includes 2 non-conforming rooms, plenty of concrete storage areas, and a nice big closet. This home does not lack storage! The beautifully designed back deck, perfect for relaxing with a cup of coffee or entertaining friends, is constructed of Ipe Brazilian Walnut. This wood is known for its durability and resistance to decay, as it can last for 75 or more years with minimal maintenance. Just off the house is a 22'x14' carport to keep your vehicles covered.

The versatile 42'x24' building offers a spacious two-car garage and a fully equipped apartment, complete with a kitchen, comfortable living area, and full bathroom. Ideal as a private mother-in-law suite, guest quarters, or extended family accommodations when hosting out-of-town visitors. This 36'x24' three-stall garage is a dream setup for car enthusiasts or hobbyists. Perfect for restoring hot rods, tackling weekend projects, or storing your toys. With plenty of space and versatility, it also makes an ideal hangout for Chiefs game day gatherings or additional storage. There are two 70'x30' lean-tos to store equipment and 3 loafing sheds ready to be fenced off for your animals. This property has it all in terms of a beautiful place to live, recreational opportunities, and seclusion.

PROPERTY FEATURES

PRICE: **\$858,847** | COUNTY: **FRANKLIN** | STATE: **KANSAS** | ACRES: **44.74**

- Wellsville, Kansas
- 4,250 sq. ft. home
- Guest quarters
- Plenty of storage
- 2+ acre pond loaded with fish
- Whitetail deer and turkey hunting
- 3-car mechanics garage
- Ipe Brazilian walnut deck
- 11 minutes to Wellsville
- 16 minutes to Ottawa
- 27 minutes to Olathe



4,250 SQ. FT. HOME



3-CAR MECHANICS GARAGE



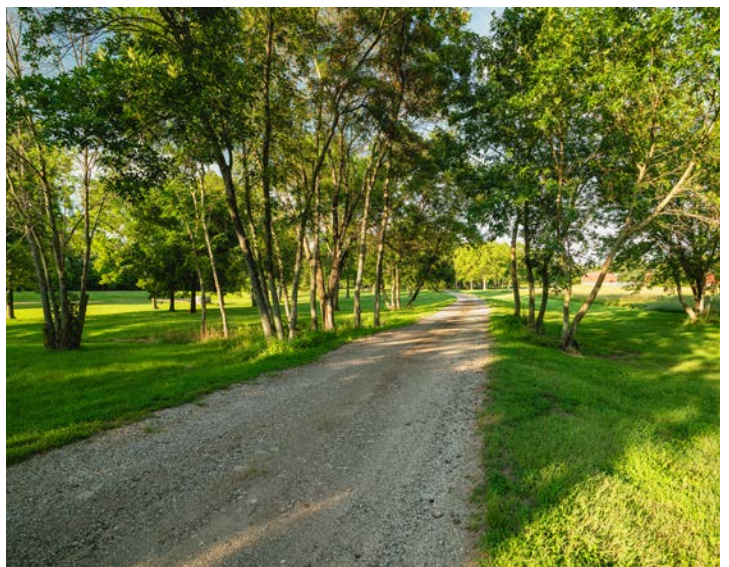
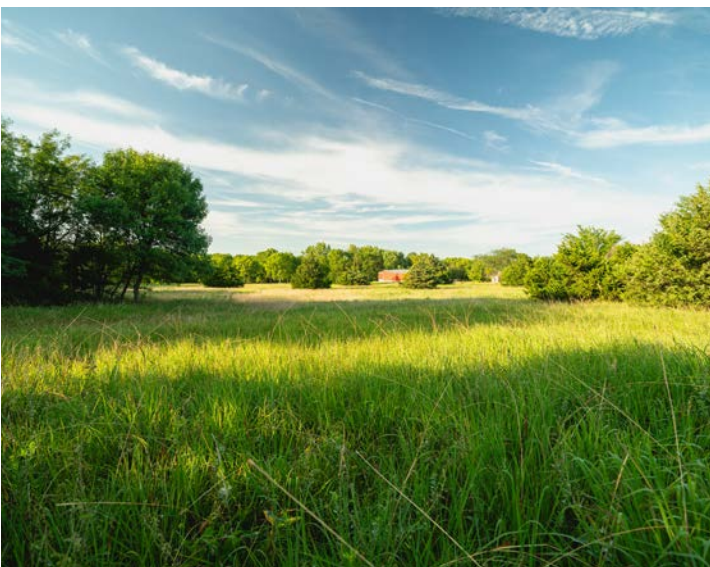
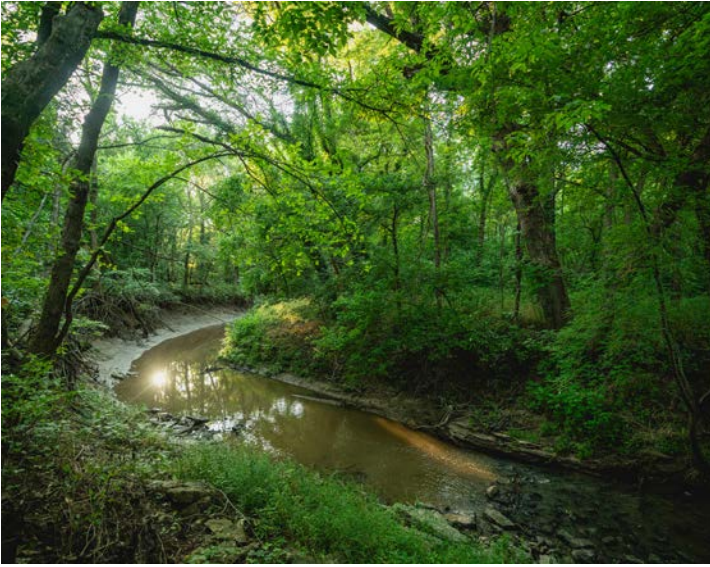
GUEST QUARTERS



