

MIDWEST LAND GROUP PRESENTS

48 ACRES IN

MIAMI COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MULTI-USE LAND WITH GREAT RECREATIONAL OPPORTUNITIES

Located just outside of Beagle, Kansas, this 48 +/- property sits on blacktop road frontage. The property includes great soils for CRP, tillable, along with an excellent area for recreational activities.

The property is made up mostly of Class 2 and 3 soils, making this an excellent opportunity for converting the grass back to tillable ground, making an orchard, or a serious food plot to pull in those big Kansas whitetails. The property currently has 13 +/- acres of existing CRP contract paying \$1,518 annually. The CRP is buffer strips along the timber, with the middle of them being open to do with what you would like.

This area is known for big whitetail deer. There is excellent bedding with the grasses and timber throughout the property. This property also sets up well to have a great camping area to get away from the city with an off-grid cabin.

Bring your hunting equipment, 4 wheelers, tractors, and come have fun down on this beautiful 48 acres! Give Aaron a call at (913) 256-5905 for your own private showing.



PROPERTY FEATURES

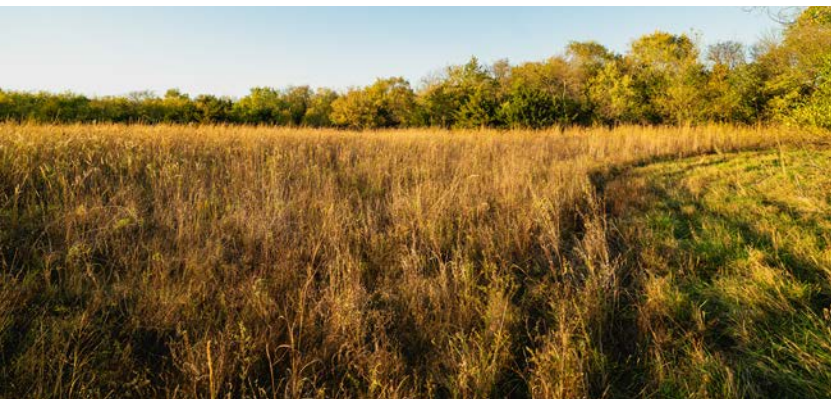
PRICE: **\$289,500** | COUNTY: **MIAMI** | STATE: **KANSAS** | ACRES: **48**

- 48 +/- surveyed acres
- CRP income
- Potential tillable income
- Great hunting
- Perfect areas for food plots
- Blacktop frontage
- 15 minutes to Paola
- 40 minutes to Olathe
- 40 minutes to Overland Park



CRP INCOME

The property currently has 13 +/- acres of existing CRP contract paying \$1,518 annually. The CRP is buffer strips along the timber, with the middle of them being open to do with what you would like.



