

MIDWEST LAND GROUP PRESENTS



160.4 ACRES
ALLEN COUNTY, KS

925 1800 Street, Iola, KS 66749



MIDWEST LAND GROUP IS HONORED TO PRESENT

SCENIC CATTLE PASTURELAND FARM IN ALLEN COUNTY, KANSAS

Midwest Land Group presents the Allen 160.4, a truly beautiful full quarter section and one-of-a-kind farm located just southeast of Iola, Kansas. Once you drive through the gate and put your two feet on the ground, you will quickly notice the owner took pride in every inch of this farm.

This working cattle farm with great hay production, and the home is as clean as they come! The property features a 1,716 square foot home that has been obviously manicured. The exterior features fresh paint, a newer roof, and updated HVAC. The front porch is situated perfectly to watch the Kansas sunsets fade away over the horizon and say, "This sure is nice, ain't it?". The interior of the home features plenty of windows for natural lighting, beautiful newer hardwood floors, and plenty of storage. There are 3 bedrooms and two bathrooms with a great layout. The kitchen is open with a dining area big enough for a large table for the family, a island, and a great big window over the kitchen sink to look out over the land. I can just picture a cool late October morning breeze coming through the open windows with coffee brewing in this warm, welcoming home.

The property also features other outbuildings, including a nice 2-car detached garage with electric door openers, and also freshly painted. The doghouse is amazing and nice enough for a human to sleep in. It is obvious the animals were favored! The doghouse features a 12x24 building with interior dog runs and two outside runs with concrete floors. There is plenty of room to store their

food and other items inside the building. A 3-sided utility building perfect for tractor storage, as used previously, along with an older farm building in the northwest corner that could easily be rehabbed due to being in good shape. There are frost-free hydrants around the home and by the cattle loafing sheds behind the house. Outside also features a roomy in-ground concrete storm shelter and an established garden area.

The 160 acres are comprised of multiple pastures with excellent fencing for each. Each pasture has easy access to move cattle around or get tractors through. There are 3 good ponds for easy cattle watering, but you will notice they also hold some dandy fish and are littered with deer tracks. The farm produced over 120 hay bales this past season and is open with no leases for the new owner to take over how they please. In the past, the farm included 3 sections of tillable farm ground of about a total of 30 or more acres. The areas are terraced and could easily be turned back into production. This farm would be absolutely over the top as a combination farm. If you know Allen County, you also know that the deer hunting is top-notch. The east side of this farm is sneaky good for deer with a couple of draws and timbered tree lines. Check out the recent trail camera pictures to show that!

This is by far one of the prettiest farms I have stepped on, all because an owner put the love into the land they owned. You don't want to miss out on this one! Give Aaron a call at (913) 256-5905 for a personal tour of the farm on the Ranger.

PROPERTY FEATURES

PRICE: **\$837,555** | COUNTY: **ALLEN** | STATE: **KANSAS** | ACRES: **160.4**

- Beautiful full quarter section
- Charming 1,716 square foot home
- Perfect front porch views
- Well-equipped outbuildings
- Luxury dog kennel
- Turn-key cattle and hay ground
- Possibilities for tillable production
- Deer hunting
- Meticulously cared for
- Minutes from 169 Highway
- 6 miles to lola
- 9 miles to Humboldt
- 19 miles to Chanute



CHARMING HOME

The property features a 1,716 square foot home that has been obviously manicured. The exterior features fresh paint, a newer roof, and updated HVAC.



FRONT PORCH VIEWS



LUXURY DOG KENNEL



TURN-KEY CATTLE AND HAY GROUND

The farm produced over 120 hay bales this past season and is open with no leases for the new owner to take over how they please.



WELL EQUIPPED OUTBUILDINGS

The property also features other outbuildings, including a 2-car detached garage with electric door openers, a 3-sided utility building, and an older building in the northwest corner that could easily be rehabbed.



