

MIDWEST LAND GROUP PRESENTS

9 ACRES IN

BUTLER COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HOME & SHOP ON 9 ACRES NEAR DOUGLASS, KANSAS

Located 6 miles southwest of Douglass, Kansas, sits this wonderful home and shop on 9 +/- private acres. The property sits on the corner of SW 230th Street and Meadowlark Road, both of which are well-maintained gravel roads. Both roads are lined with mature trees offering a real sense of privacy and seclusion while on the property. The home was originally built in 1993 and added on to in 2007, and has 5 bedrooms and 2 bathrooms. The total finished area of the home is 4,471 square feet, with 3,271 being above grade and 1,200 below grade. Upon entering the home, you are greeted by a very spacious kitchen/dining/living area with vaulted ceilings, hardwood floors, and a wood-burning stove. The kitchen features a massive island with granite countertops, a double wall oven, and plenty of storage space. Additionally, on the main floor, there is a second

living area space, one bedroom, one bathroom, and the laundry room. Upstairs are two bedrooms and one bathroom. Downstairs features another spacious living area and two more bedrooms with escape windows. The roof was replaced in 2020.

There is a detached 40'x40' two-car garage/shop which is perfect for storing your vehicles, equipment, tools, and a great space to get some work done. The shop has electricity, concrete floors, a wood-burning stove, and a workbench. The property's water source is rural water and is on a lagoon for wastewater. If you are looking for a rural home and a place to plant your roots down away from the hustle and bustle of town, this place deserves your attention! For questions or to schedule a showing, contact the listing agent at (316) 210-6680.



PROPERTY FEATURES

PRICE: **\$465,000** | COUNTY: **BUTLER** | STATE: **KANSAS** | ACRES: **9**

- 4,471 sq. ft. home
- 5 bedrooms
- 2 bathrooms
- 9 +/- acres
- Secluded lot
- 40'x40' garage/shop
- Rural water
- 5 year old roof
- 2024 taxes - \$5,722.78
- 6 miles to Douglass, KS
- 9 miles to Mulvane, KS
- 25 miles to Downtown Wichita, KS



4,471 SQ. FT. HOME

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5 BED, 2 BATH



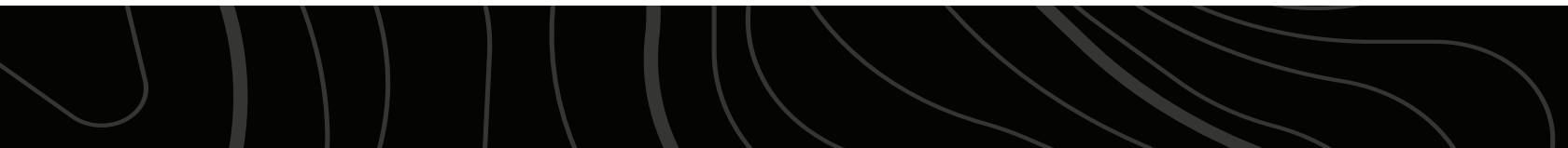
MATURE TREES LINING ROAD



40'X40' GARAGE/SHOP



9 +/- ACRES



AERIAL MAP



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Boundary Center: 37° 29' 21.38, -97° 5' 59.61

