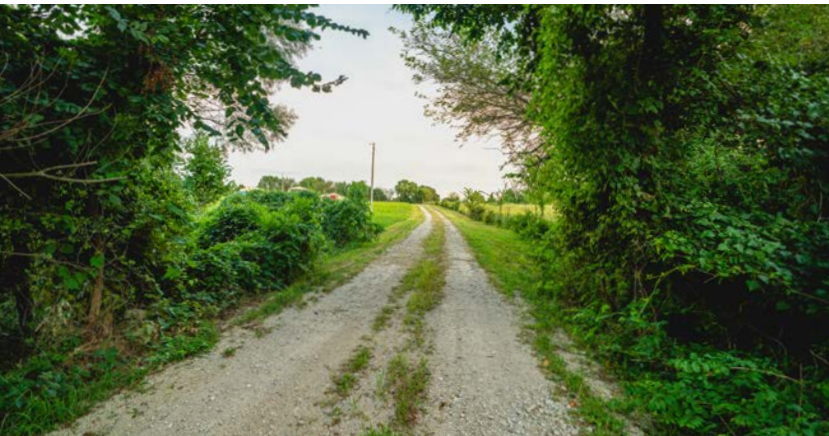


MIDWEST LAND GROUP PRESENTS



# LINN COUNTY, KS

30.9 ACRES



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# THE PERFECT 30.9 +/- ACRES AND HOME

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This beautiful 30.9 +/- acre tract located in Parker, Kansas, is full of all the good stuff! The secluded home overlooking the large pond makes this a great setting to live peacefully.

The 1,536-square-foot home features 3 bedrooms and 2 bathrooms, with an open living area and a great kitchen. The structure of the house is 2'x6' construction and heavy insulation, allowing efficient living. The home is all electric but also has a working wood-burning boiler. None of the inner walls are load-bearing, so if you want to change something in the future, let your vision play out and make it fit your wants. The main utilities to the home are Linn County rural water 3, Heartland Electric, and it even has fiber internet. A 33'x80' building sits adjacent to the house, including machine and vehicle storage along with a Man cave-style room. The man cave is insulated heavily and has air conditioning and gas heat

run to it. Perfect for a trophy room, a pool table, or your own home gym.

The land lies great with a long gravel driveway allowing for the seclusion we all dream of. The pond is full of fish, including crappie, bass, and catfish. The pond also has a cleared trail around it to enjoy all sides of it, and a beautiful spot for a walk. The animal life has been well cared for as the owner has made sure to take care of the rabbit, quail, and deer population. When riding around the property, multiple coveys of quail jumped from the grass.

If seclusion is the dream living condition, along with excellent recreation opportunities, is what you've been looking for, call Aaron at (913) 256-5905 for a private tour.



# PROPERTY FEATURES

PRICE: **\$419,070** | COUNTY: **LINN** | STATE: **KANSAS** | ACRES: **30.9**

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- Linn County, Kansas
- 30.9 beautiful acres
- Big stocked pond
- 1,536 square-foot home
- 3 bed, 2 baths
- 33'x80' barn with man cave
- Whitetail deer
- Turkey
- Quail
- 3 miles to Parker
- 40 miles to Olathe





# 1,536 SQUARE-FOOT HOME

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The structure of the house is 2'x6' construction and heavy insulation, allowing efficient living. The home is all electric but also has a working wood-burning boiler. None of the inner walls are load-bearing, so if you want to change something in the future, let your vision play out and make it fit your wants.





# INTERIOR PHOTOS





# BIG STOCKED POND

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## HUNTING OPPORTUNITIES

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## 33'X80 BARN

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## 3 MILES TO PARKER

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# AERIAL MAP



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Maps Provided By:



CUSTOMIZED ONLINE MAPPING  
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Boundary Center: 38° 18' 53.19, -94° 56' 0.87

