

MIDWEST LAND GROUP PRESENTS

5.3 ACRES
LEAVENWORTH COUNTY, KS

25733 DEMPSEY ROAD, McLOUTH, KANSAS 66054



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY LODGE RETREAT IN LEAVENWORTH COUNTY

Nestled on 5.3 +/- secluded acres in Leavenworth County, this custom-built lodge is a rare offering that blends privacy, craftsmanship, and a stunning natural setting below a timbered ridge. A gated entrance and maintenance-free asphalt drive welcome you into a property that feels tucked away yet thoughtfully designed.

Built in 2023, the lodge offers approximately 1,568 square feet of living space plus an additional 500-square-foot "Gear Room." From the moment you step inside, the quality stands out—stained cabinetry and trim, beautiful countertops, and a striking rock wood-burning fireplace that anchors the open-concept living, kitchen, and dining area. The home features three bedrooms and two bathrooms, designed for both comfort and functionality.

The Gear Room provides excellent flexibility and could easily be converted into an additional bedroom and bathroom, or enjoyed as-is for storage, hobbies, or entertaining. The primary suite includes a soaking tub and a walk-in tiled shower, and the home offers ample closet space throughout, along with linen and coat closets.

Outside, the landscaping is well planned and low-maintenance. A covered front porch invites slow mornings with coffee, while the large firepit creates the perfect setting for evenings with family and friends. Towering above the property, the timbered ridge overlooks a creek that winds its way through the land, adding to the peaceful, scenic atmosphere.

For the outdoor enthusiast, this property truly shines. The area is loaded with Kansas whitetail deer and gobbling turkeys, and despite the manageable acreage, the surrounding agricultural fields make this a proven wildlife funnel and hotspot for game activity. Imagine a November rut hunt along the ridge as deer travel the timber edge from nearby corn and bean fields. This setup is hard to beat! Trail camera photos confirm the quality of wildlife using the property.

This is a top-notch, turn-key lodge offering privacy, scenery, and recreation. Whether you use this as a Hunting Lodge for your outfitter business, a second home to get away from the hustle and bustle of the city, or your next home, this is an exceptional opportunity in Leavenworth County.



PROPERTY FEATURES

COUNTY: **LEAVENWORTH**

STATE: **KANSAS**

ACRES: **5.3**

- Custom-built lodge completed in 2023
- 5.3 +/- secluded acres with gated entry and asphalt drive
- Approximately 1,568 square feet plus 500 square feet flexible Gear Room
- Open-concept living, kitchen, and dining area with a rock wood-burning fireplace
- High-quality finishes, including stained cabinetry, trim, and countertops
- 3 bedrooms and 2 bathrooms with generous closet space throughout
- Covered front porch, mature landscaping, and a large firepit for entertaining
- Timbered ridge overlooking a creek winding through the property
- Excellent wildlife activity with proven whitetail deer and turkey hunting
- 5 minutes from McLouth
- 14 minutes to Tongonoxie
- 28 minutes to Lawrence



CUSTOM-BUILT LODGE

Built in 2023, the lodge offers approximately 1,568 square feet of living space. The home features three bedrooms and two bathrooms, designed for both comfort and functionality.



500 SQUARE FEET FLEXIBLE GEAR ROOM

The Gear Room provides excellent flexibility and could easily be converted into an additional bedroom and bathroom, or enjoyed as-is for storage, hobbies, or entertaining.