BLACKTOP FRONTAGE

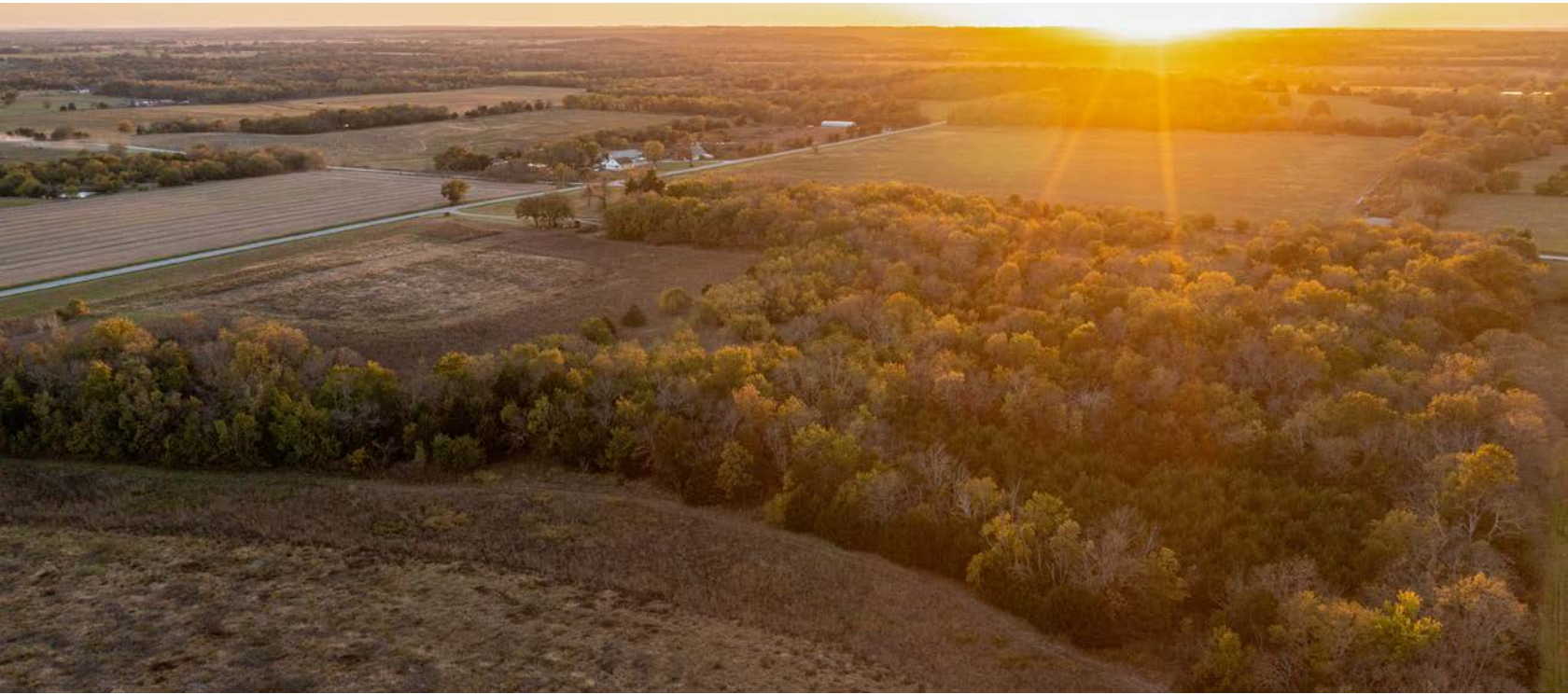


POTENTIAL TILLABLE INCOME

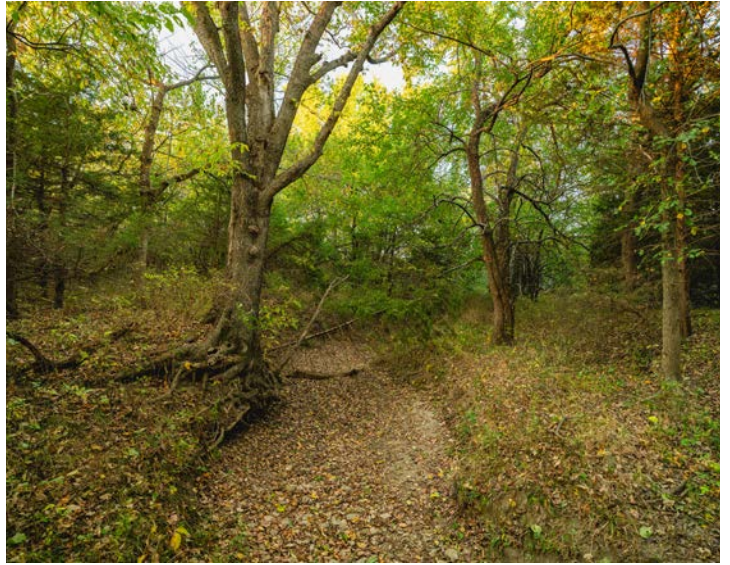


GREAT HUNTING

This area is known for big whitetail deer. There is excellent bedding with the grasses and timber throughout the property. This property also sets up well to have a great camping area to get away from the city with an off-grid cabin.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 25' 12.7, -94° 58' 8.97

