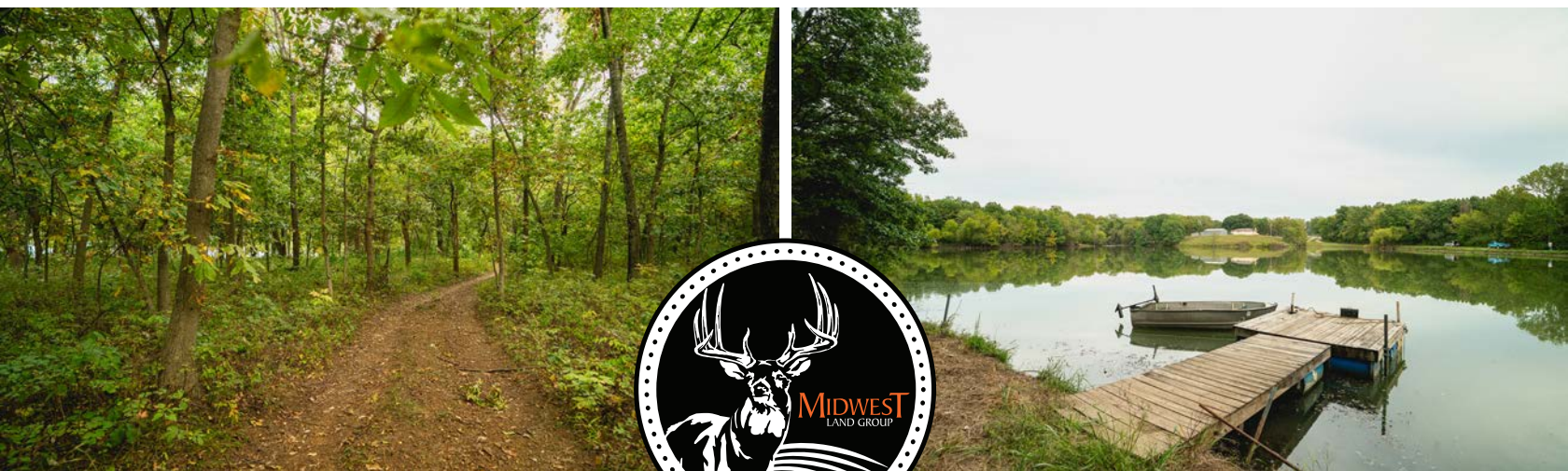


MIDWEST LAND GROUP PRESENTS

28 ACRES IN

FRANKLIN COUNTY KANSAS



3938 LOUISIANA ROAD, OTTAWA, KS 66067

MIDWEST LAND GROUP IS HONORED TO PRESENT

COUNTRY LIVING MEETS OUTDOOR PARADISE - 28 +/- ACRES WITH PRIVATE 7-ACRE POND

Welcome to 3938 Louisiana Road, Ottawa, Kansas - a rare opportunity to own your own slice of paradise on 28 stunning acres and a 7-acre, 18-foot deep private pond! Whether you're an avid outdoorsman, looking for a peaceful retreat, or ready to embrace the homestead lifestyle, this one-of-a-kind property delivers it all.

At the heart of the land is a fully remodeled 3-bedroom, 1-bath ranch-style home, offering modern comfort with timeless charm. Inside, enjoy updated finishes, an open floor plan, and serene views of your private acreage from every window.

The property features a 7-acre, 18-foot deep stocked pond that's an angler's dream - teeming with bass, catfish, and crappie. Enjoy fishing from the bank, launch a kayak, or take a small boat out for a day on the water.

The pond is surrounded by mowed trails and designated fishing areas, making it both accessible and scenic. Be ready to rip some lips and have a ball catching endless amounts of memories and an array of fish!

Wander through miles of trails winding through mature timber, perfect for walking, riding ATVs, or simply soaking in the tranquility of the outdoors. Wildlife is abundant, and the mix of open land and wooded privacy gives you endless options for recreation, gardening, hunting, or future expansion.