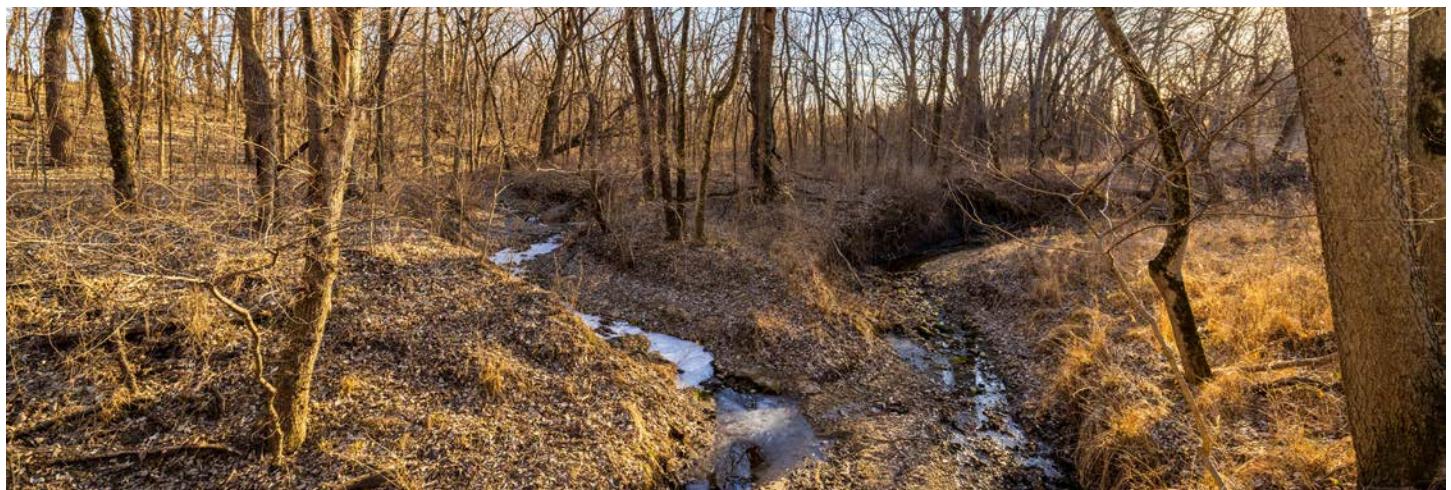
ADDITIONAL INTERIOR PHOTOS



MATURE LANDSCAPING AND LARGE FIREPIT

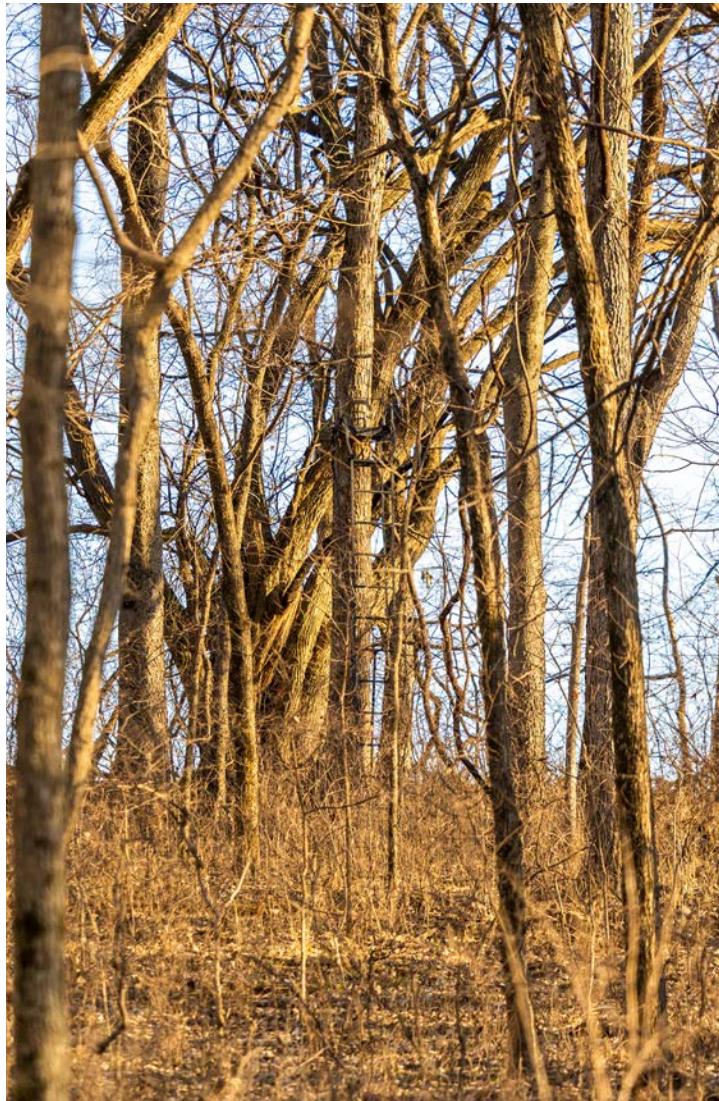


TIMBERED RIDGE OVERLOOKING A CREEK



EXCELLENT WILDLIFE ACTIVITY

For the outdoor enthusiast, this property truly shines. The area is loaded with Kansas whitetail deer and gobbling turkeys, and despite the manageable acreage, the surrounding agricultural fields make this a proven wildlife funnel and hotspot for game activity.