2+ ACRE POND LOADED WITH FISH



ADDITIONAL PHOTOS



HUNTING OPPORTUNITIES



AERIAL MAP



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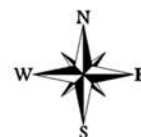
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Boundary Center: 38° 39' 36.6, -95° 6' 33.66

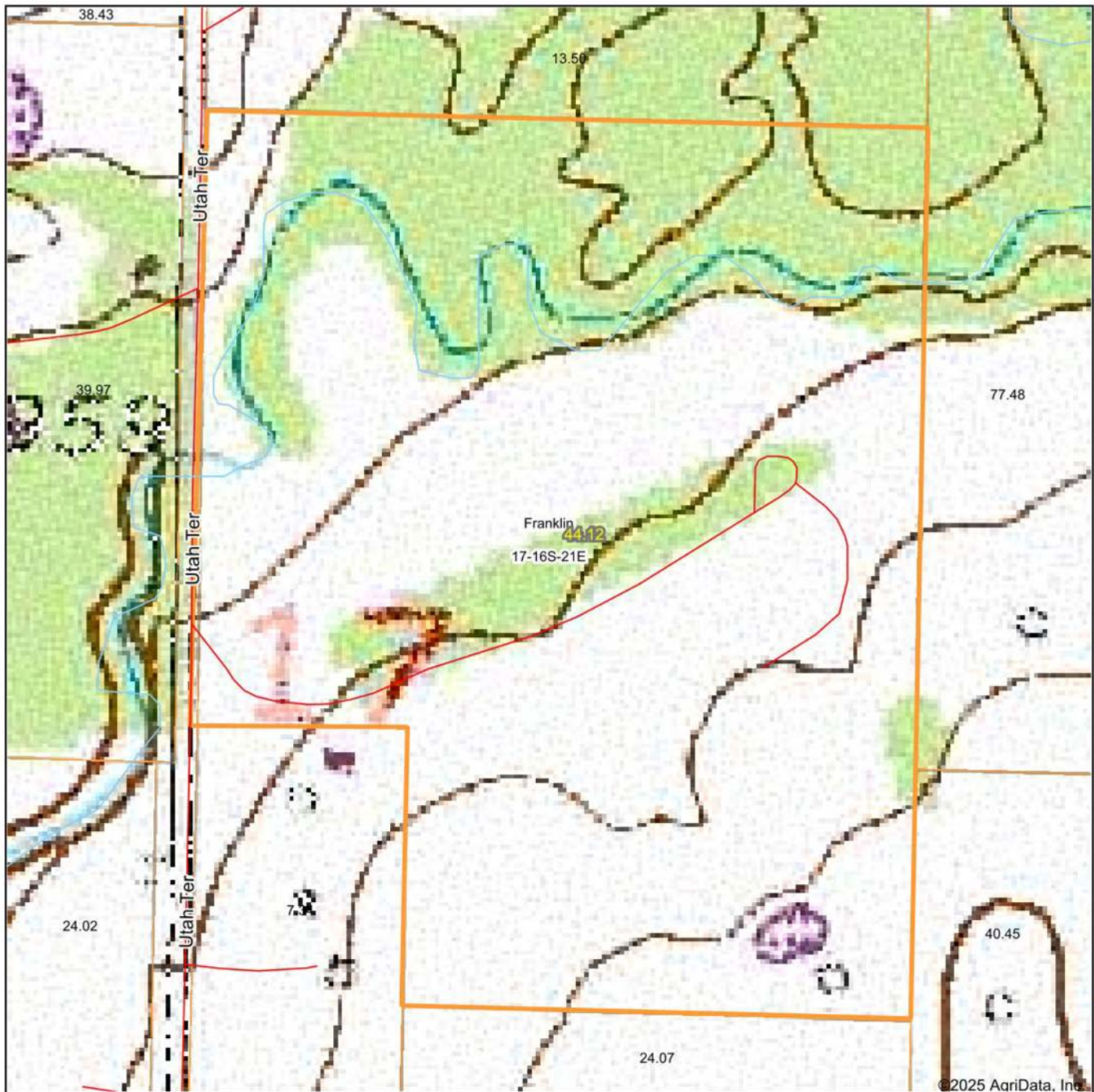
17-16S-21E
Franklin County
Kansas

0ft 281ft 562ft



8/5/2025

TOPOGRAPHY MAP