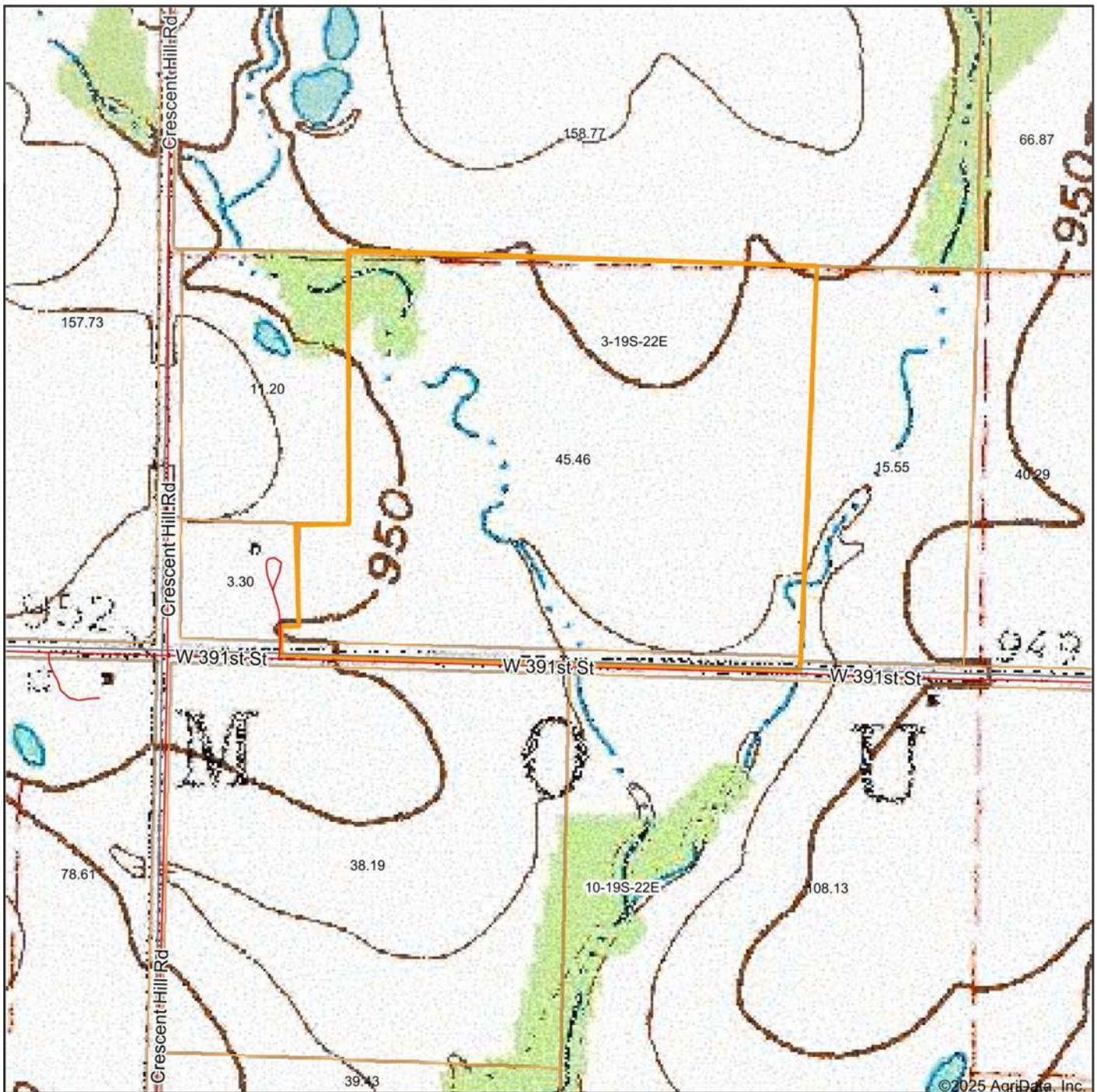
3-19S-22E
Miami County
Kansas

0ft 507ft 1014ft



10/27/2025

TOPOGRAPHY MAP



Map Center: 38° 25' 9.79, -94° 58' 8.9

0ft 507ft 1014ft

3-19S-22E
Miami County
Kansas



10/27/2025



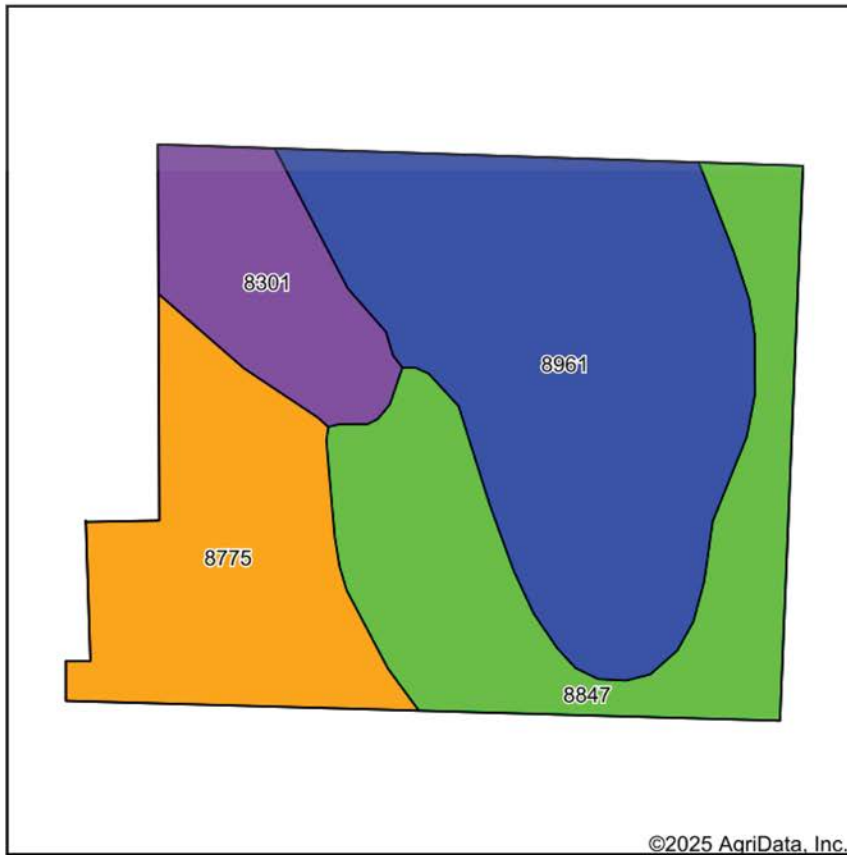
Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

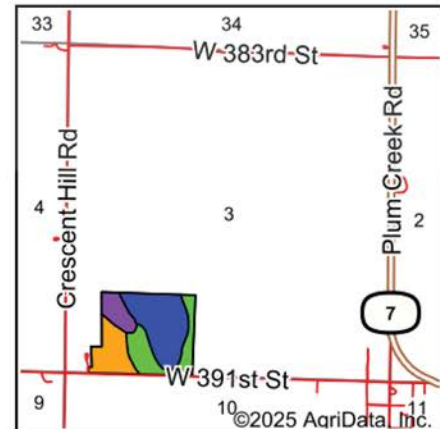
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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Miami**
 Location: **3-19S-22E**
 Township: **Mound**
 Acres: **47.42**
 Date: **10/27/2025**



Maps Provided By:



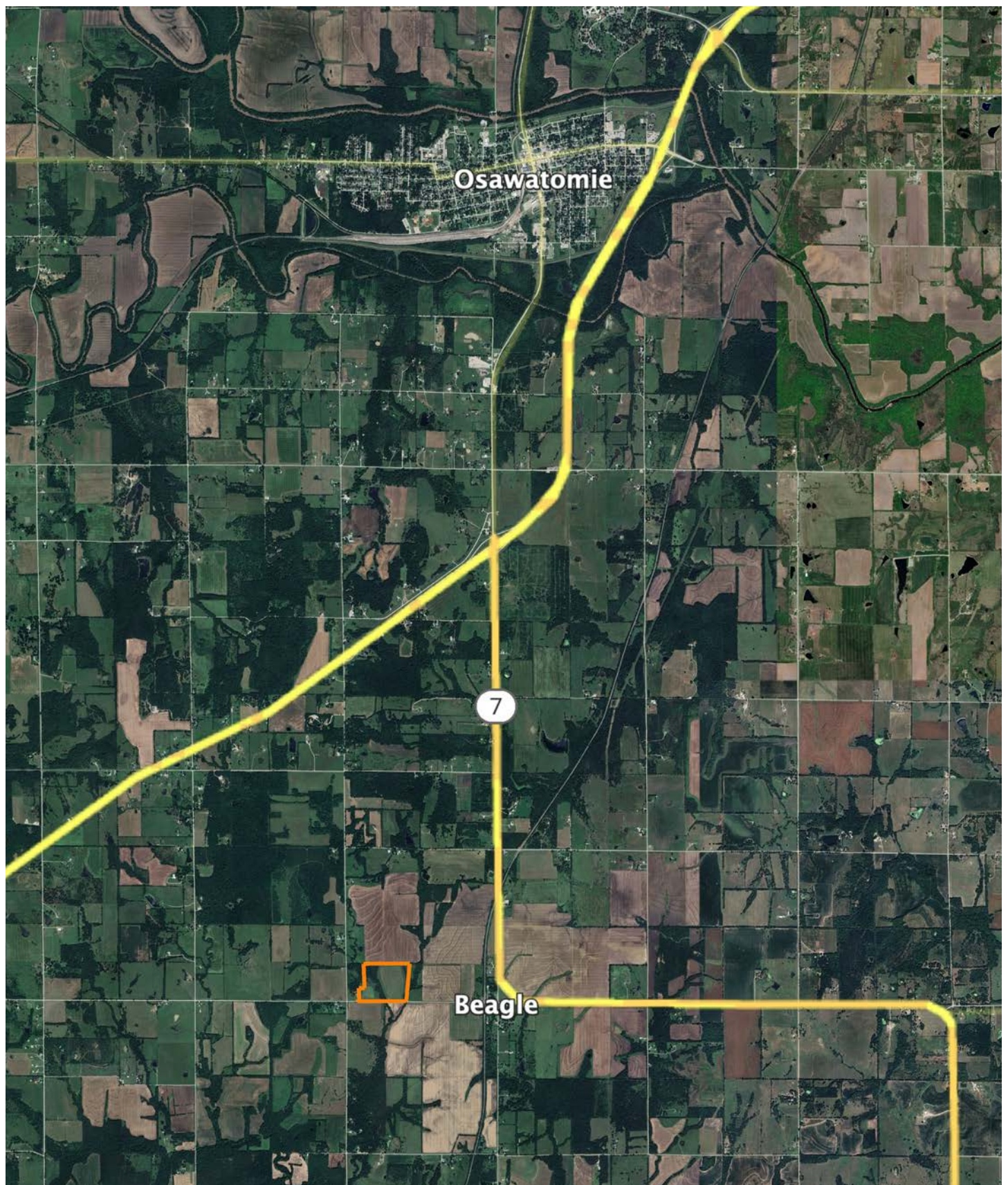
Area Symbol: KS121, Soil Area Version: 26

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
8961	Woodson silt loam, 0 to 1 percent slopes	19.56	41.2%		> 6.5ft.	Ils	4233	53	48	52	50	44
8847	Okemah silt loam, 0 to 3 percent slopes	12.26	25.9%		> 6.5ft.	Is	5328	77	77	60	62	72
8775	Kenoma silt loam, 1 to 3 percent slopes	10.17	21.4%		5.7ft. (Lithic bedrock)	Ille	3888	59	56	58	59	54
8301	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	5.43	11.5%		> 6.5ft.	Vw	8048	63	63	50	52	20
Weighted Average						2.30	4879	*n 61.6	*n 58.9	*n 55.1	*n 55.3	*n 50.6

*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

913.256.5905

ABlount@MidwestLandGroup.com



MidwestLandGroup.com

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