0ft 275ft 550ft

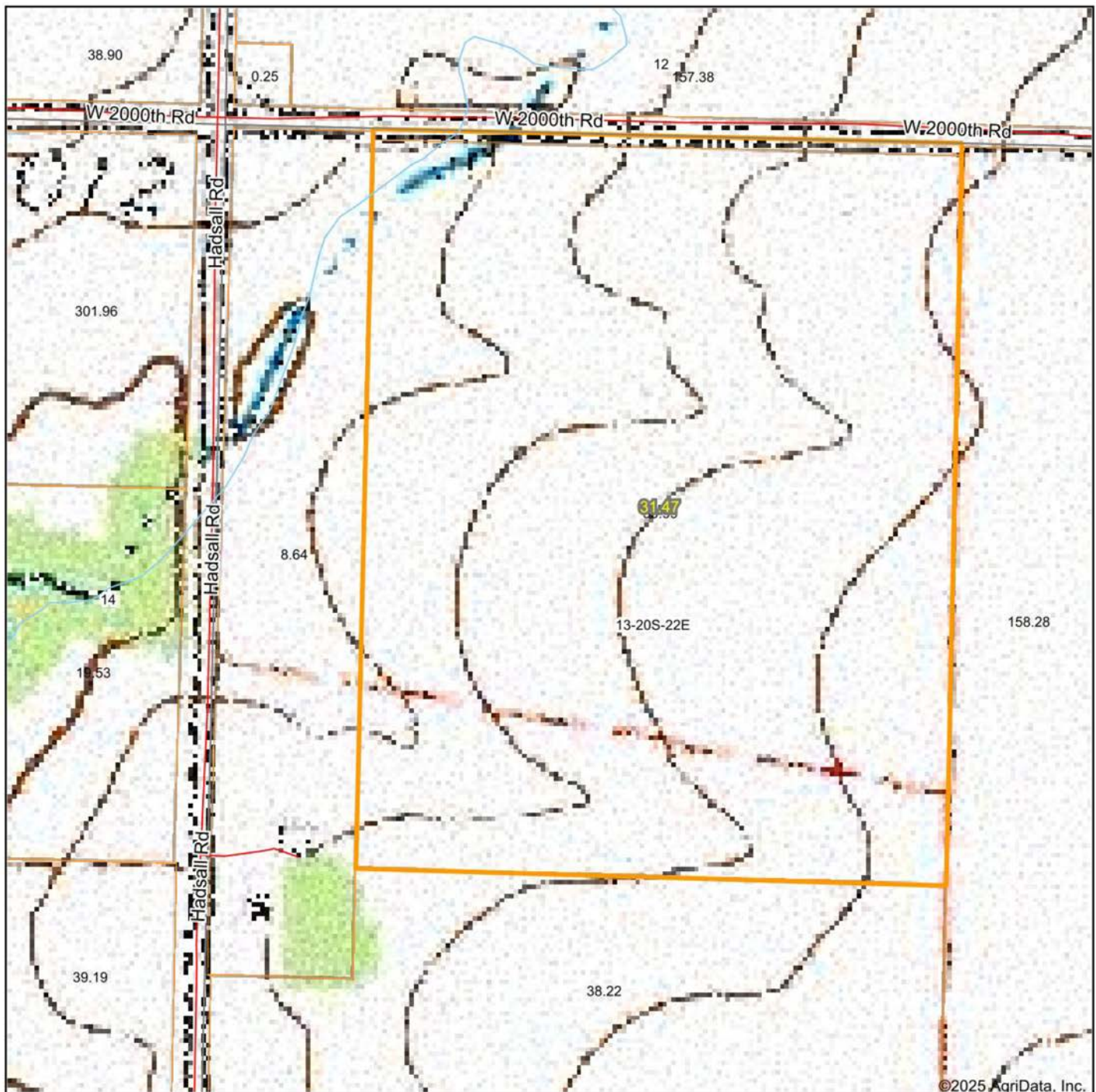
13-20S-22E  
Linn County  
Kansas



8/26/2025



# TOPOGRAPHY MAP



Maps Provided By:



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Map Center: 38° 18' 52.4, -94° 56' 3.29

