

MIDWEST LAND GROUP PRESENTS

41.04 ACRES IN

BOURBON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BOURBON COUNTY 41.04 +/- ACRES - FENCED PASTURE WITH WATER & WILDLIFE

Located near Fort Scott and Devon in Bourbon County, this 41.04 +/- acre tract offers a great mix of pasture, recreation, and build potential. The property features road frontage on Prairie Road and 155th Street, is fenced for livestock, and includes three ponds providing ample water for livestock and wildlife.

A wooded draw runs through the property, offering shade for livestock, cover, and deer habitat with visible scrapes and rubs. Utilities are available at the road,

making this an ideal candidate for a future homesite. Mineral rights are intact, and previous oil production has been capped.

Whether you're looking for additional pasture, a country build site, or an affordable hunting property, this tract is a strong opportunity. Contact Land Agent Aaron Blount for more information and a private showing at (913) 256-5905.



PROPERTY FEATURES

COUNTY: **BOURBON** | STATE: **KANSAS** | ACRES: **41.04**

- 41.04 +/- acres located in Bourbon County near Fort Scott
- Road frontage on Prairie Road and 155th Street for easy access
- Fully fenced and cattle-ready pasture
- Three ponds providing reliable water for livestock and wildlife
- Wooded draw offering shade for cattle and cover for wildlife
- Excellent deer sign, including scrapes and rubs throughout the timber
- Utilities (water and electric) available at the road
- Great build site potential for a rural home or getaway
- Mineral rights intact with previously capped oil production