AERIAL MAP



Maps Provided By:



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Map Center: 39° 12' 2.96, -95° 10' 35.28

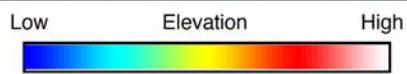
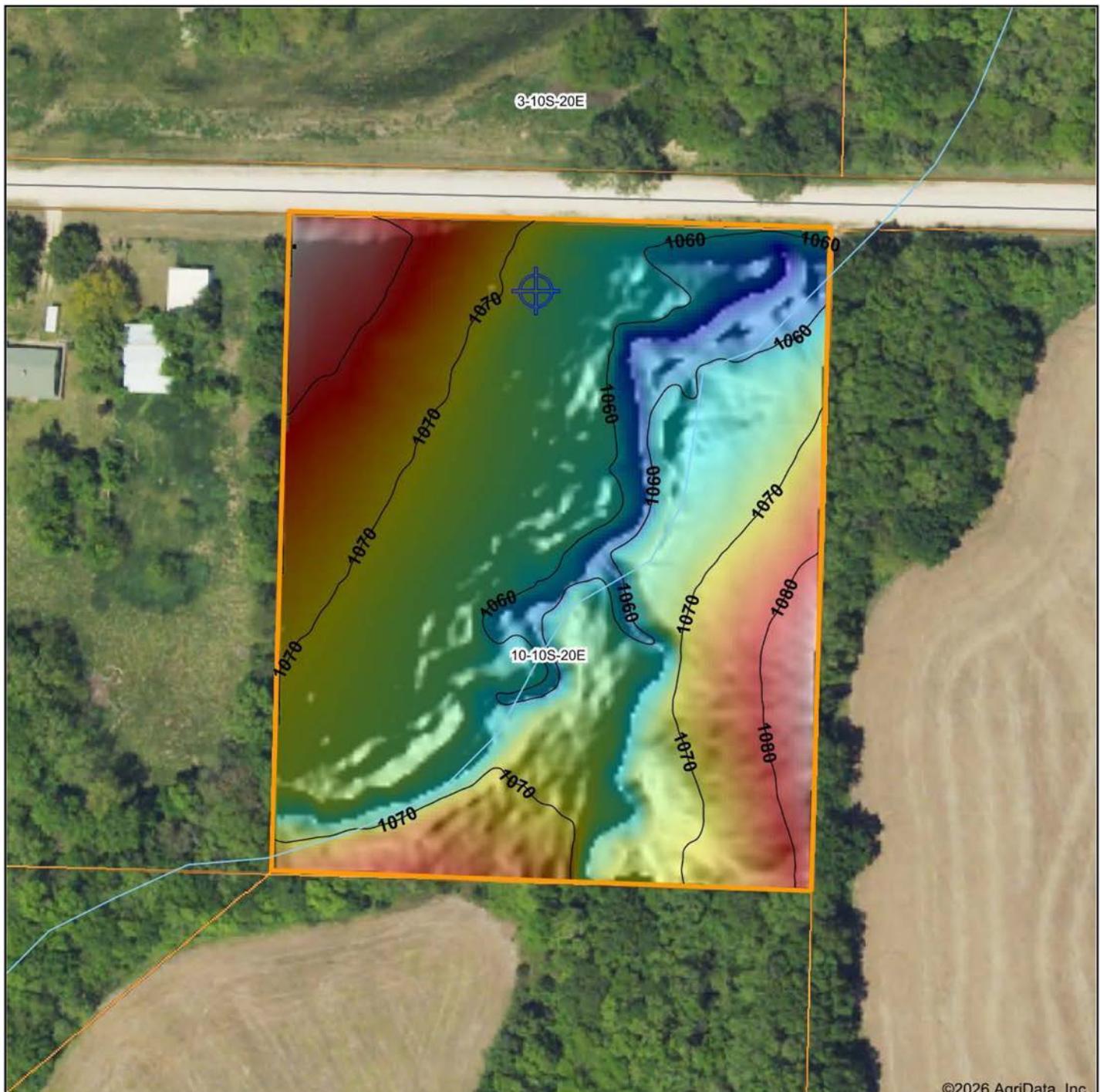
0ft 122ft 245ft

