

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

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# MIAMI COUNTY KANSAS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 40 +/- ACRES TO BUILD, HUNT, AND INVEST

This beautiful 40 +/- acre property is located in Fontana, Kansas, and just a short distance off blacktop. If you want to build your country home, hunt your own ground, or just need an investment, this is one to pay attention to.

Mostly made up of 32 +/- acres of tillable ground, it also features a southern border of timber along with a timber section right through the middle of the farm. The tillable ground is made up of Class 1 and 2 soils with a weighted average of 1.85 and is cash rented by a local farmer who would continue the farm lease if the new owner allowed. The timber is littered with deer sign featuring scrapes, rubs, trails, and beds. You will notice

the browse pressure on the beans next to the timber and realize just how many deer are using the farm.

If you are wanting to build your home in the country in a great area, Fontana City water has lines running along the north and west sides of the property, along with Fontana City sewer lines running along the east and south sides of the property. Every Electric also runs along the road, allowing for easy access to utilities for your future build.

If you are looking for a spot to lay roots or looking to invest and hunt, give Land Agent Aaron Blount a call at (913) 256-5905 for a private showing.

## PROPERTY FEATURES

PRICE: **\$248,000** | COUNTY: **MIAMI** | STATE: **KANSAS** | ACRES: **40**

- Utilities access at the road
- 32 +/- acres of tillable income
- Quality soils
- Whitetail deer and turkey hunting opportunities
- Timber
- Close to blacktop roads
- Wet-weather creek
- 14 minutes to LaCygne
- 20 minutes to Paola
- 25 minutes to Drexel





# 32 +/- ACRES OF TILLABLE INCOME

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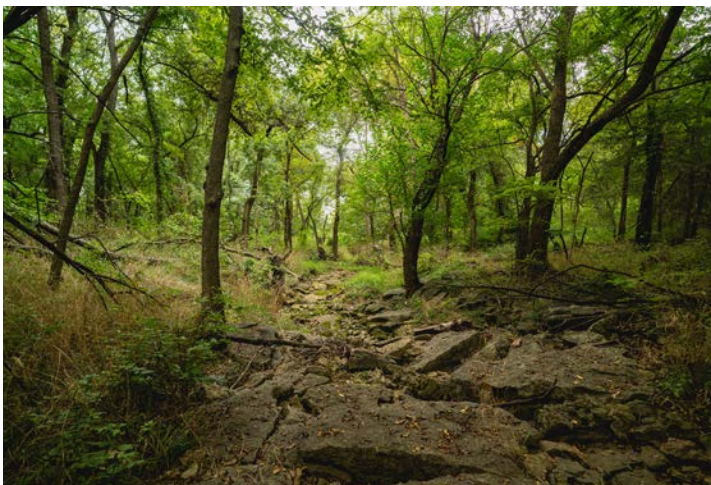
## QUALITY SOILS

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## DEER & TURKEY HUNTING OPPORTUNITIES