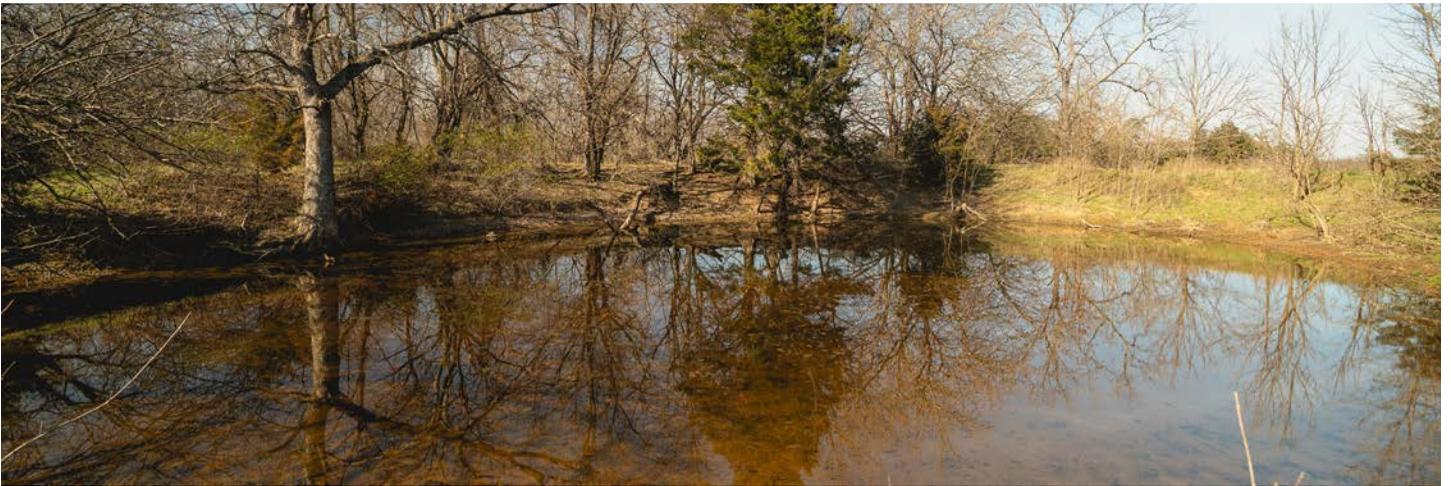
FULLY FENCED & CATTLE-READY PASTURE



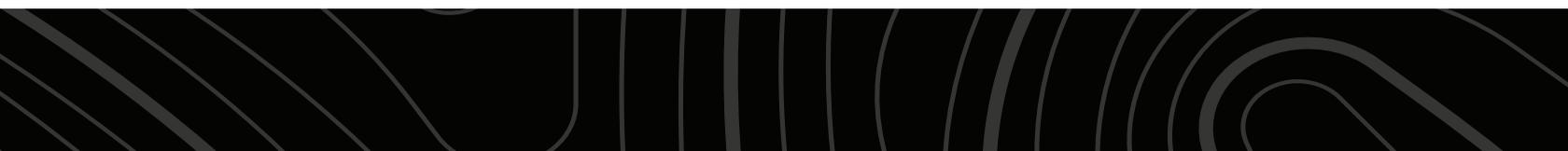
WOODED DRAW



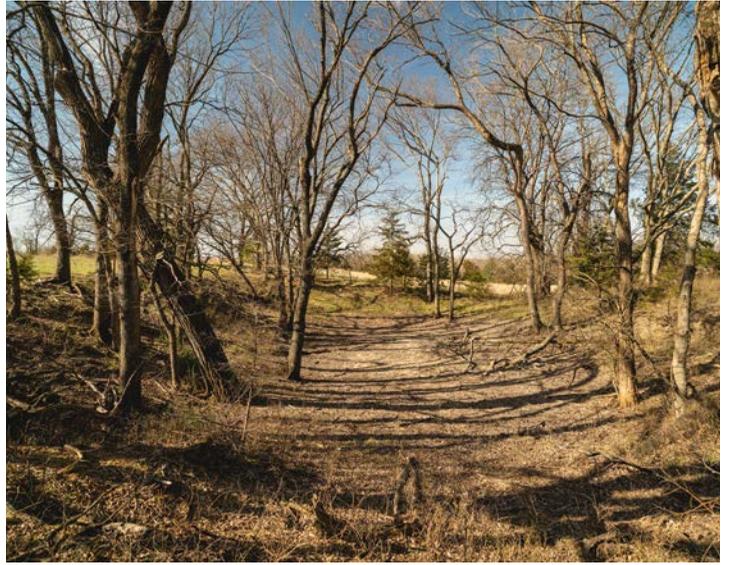
THREE PONDS



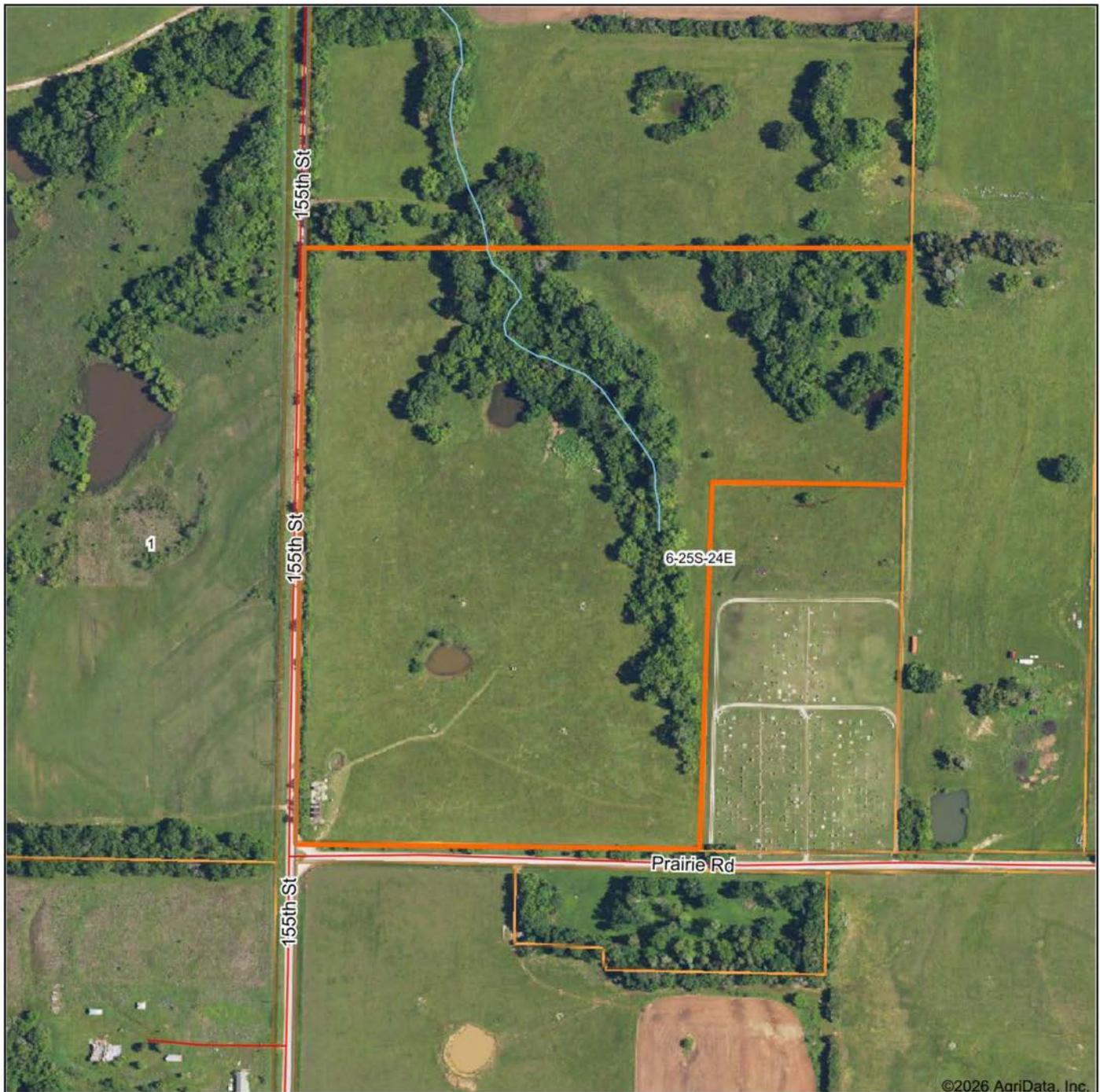
GREAT BUILD SITE POTENTIAL