TRAIL CAM PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 37° 52' 3.14, -95° 22' 4.76

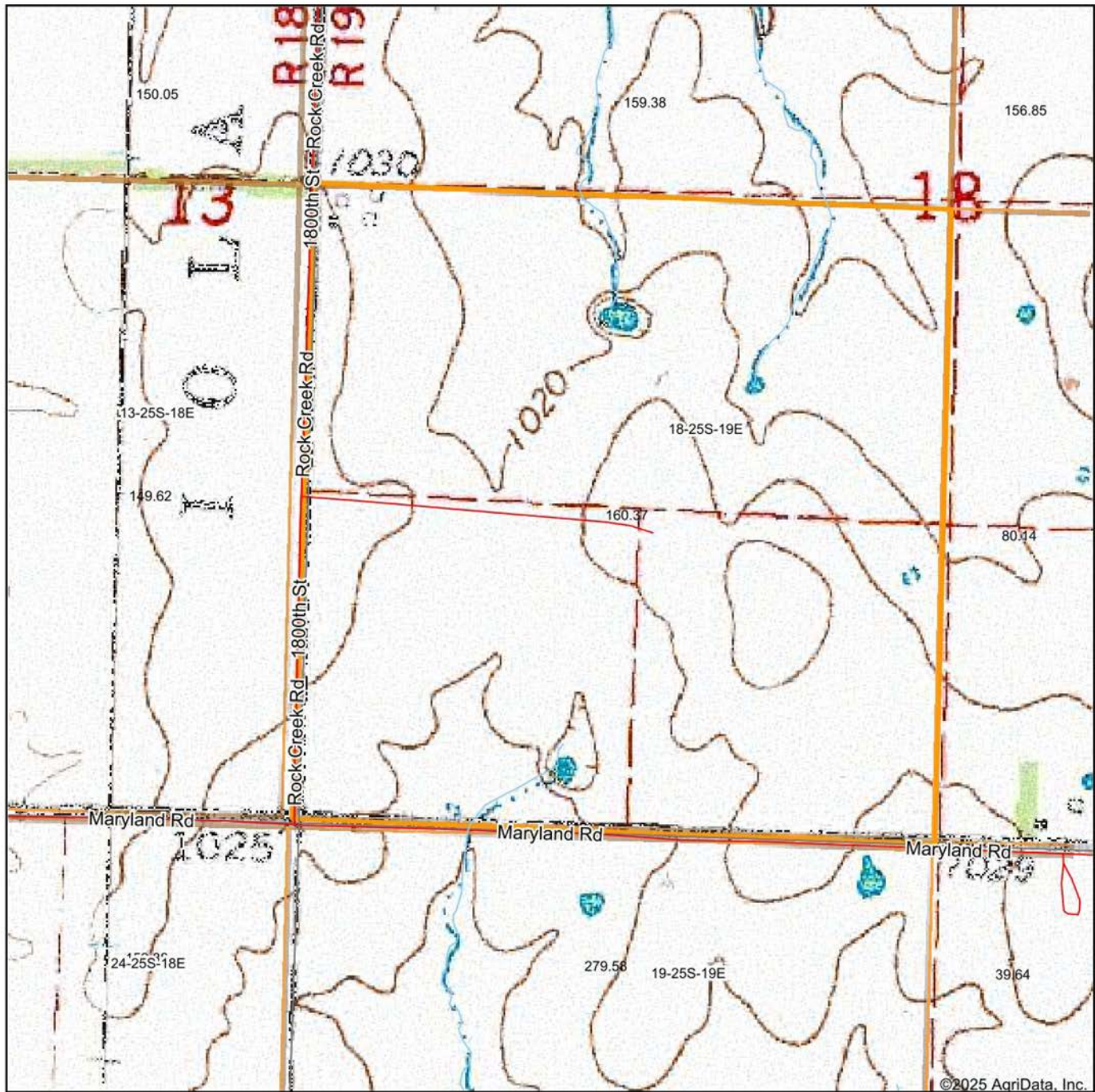
18-25S-19E
Allen County
Kansas

0ft 647ft 1294ft



10/1/2025

TOPOGRAPHY MAP



Maps Provided By:



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Map Center: 37° 52' 1.62, -95° 22' 8.44

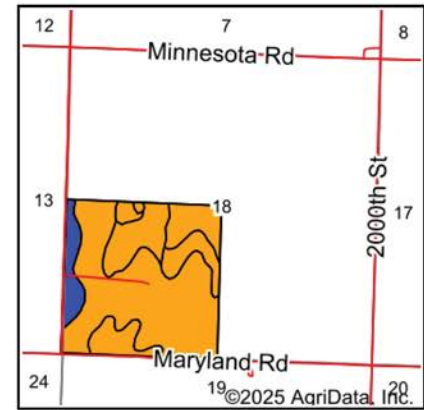
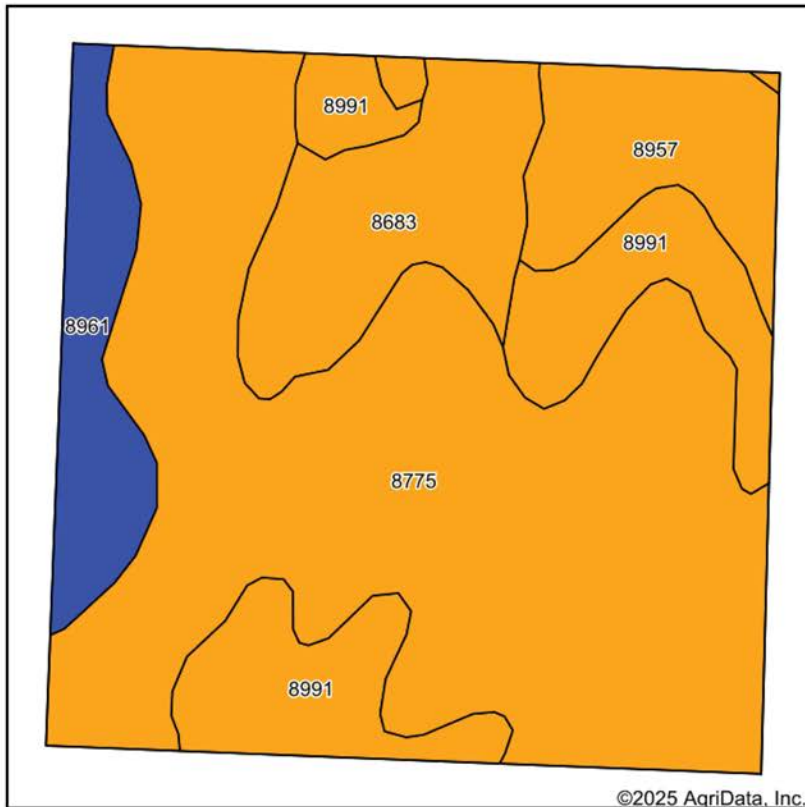
18-25S-19E
Allen County
Kansas

0ft 647ft 1294ft



10/1/2025

SOIL MAP



State: **Kansas**
 County: **Allen**
 Location: **18-25S-19E**
 Township: **Elm**
 Acres: **162.29**
 Date: **10/1/2025**