0ft 140ft 280ft



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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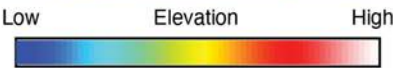
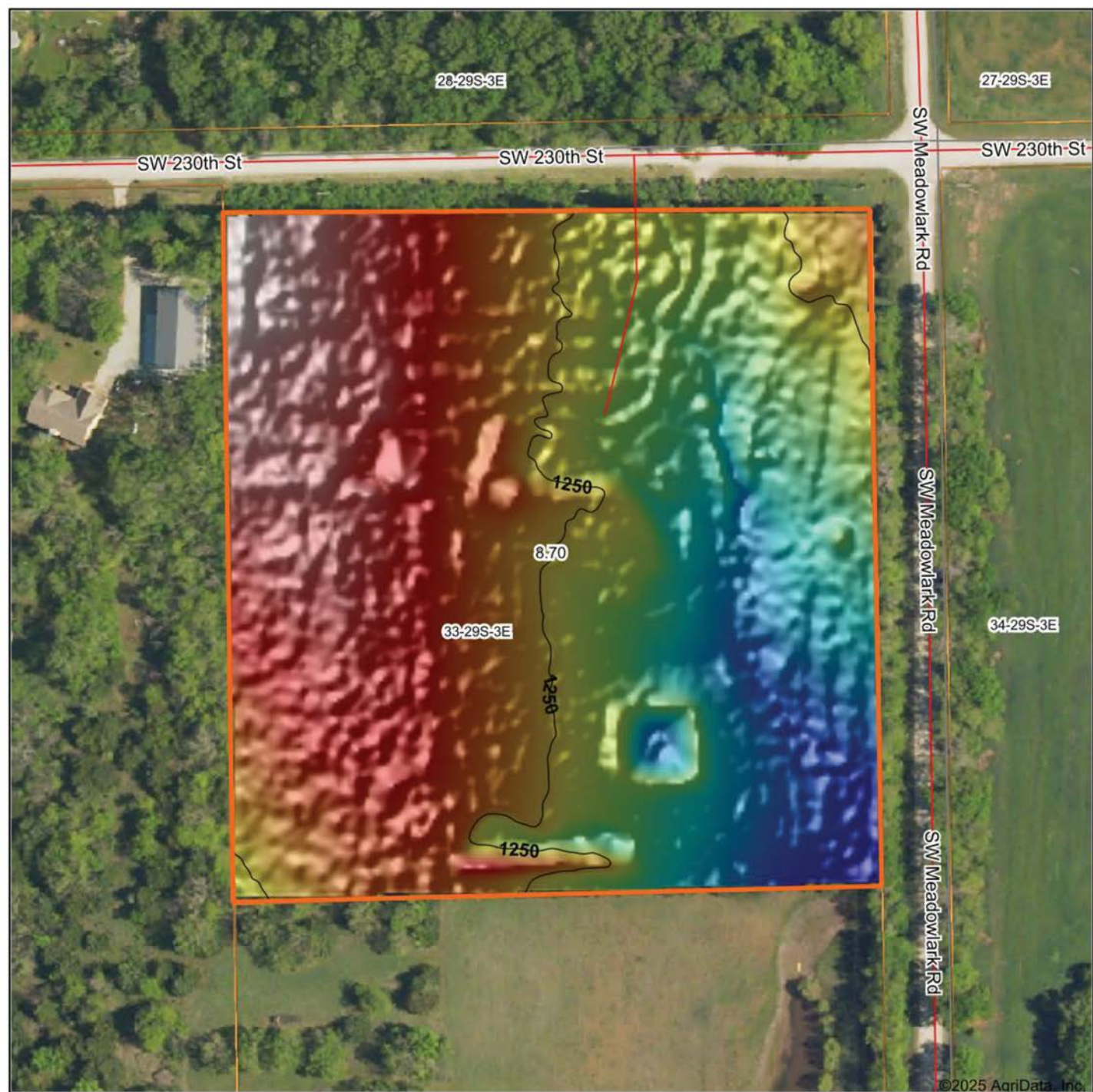
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33-29S-3E
Butler County
Kansas



11/6/2025

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,240.4
Max: 1,258.8
Range: 18.4
Average: 1,250.2
Standard Deviation: 4.43 ft