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 37° 54' 6.22, -94° 49' 14.85

0ft 387ft 774ft



Maps Provided By:



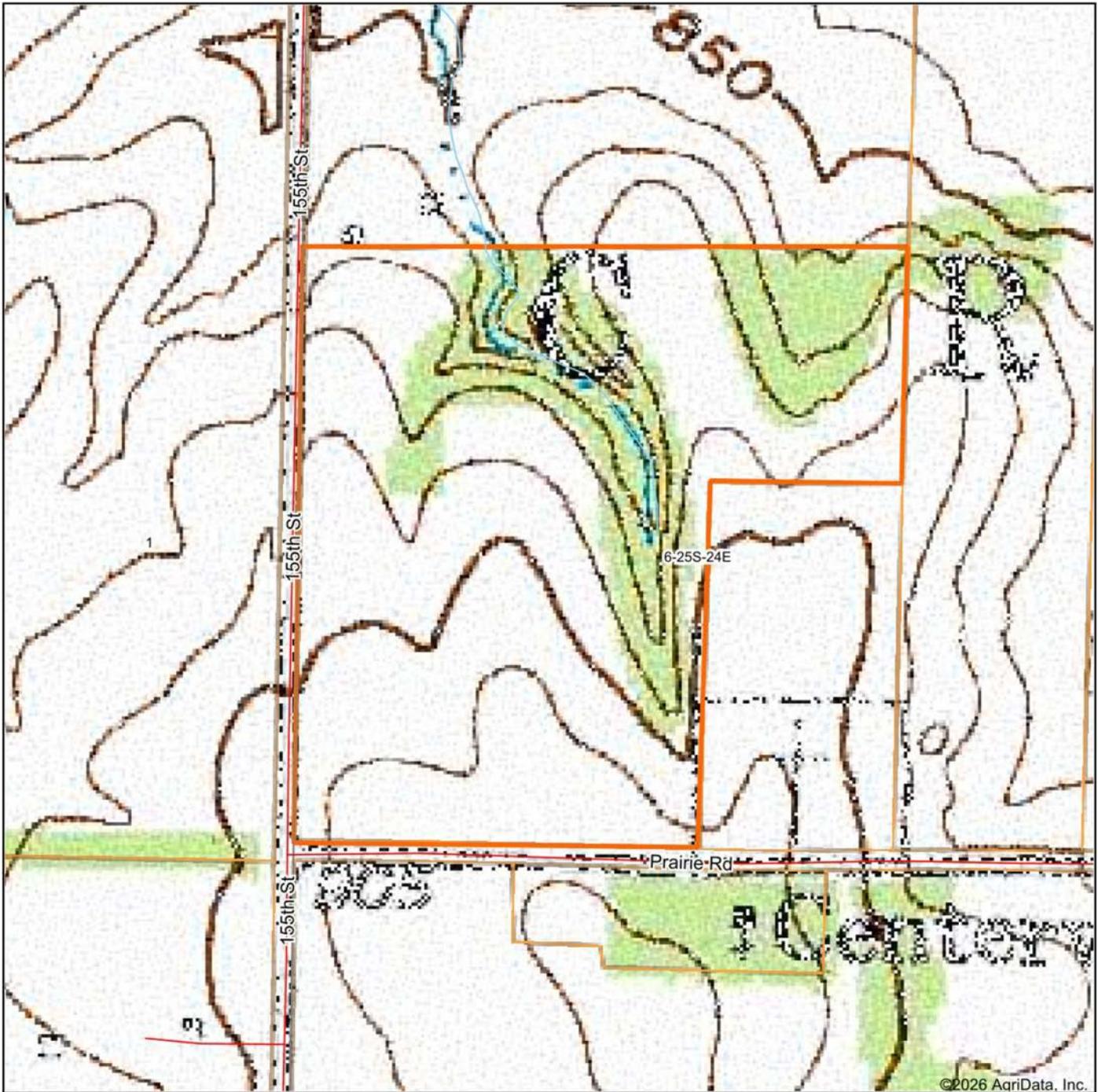
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6-25S-24E
Bourbon County
Kansas