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# TIMBER

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# BUILD SITES

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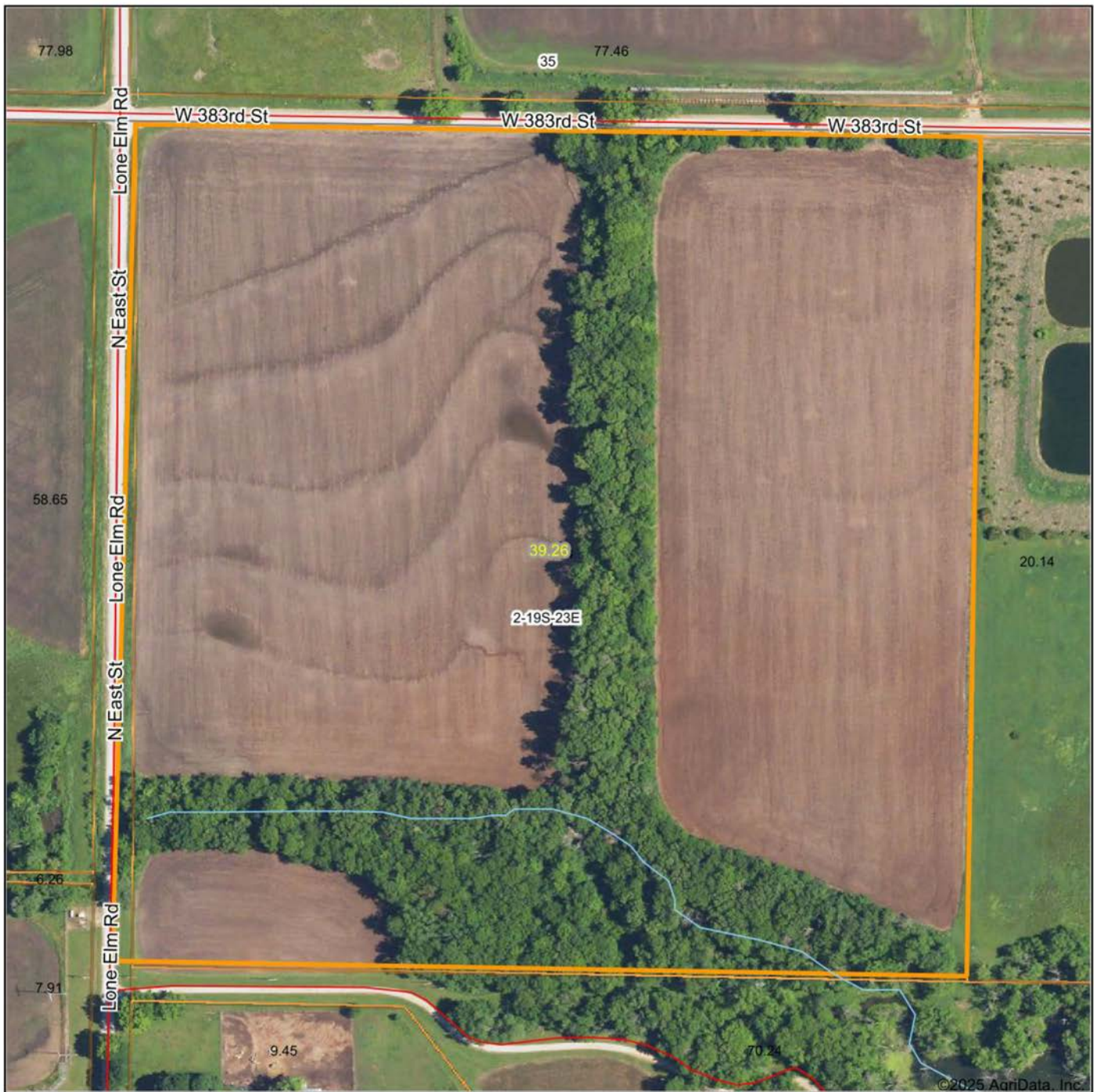
# ADDITIONAL PHOTOS

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# AERIAL MAP



Maps Provided By:



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Map Center: 38° 25' 50.32, -94° 49' 57.81

