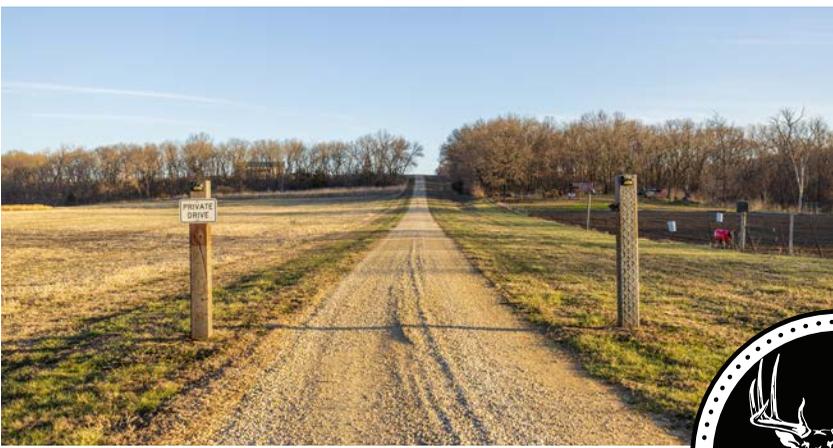
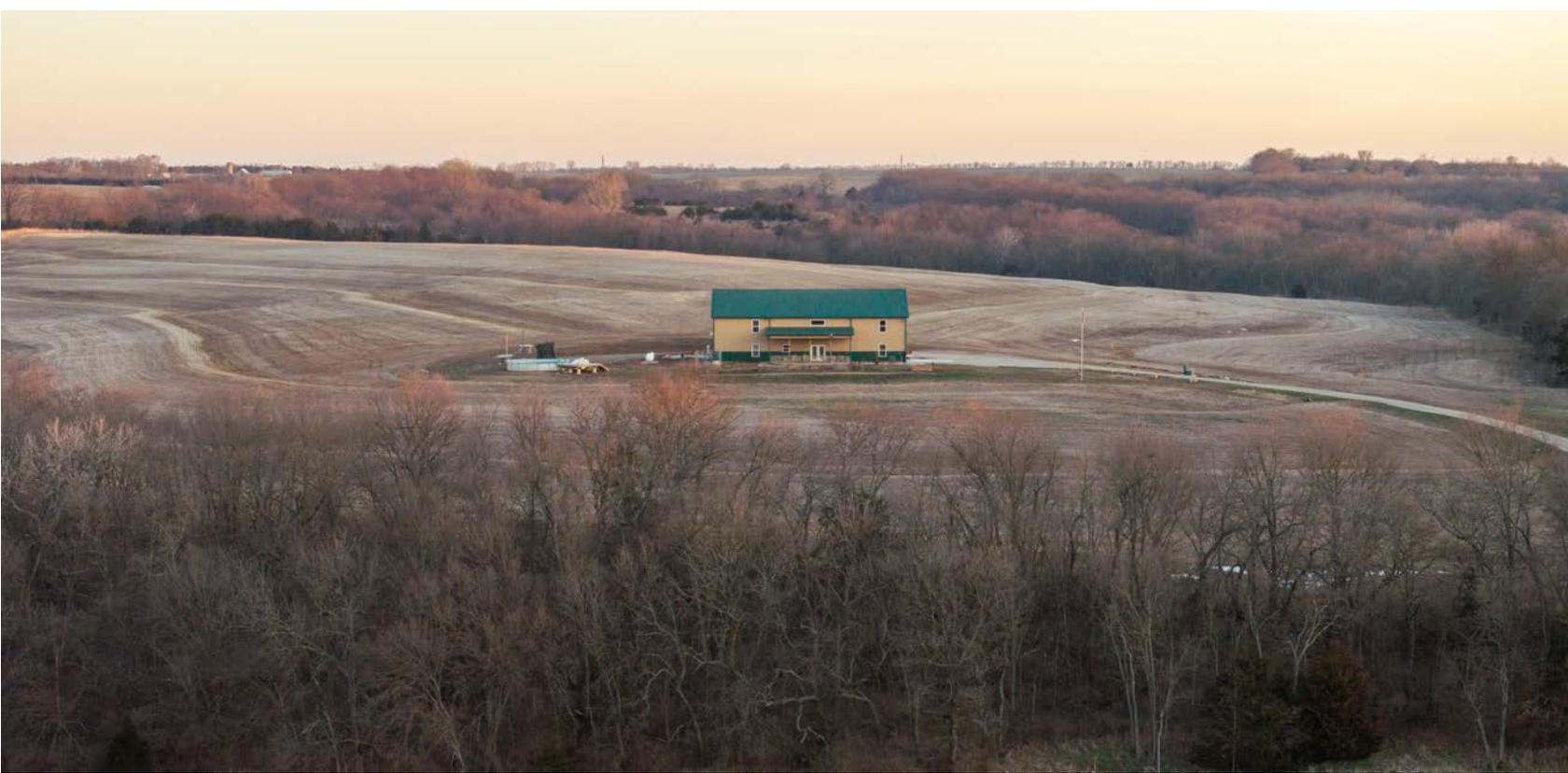