3/25/2026

TOPOGRAPHY MAP



Map Center: 37° 54' 6.13, -94° 49' 16.41



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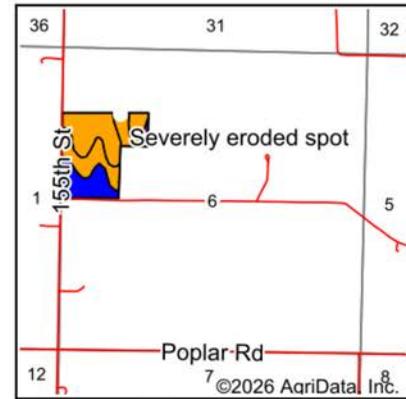
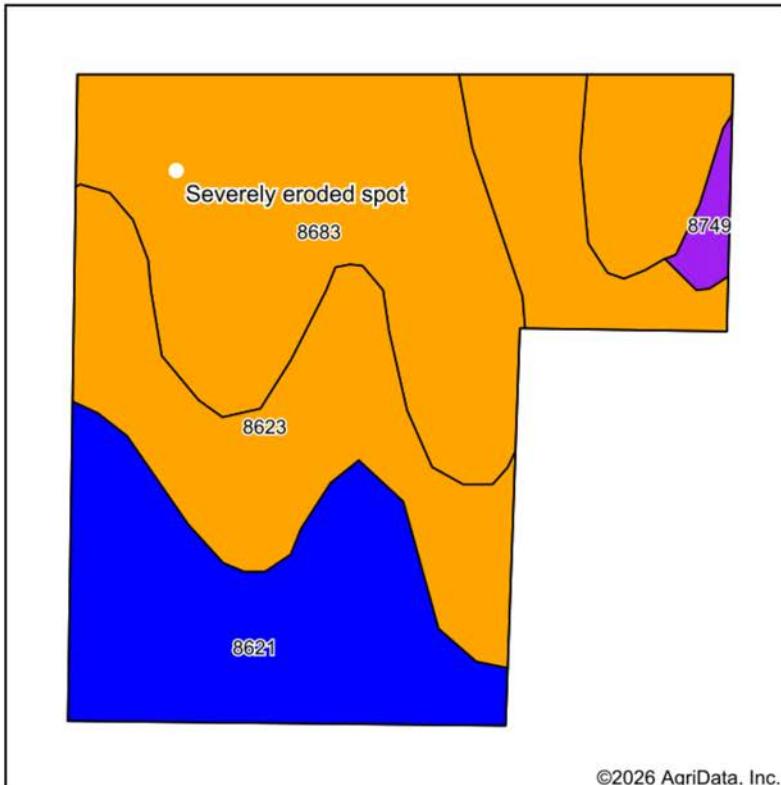
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6-25S-24E
Bourbon County
Kansas



3/25/2026

SOILS MAP



State: **Kansas**
 County: **Bourbon**
 Location: **6-25S-24E**
 Township: **Mill Creek**
 Acres: **41.25**
 Date: **3/25/2026**



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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS011, Soil Area Version: 26