0ft 275ft 550ft

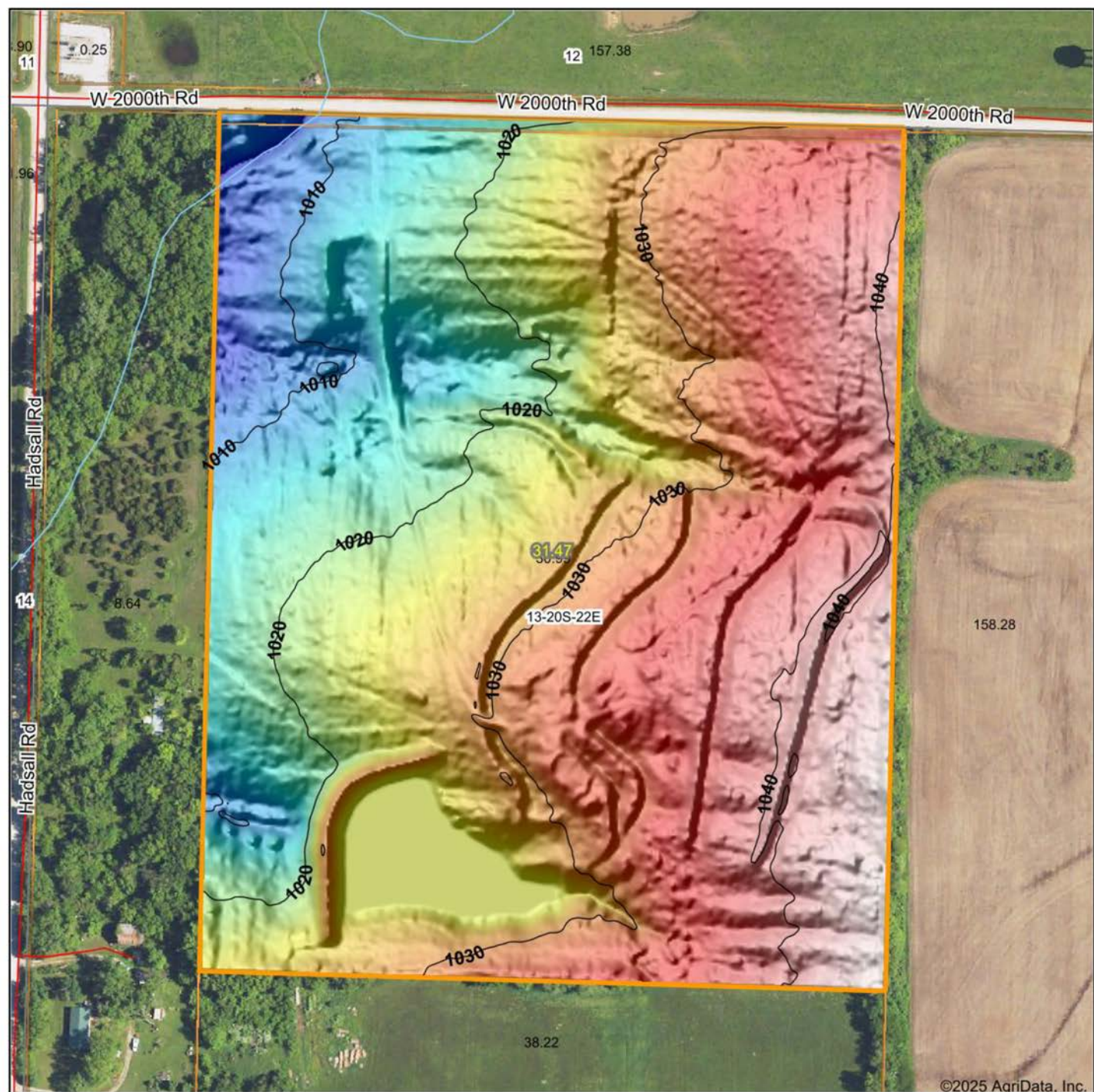
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**Linn County**  
**Kansas**



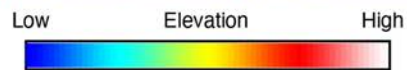
8/26/2025



# HILLSHADE MAP



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Maps Provided By:  
**surety**  
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Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 1,004.1  
Max: 1,045.0  
Range: 40.9  
Average: 1,026.9  
Standard Deviation: 9.61 ft