If you've been dreaming of space, privacy, and nature without giving up modern convenience, this is the property for you. This property offers the perfect blend of peaceful country living and convenient access to modern amenities, making it a truly unique find.



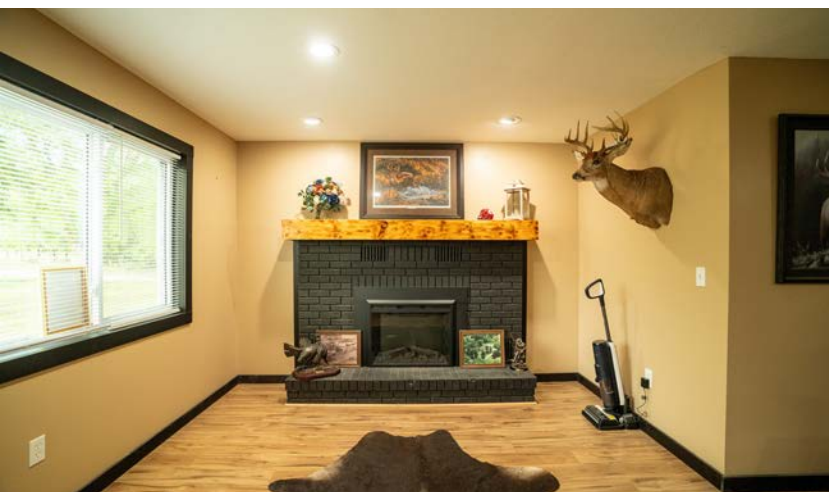
PROPERTY FEATURES

PRICE: **\$600,000** | COUNTY: **FRANKLIN** | STATE: **KANSAS** | ACRES: **28**

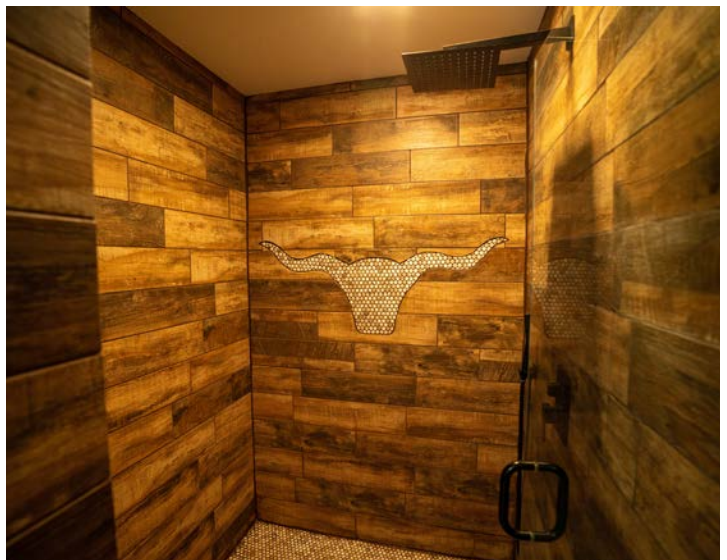
- 28 +/- acres of timber & open ground
- 7-acre private pond (18' deep) – stocked with bass, crappie, & catfish
- Mowed trail system throughout property
- Multiple cleared fishing spots & pond access points
- Fully remodeled 3-bed, 1-bath ranch-style home
- Excellent hunting, fishing, & recreational opportunities
- Ideal for weekend retreat, primary residence, or investment
- Incredible neighbors
- 6 miles to Ottawa
- 48 miles to Overland Park
- 25 miles to Lawrence