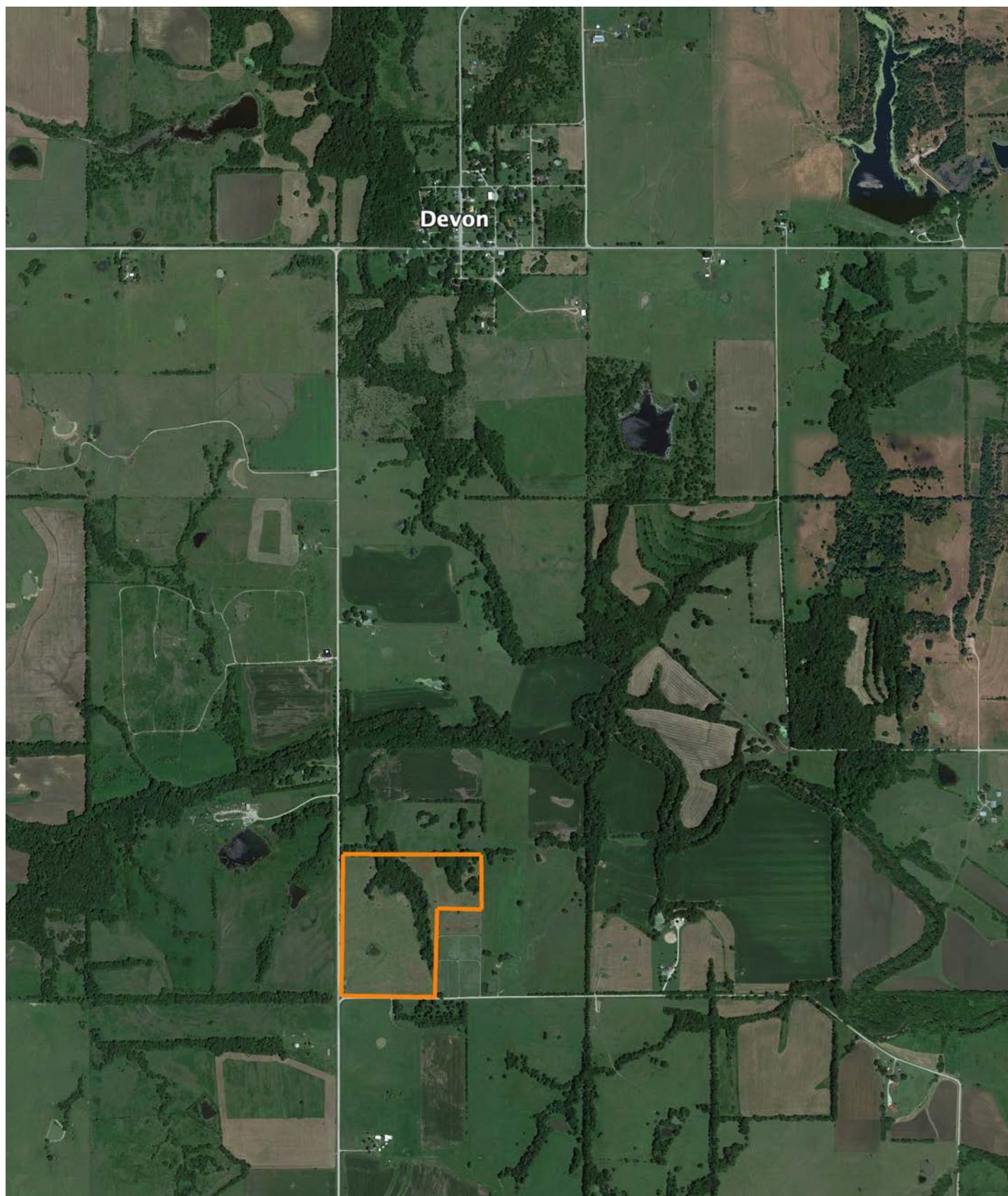
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
8683	Dennis silt loam, 3 to 7 percent slopes	17.15	41.6%		IIIe	5048	76	76	60	65	66
8623	Bates loam, 3 to 7 percent slopes	13.10	31.8%		IIIe	4910	63	63	55	49	57
8621	Bates loam, 1 to 3 percent slopes	10.37	25.1%		Ile	4735	65	65	57	52	59
8749	Eram-Collinsville complex, 5 to 15 percent slopes	0.63	1.5%		VIe	3846	47	45	42	36	43
Weighted Average					2.79	4907.1	*n 68.7	*n 68.6	*n 57.4	*n 56.2	*n 61

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Symbol	Name	Description
ERO	Severely eroded spot	An area where, on the average, 75 percent or more of the original surface layer has been lost because of accelerated erosion. Not used in map units in which severely eroded, very severely eroded, or gullied is part of the map unit name. Typically ___to___acres.

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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