0ft 143ft 286ft

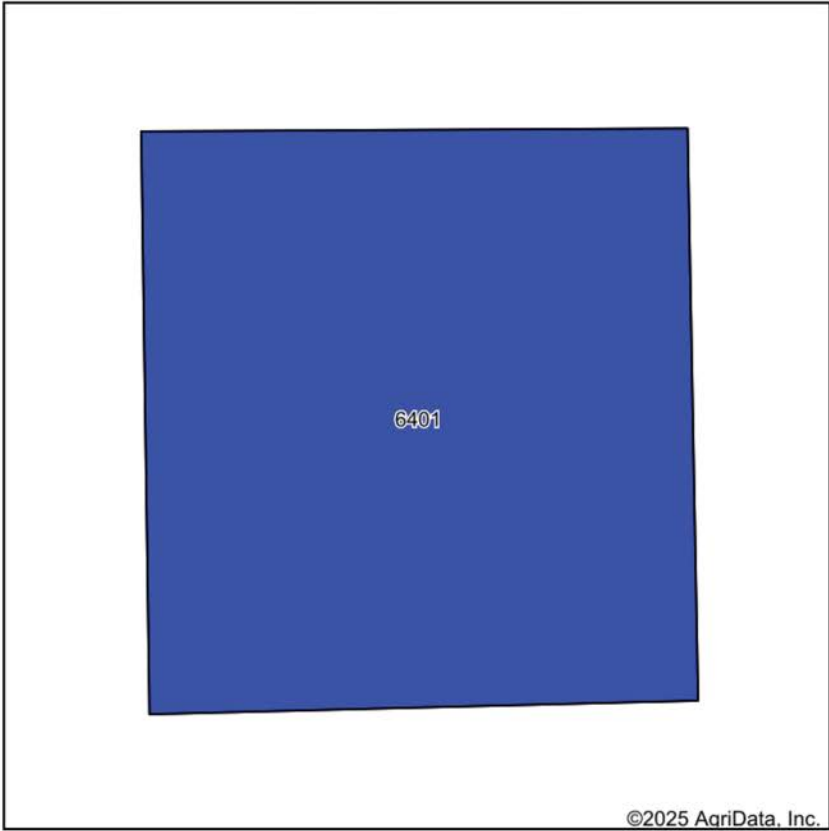


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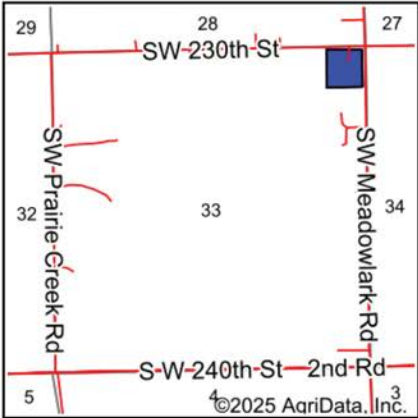
33-29S-3E
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Boundary Center: 37° 29' 21.38, -97° 5' 59.61

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Butler**
Location: **33-29S-3E**
Township: **Richland**
Acres: **8.7**
Date: **11/6/2025**



Maps Provided By:

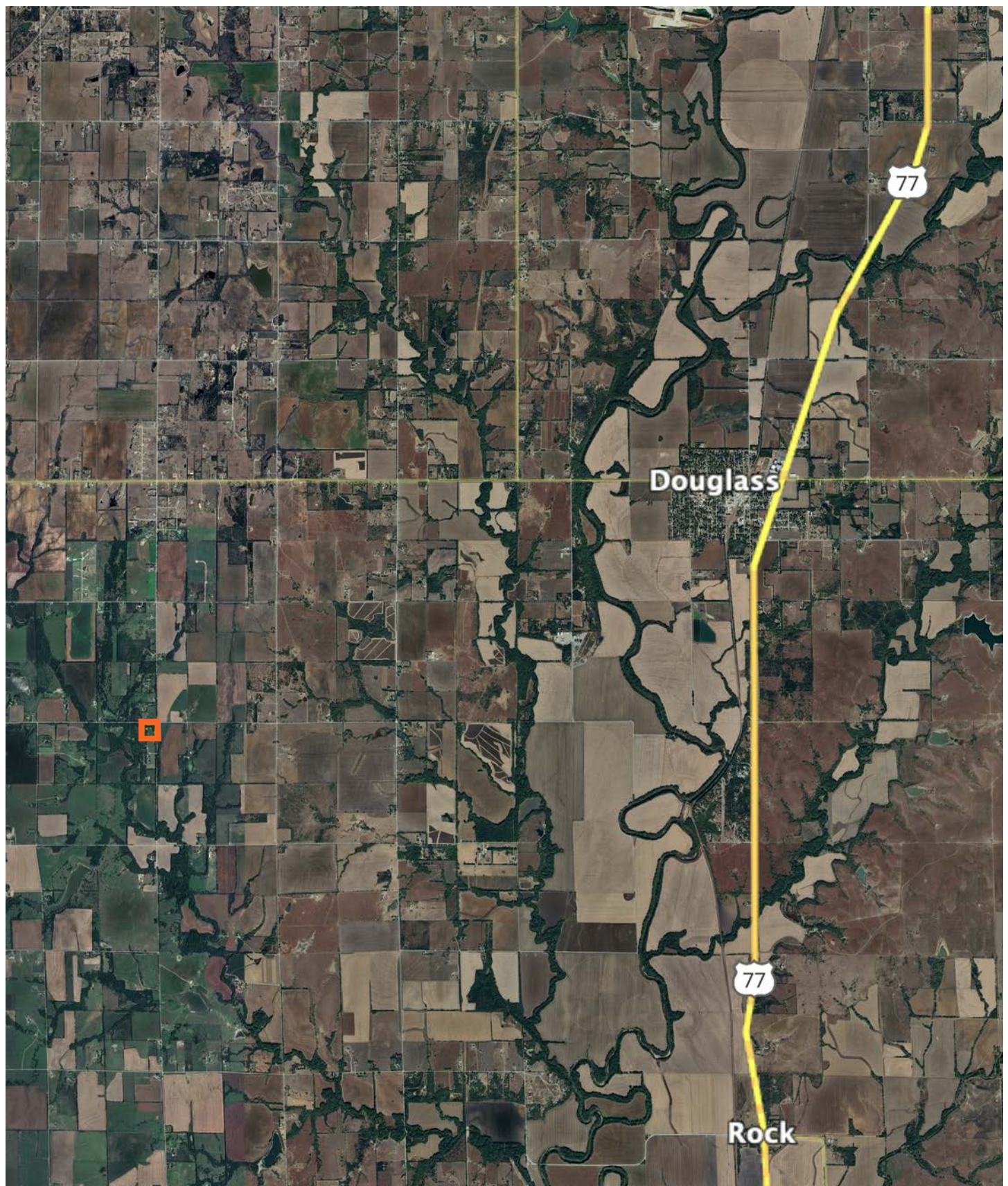


Area Symbol: KS015, Soil Area Version: 23												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
6401	Norge silt loam, 1 to 3 percent slopes	8.70	100.0%		> 6.5ft.	Ile	4920	76	72	69	76	36
Weighted Average						2.00	4920	*n 76	*n 72	*n 69	*n 76	*n 36

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Growing up as an avid outdoorsman introduced agent Shaun Reid to a wide variety of habitats across multiple midwestern states, which has given him a wealth of knowledge to better serve his clients. Shaun's foundation of honesty, integrity, professionalism and a strong work ethic guide him in all his client interactions, helping ensure peace of mind throughout the buying and selling process.

Born in Wichita, KS, Shaun graduated from Maize High School, and went on to continue his studies and play baseball at Tabor College in Hillsboro, KS, where he earned a Bachelor's Degree in Business Administration, with a concentration in Marketing. For several years, he worked in operations and moved up to serve as plant manager in Oklahoma where he was able to develop business and relationship-building skills while maintaining a clear focus on customer satisfaction.

A member of Ducks Unlimited and NWTF, Shaun enjoys hunting, fishing, playing golf, and spending time with his family. Shaun currently lives in Wichita, KS, with his wife, Karissa, and daughter, Raegan. If you're in the market to buy or sell land and seek a hassle and stress-free experience, give Shaun a call.



SHAUN REID, LAND AGENT
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MidwestLandGroup.com

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