FULLY REMODELED RANCH-STYLE HOME



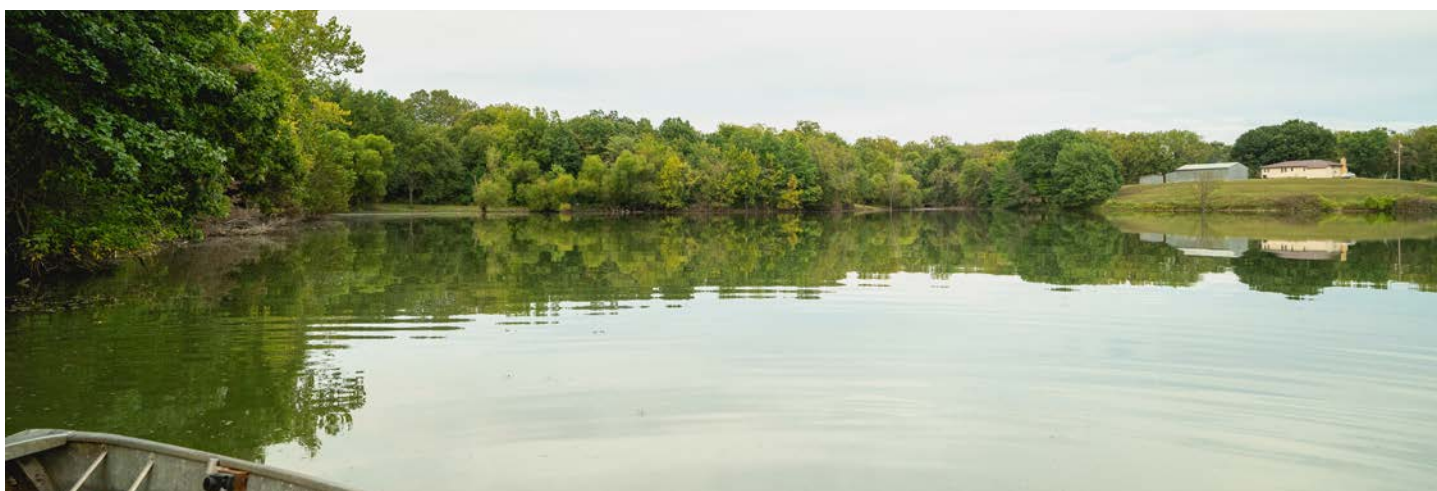
ADDITIONAL INTERIOR PHOTOS