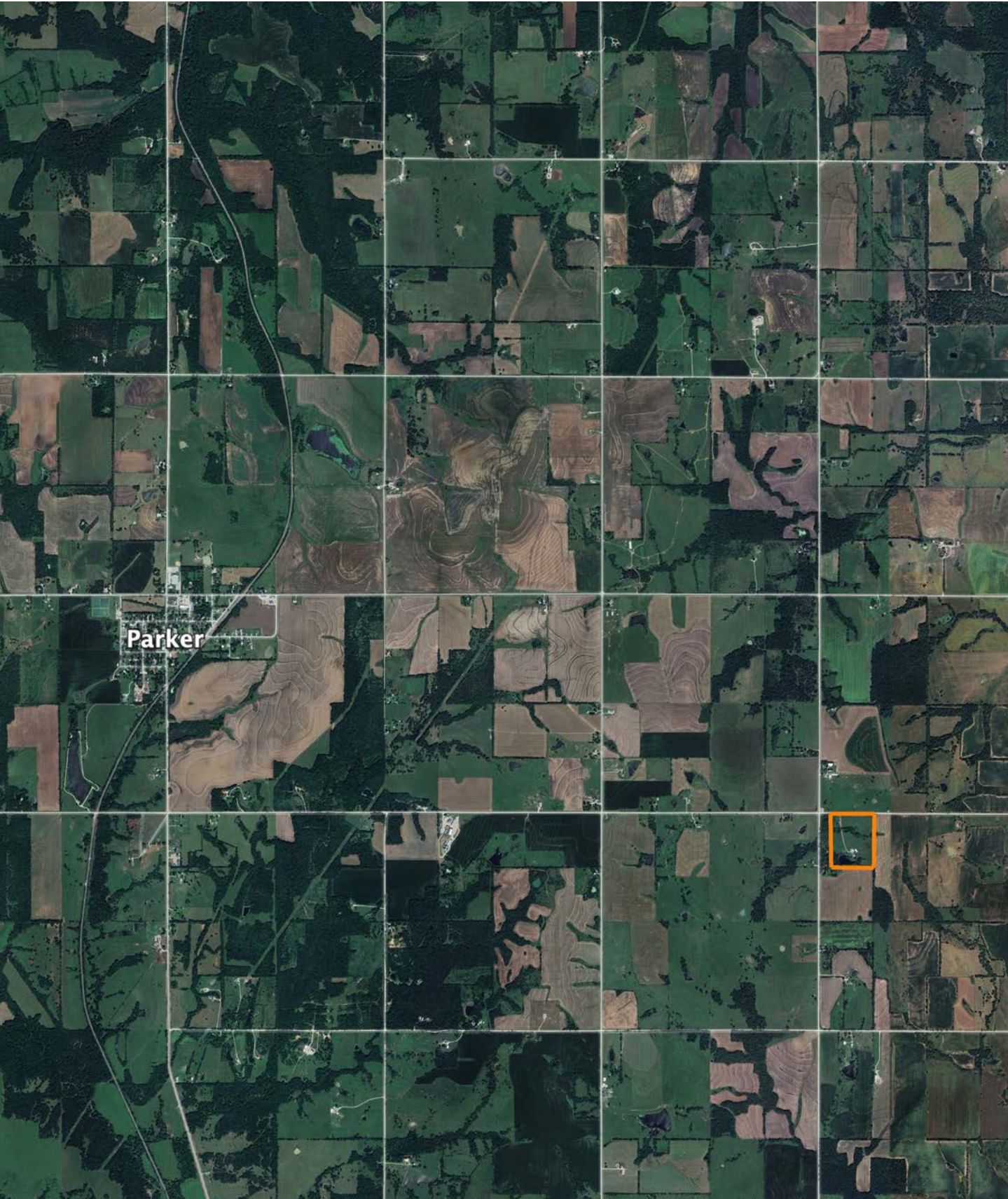


**13-20S-22E**  
**Linn County**  
**Kansas**

Boundary Center: 38° 18' 53.19, -94° 56' 0.87



# 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

**913.256.5905**

[ABlount@MidwestLandGroup.com](mailto:ABlount@MidwestLandGroup.com)



## MidwestLandGroup.com

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