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

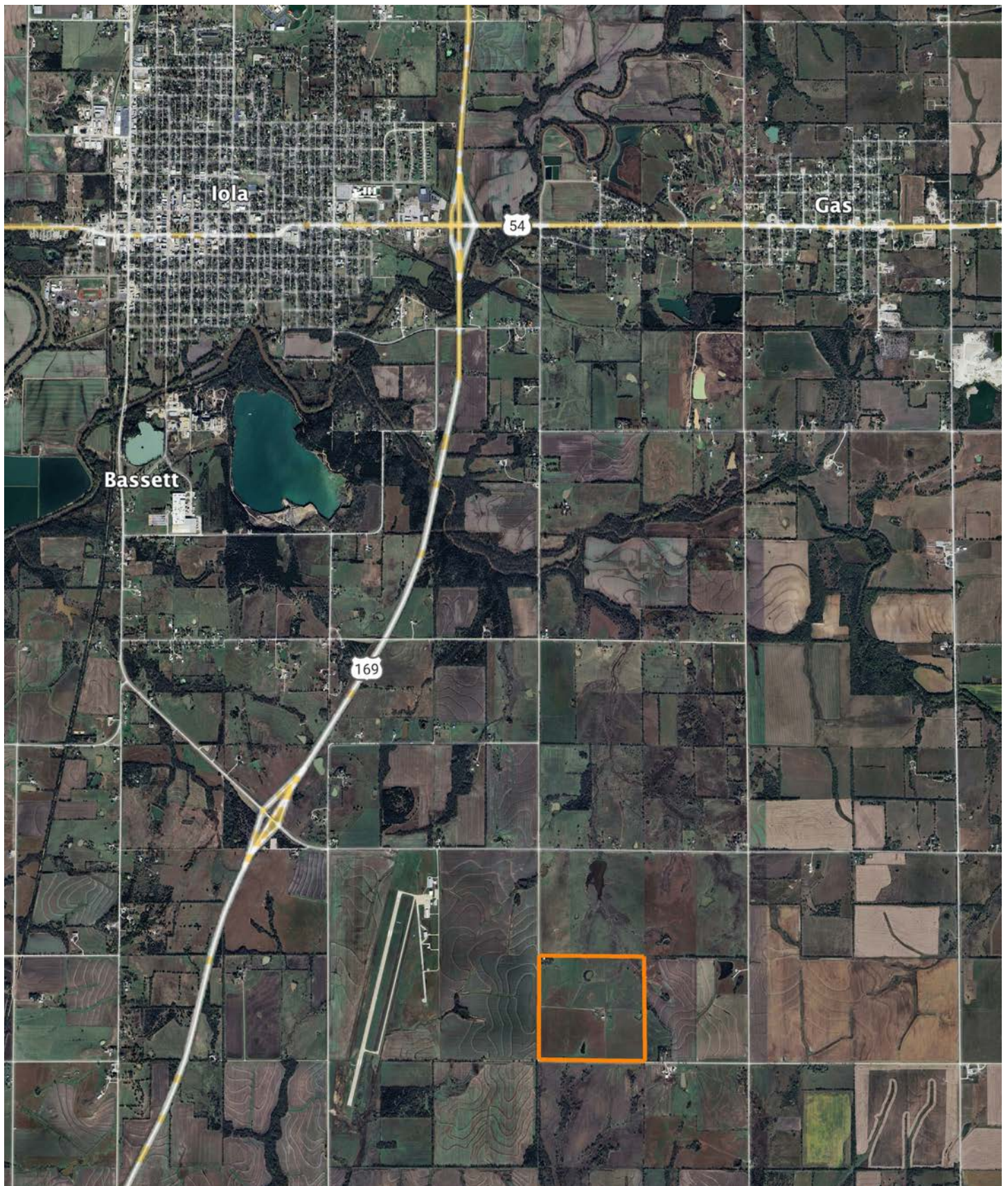
Area Symbol: KS001, Soil Area Version: 24

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
8775	Kenoma silt loam, 1 to 3 percent slopes	92.32	56.9%		5.7ft. (Lithic bedrock)	IIIe	3888	59	56	58	59	54
8991	Zaar silty clay, 1 to 3 percent slopes	25.10	15.5%		> 6.5ft.	IIIe	4300	51	44	50	47	29
8683	Dennis silt loam, 3 to 7 percent slopes	18.73	11.5%		> 6.5ft.	IIIe	5048	76	76	60	65	66
8957	Wagstaff-Shidler complex, 1 to 8 percent slopes	14.07	8.7%		2.5ft. (Lithic bedrock)	IIIe	3549	41	40	39	32	18
8961	Woodson silt loam, 0 to 1 percent slopes	12.07	7.4%		> 6.5ft.	IIIs	4233	53	48	52	50	44
Weighted Average						2.93	4081.9	*n 57.7	*n 54.5	*n 54.9	*n 54.8	*n 47.7

*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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