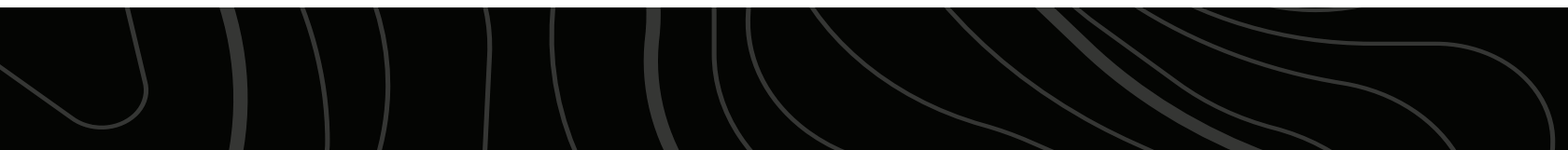
28 +/- ACRES



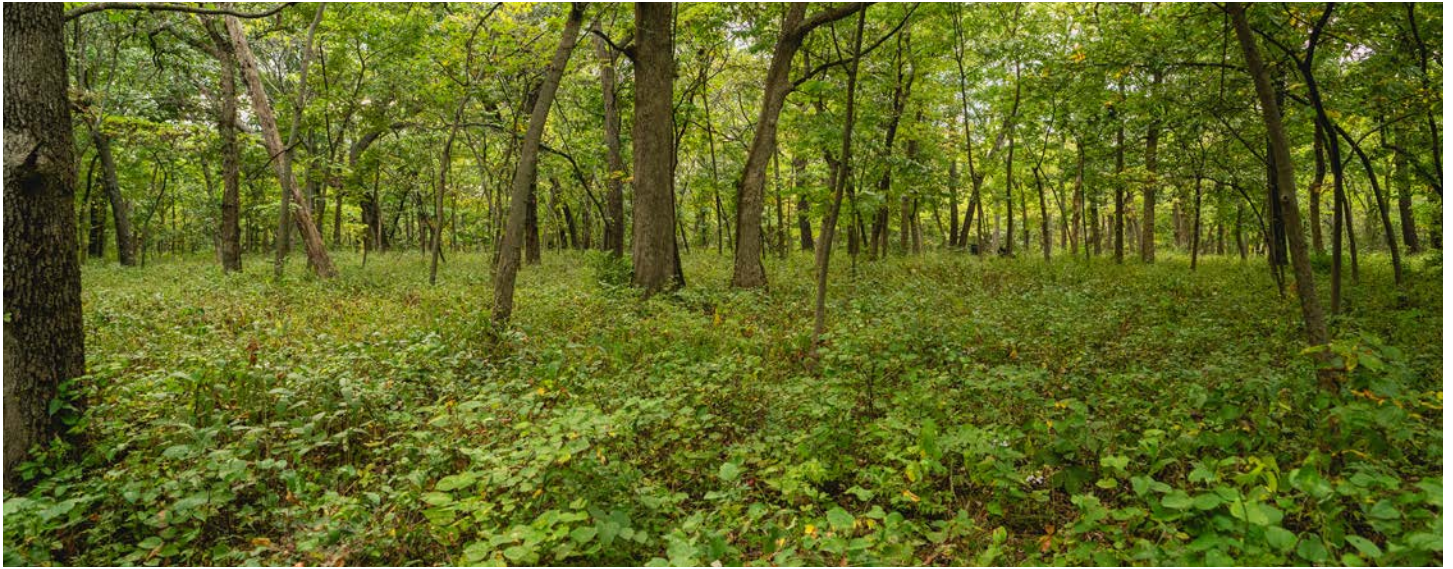
7-ACRE PRIVATE POND (18' DEEP)