Maps Provided By:

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Map Center: 38° 39' 36.87, -95° 6' 33.87

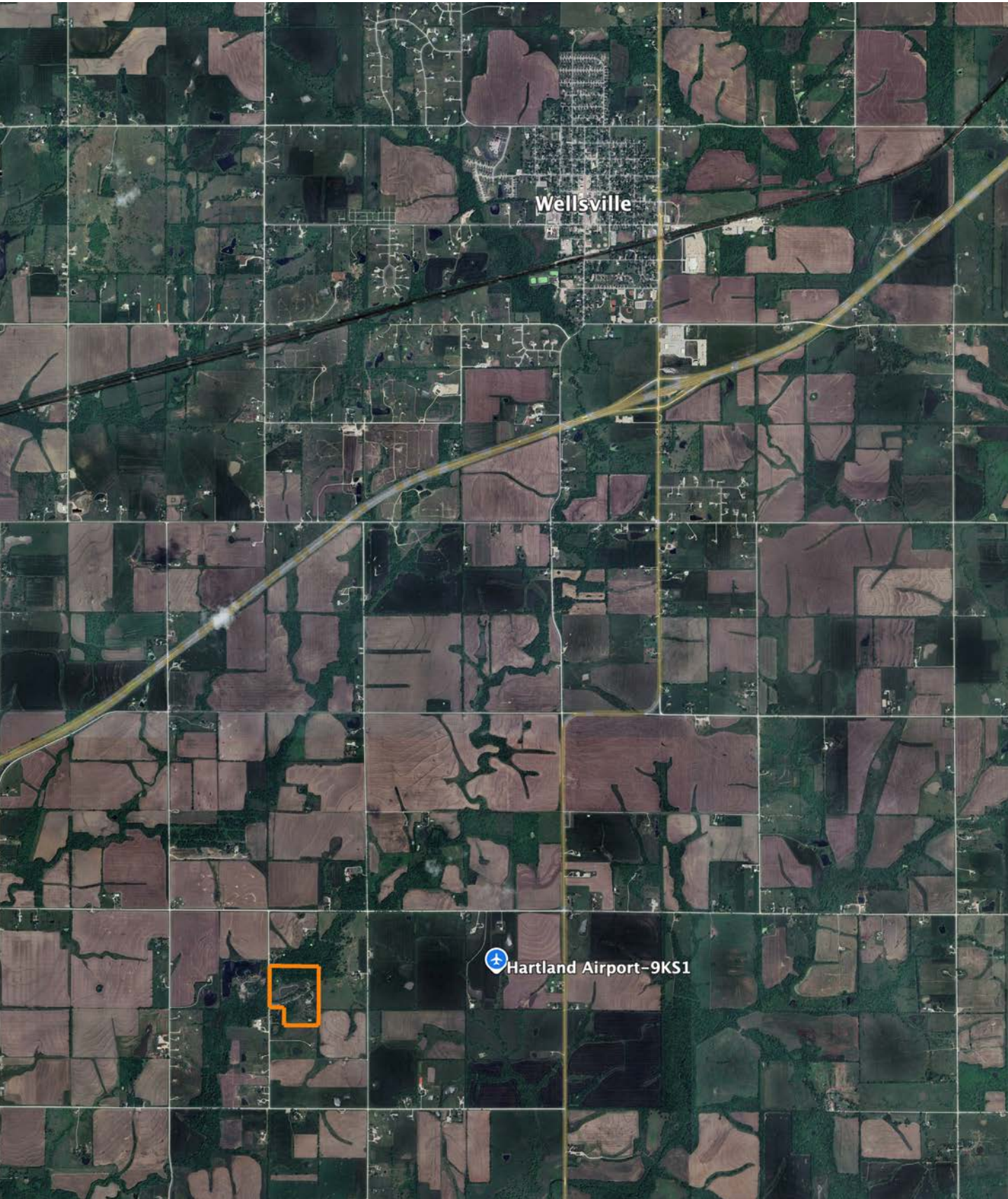
17-16S-21E
Franklin County
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0ft 281ft 562ft



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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,
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