MIDWEST LAND GROUP PRESENTS

66 ACRES

JEFFERSON COUNTY, KS

11426 110TH STREET, OSKALOOSA, KANSAS, 66066



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CUSTOM BARNDOMINIUM RETREAT ON 66 +/- ACRES - SHOP, VIEWS, & PRIVACY

Set at the end of a long, secluded driveway and perched atop a scenic hilltop with nearly 100 feet of elevation change, this exceptional custom-built barndominium on 66 +/- acres offers a rare combination of privacy, craftsmanship, and efficiency. Surrounded by sweeping views of the Kansas countryside, this property is equally suited as a full-time residence, private retreat, or premier hunting getaway.

While the exterior is modest and understated, the moment you step inside, the home makes a lasting impression. The interior is fully finished in rich tongue-and-groove pine, walls and ceilings alike, creating a warm, lodge-style atmosphere with timeless appeal and no drywall anywhere in the home.

At the center of the home is a breathtaking great room featuring soaring 18-foot ceilings and an expansive open layout. This versatile space is ideal for entertaining, hosting large gatherings, or simply enjoying comfortable everyday living with a dramatic architectural presence.

The main level offers approximately 2,400 square feet of well-designed living space, including three spacious bedrooms, most with large walk-in closets. Upstairs, an additional 1,500 square feet provides two more bedrooms and a generous family room complete with a built-in bar, making it the perfect place to unwind or entertain guests.

Built with 2"x6" construction and completed in 2022, this home was designed with both durability and energy

efficiency in mind. The living quarters feature radiant in-floor heating powered by an on-demand boiler, delivering consistent, comfortable heat while maintaining impressively low propane usage. Combined with quality insulation, this results in minimal heating costs and year-round efficiency. Additional features include LED lighting throughout, a tankless water heater, 200-amp electrical service to the home, and a 50-amp RV hookup.

The attached 30'x80' shop/garage offers incredible functionality with 18-foot ceilings and large 12'x14' overhead doors. With approximately 80 feet of depth, this space easily accommodates multiple vehicles, equipment, RVs, or recreational gear. The shop is equipped with its own 100-amp electrical service, floor drains, motion-activated lighting, and high-bay LED fixtures, making it a highly capable workspace.

Beyond the home, the land truly sets this property apart. Approximately 55 acres of productive tillable ground, enhanced with drainage tile, offers income potential or the opportunity to be converted into native grasses for a stunning natural landscape. The property is rich with wildlife, including abundant deer and turkey, creating an ideal environment for hunting or enjoying the outdoors.

Whether you're relaxing under the covered front porch, taking in the elevated views, working in the expansive shop, or enjoying the peace and quiet of your own private acreage, this property delivers a lifestyle defined by space, efficiency, and unmatched tranquility.

PROPERTY FEATURES

COUNTY: **JEFFERSON** | STATE: **KANSAS** | ACRES: **66**

- Located in Oskaloosa, Kansas on a private hilltop setting
- 5 bedrooms, 3 bathrooms with over 3,900 sq. ft. of living space
- 2,400 sq. ft. main level plus 1,500 sq. ft. upper level
- Stunning 18' ceilings in the great room with open-concept layout
- Radiant in-floor heating in living space with low propane usage and minimal heating costs
- Energy-efficient 2"x6" construction with quality insulation throughout
- Attached 30'x80' shop/garage with 18' ceilings and 12'x14' overhead doors
- Approximately 55 acres of tilled, tillable ground with income potential
- Excellent hunting property with abundant deer and turkey
- 10 minutes from Oskaloosa
- 30 minutes from Lawrence
- 40 minutes from Topeka



CUSTOM BARNDOMINIUM

The main level offers approximately 2,400 square feet of well-designed living space, including three spacious bedrooms, most with large walk-in closets.