MOWED TRAIL SYSTEM



TIMBER & OPEN GROUND



ADDITIONAL PHOTOS



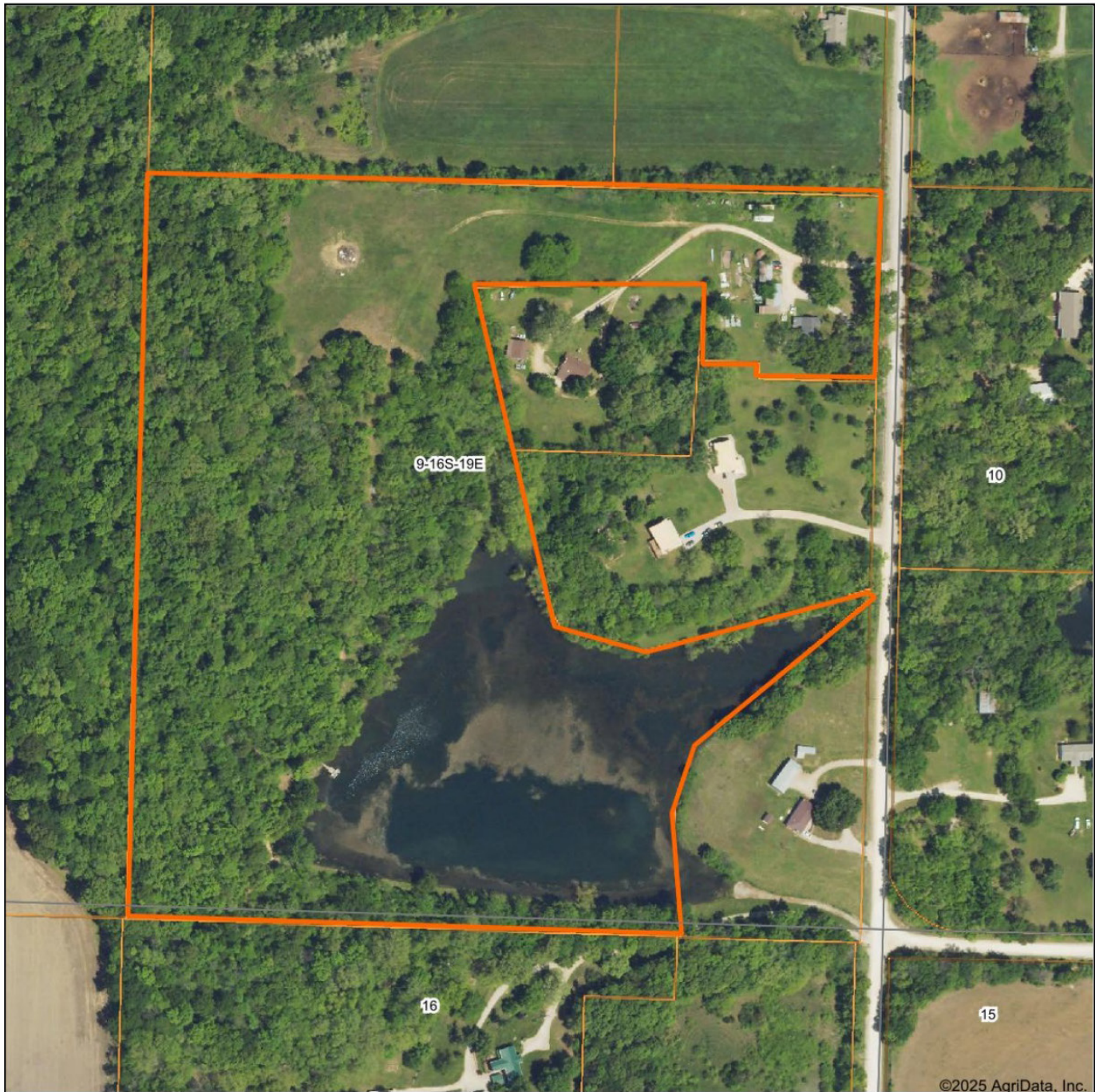
EXCELLENT FISHING



TRAIL CAM PICTURES



AERIAL MAP



Boundary Center: 38° 40' 6.64, -95° 18' 25.08

0ft 276ft 551ft



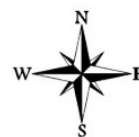
Maps Provided By:



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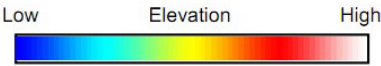
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9-16S-19E
Franklin County
Kansas



9/23/2025

HILLSHADE MAP



Maps Provided By:



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surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 10
Min: 929.0
Max: 996.4
Range: 67.4
Average: 972.3
Standard Deviation: 16.54 ft

0ft 242ft 484ft

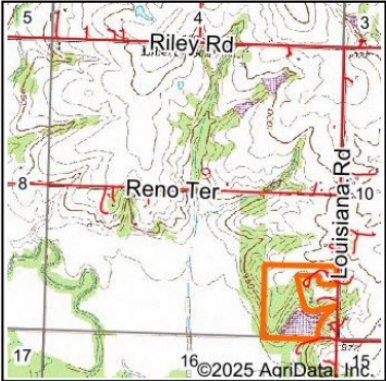


9/23/2025

9-16S-19E
Franklin County
Kansas

Boundary Center: 38° 40' 6.64, -95° 18' 25.08

WETLANDS MAP



State: **Kansas**
Location: **9-16S-19E**
County: **Franklin**
Township: **Ottawa**
Date: **9/23/2025**