**2-19S-23E**  
**Miami County**  
**Kansas**

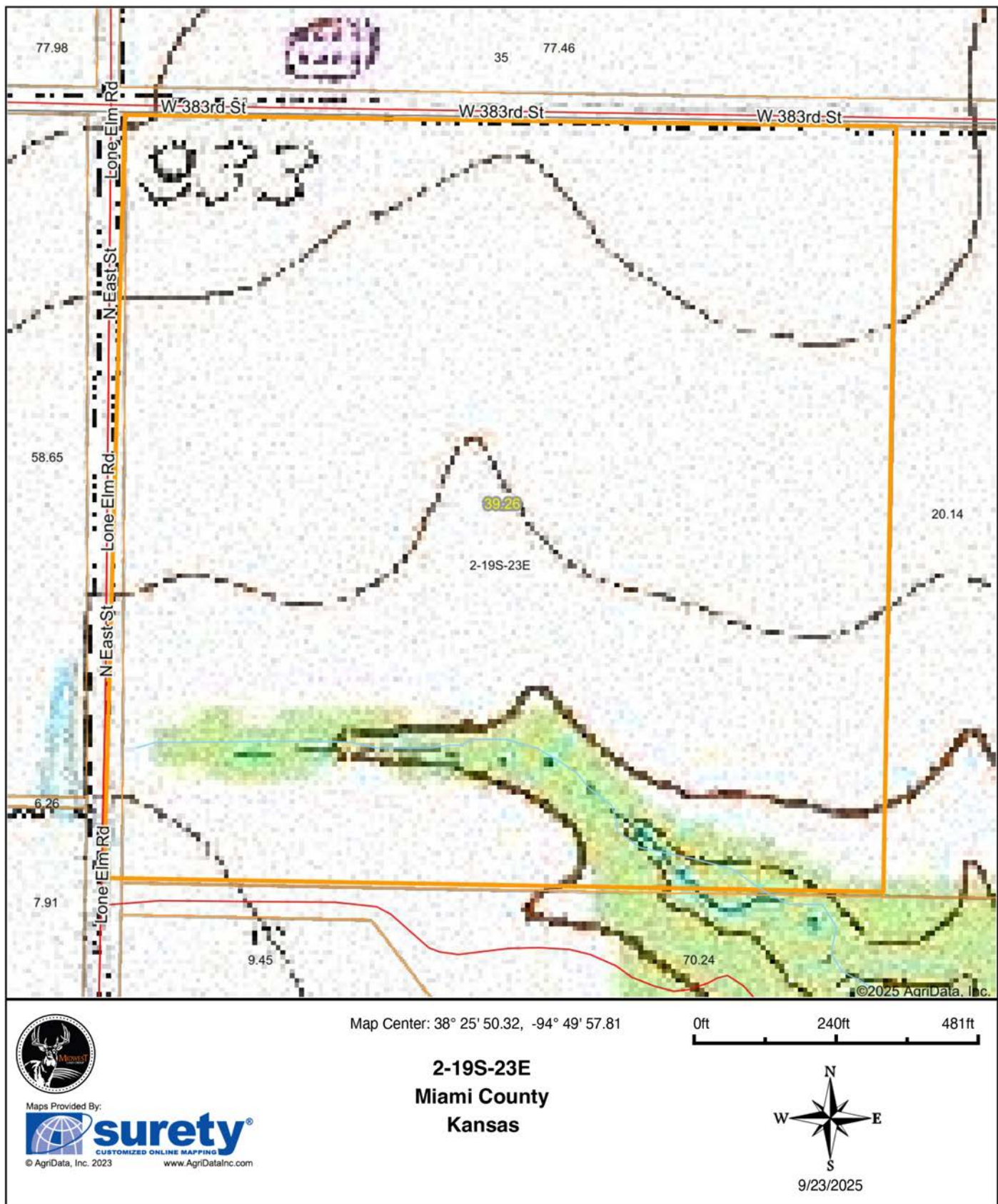
0ft 240ft 481ft



9/23/2025

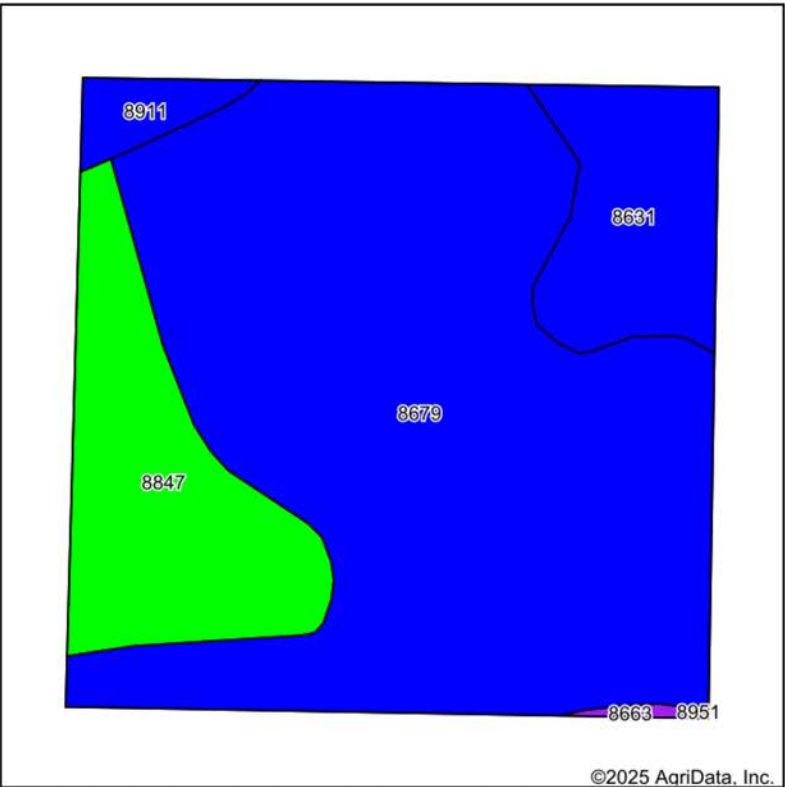


# TOPOGRAPHY MAP

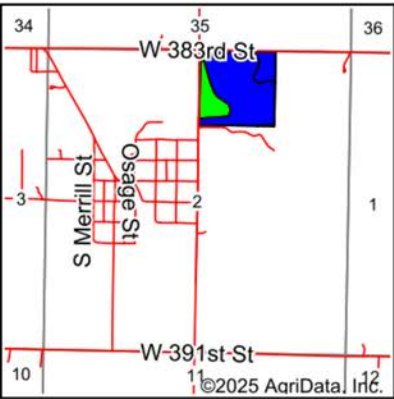




# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Miami**  
Location: **2-19S-23E**  
Township: **Osage**  
Acres: **39.26**  
Date: **9/23/2025**