10-10S-20E
Leavenworth County
Kansas



1/26/2026

HILLSHADE MAP



Source: USGS 1 meter dem

0ft 126ft 251ft

Interval(ft): 10

Min: 1,052.1

Max: 1,087.9

Range: 35.8

Average: 1,068.2

Standard Deviation: 6.96 ft



10-10S-20E
Leavenworth County
Kansas

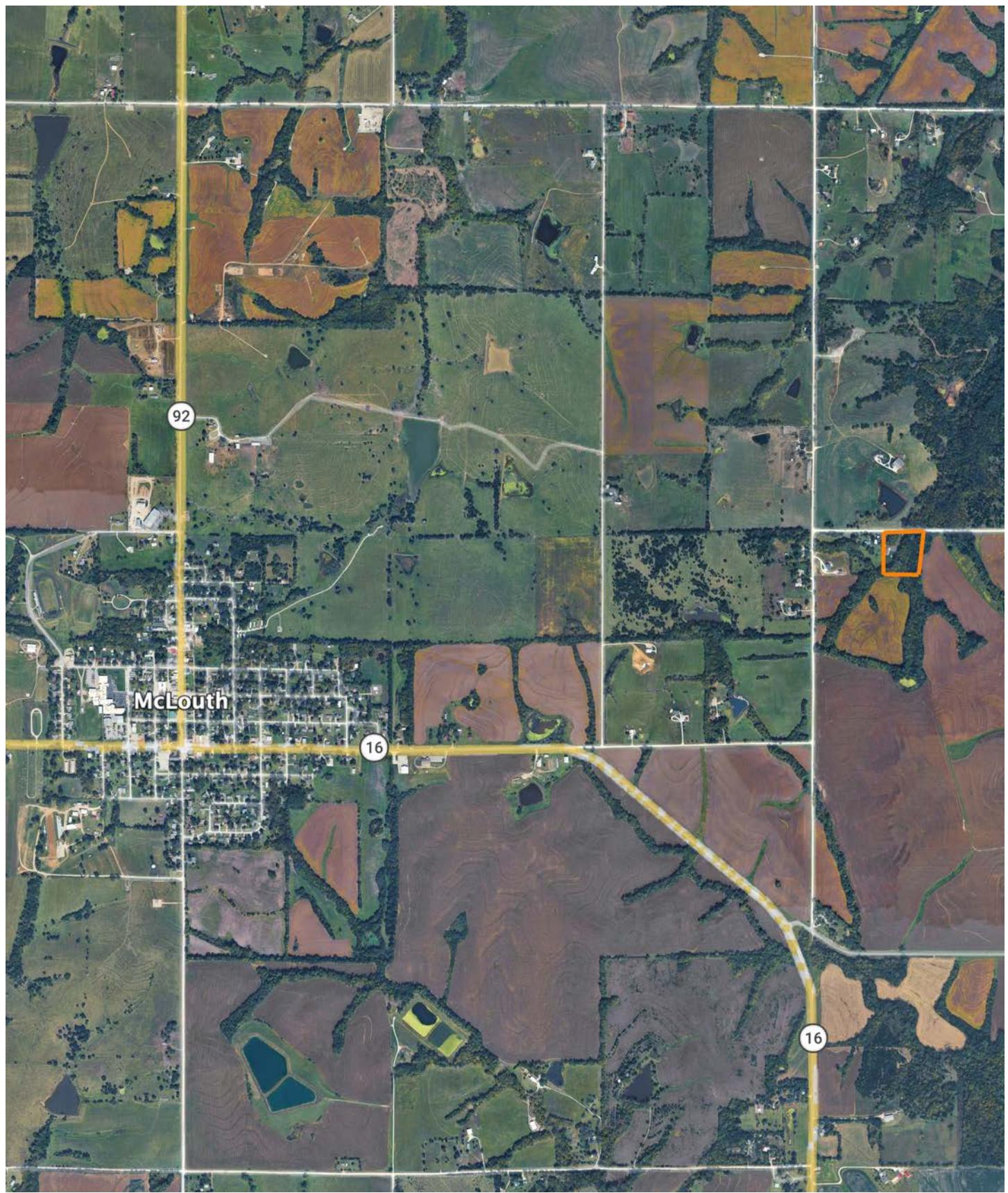
1/26/2026
Boundary Center: 39° 12' 2.96, -95° 10' 35.28



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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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,
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