Maps Provided By:
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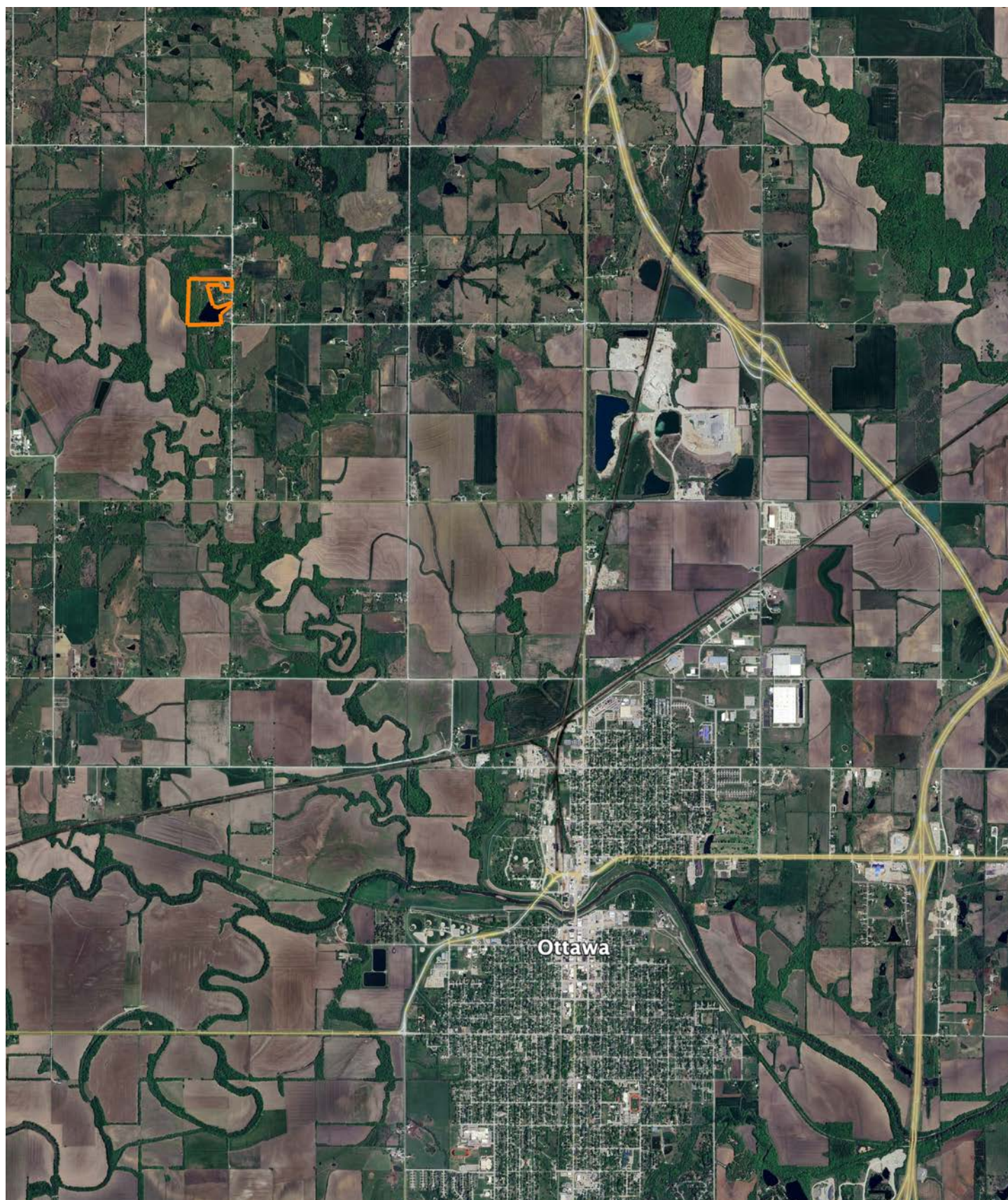


0ft 396ft 792ft

Classification Code	Type	Acres
PABFh	Freshwater Pond	7.80
Total Acres		7.80

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

OVERVIEW MAP



AGENT CONTACT

Cody Thurston has an overpowering love for the great outdoors. He absolutely loves seeing a property's potential and making that potential come to life. At Midwest Land Group, he does whatever it takes to ensure a smooth transaction for his clients, both buyers and sellers. Born in Emporia, Kansas, Cody grew up on the family farm in east central Kansas and helped with his dad's outfitting business, managing, planting, improving, and guiding on 15,000 acres.

If Cody looks familiar, it may be because he's been a cast member on Drury Outdoors' Bow Madness on The Outdoor Channel. He's also a guide for The Dave Hollond Memorial Youth Deer Hunt (formerly The Clint Bowyer Youth Deer Hunt), in which 15-20 kids are taken into the great outdoors to experience the excitement of the hunt. Cody gets great satisfaction helping the kids and passing on his deep rooted excitement for the outdoors. If you have any real estate needs and want to put Cody's knowledge and professionalism to work for you, give him a call, he would be happy to talk land or hunting with you.



CODY THURSTON,
LAND AGENT

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MidwestLandGroup.com

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