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: KS121, Soil Area Version: 25												
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
8679	Dennis silt loam, 1 to 3 percent slopes	27.68	70.5%		> 6.5ft.	Ile	4838	79	78	59	64	69
8847	Okemah silt loam, 0 to 3 percent slopes	6.48	16.5%		> 6.5ft.	Is	5328	77	77	60	62	72
8631	Bucyrus silty clay loam, 1 to 3 percent slopes	4.08	10.4%		5.4ft. (Lithic bedrock)	Ile	6108	74	74	58	60	63
8911	Summit silty clay loam, 1 to 3 percent slopes	0.90	2.3%		> 6.5ft.	Ile	4828	62	61	58	60	47
8663	Clareon-Rock outcrop complex, 3 to 15 percent slopes	0.12	0.3%		2ft. (Lithic bedrock)	Vle	3398	44	44	25	27	28
Weighted Average						1.85	5046.2	*n 77.7	*n 76.9	*n 58.9	*n 63	*n 68.2

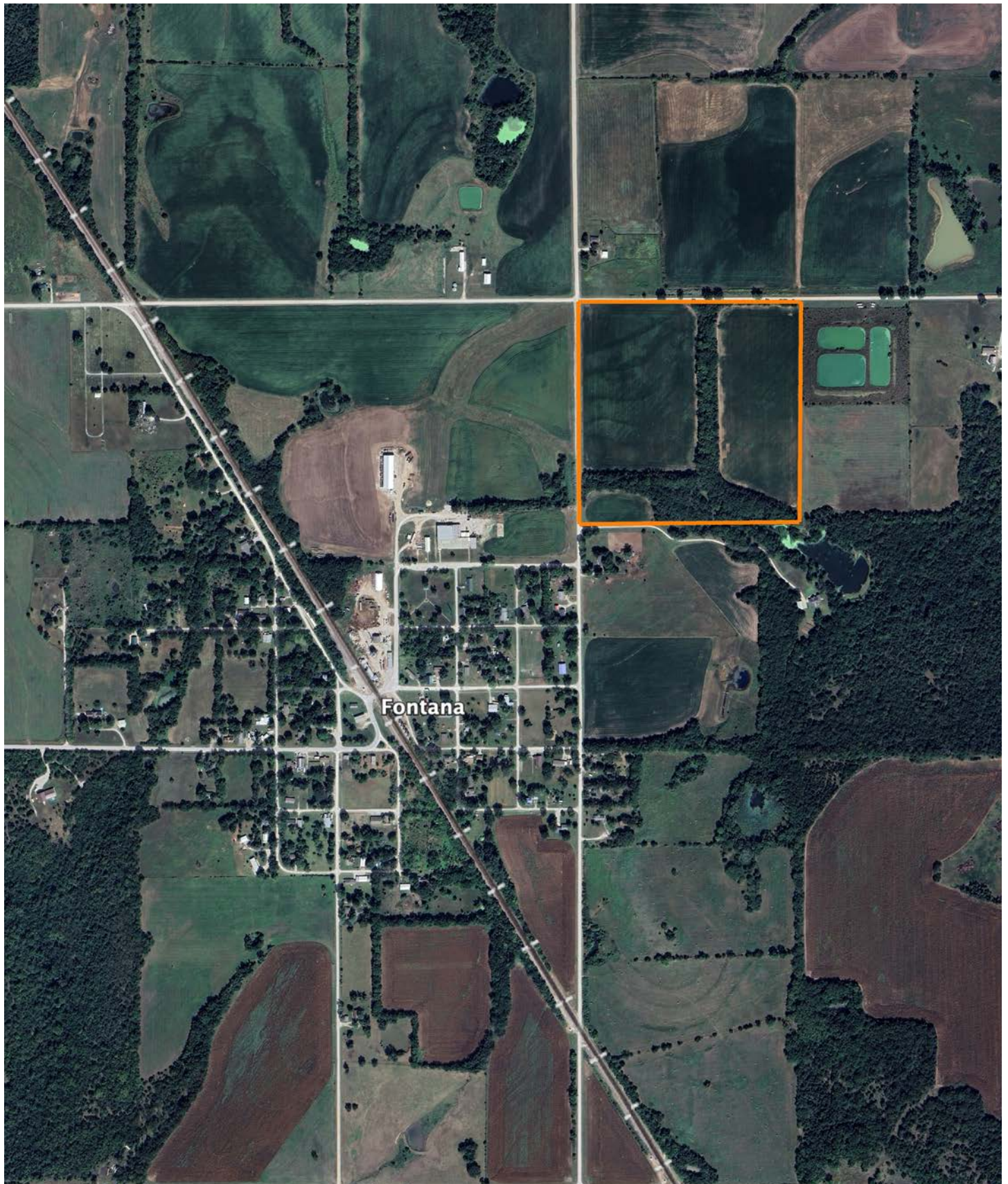
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# 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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