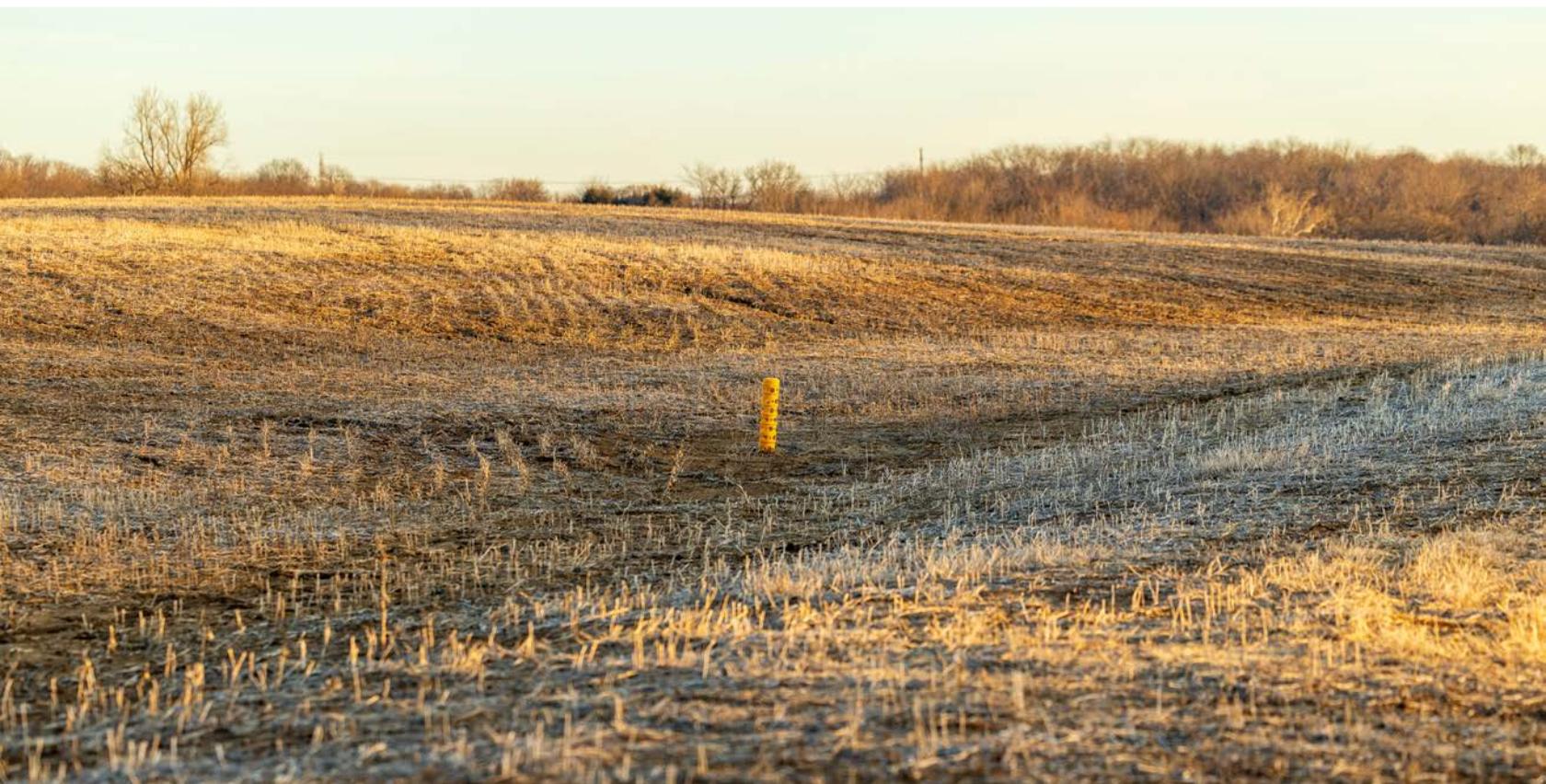
1,500 SQ. FT. UPPER LEVEL



ATTACHED 30'X80' SHOP/GARAGE



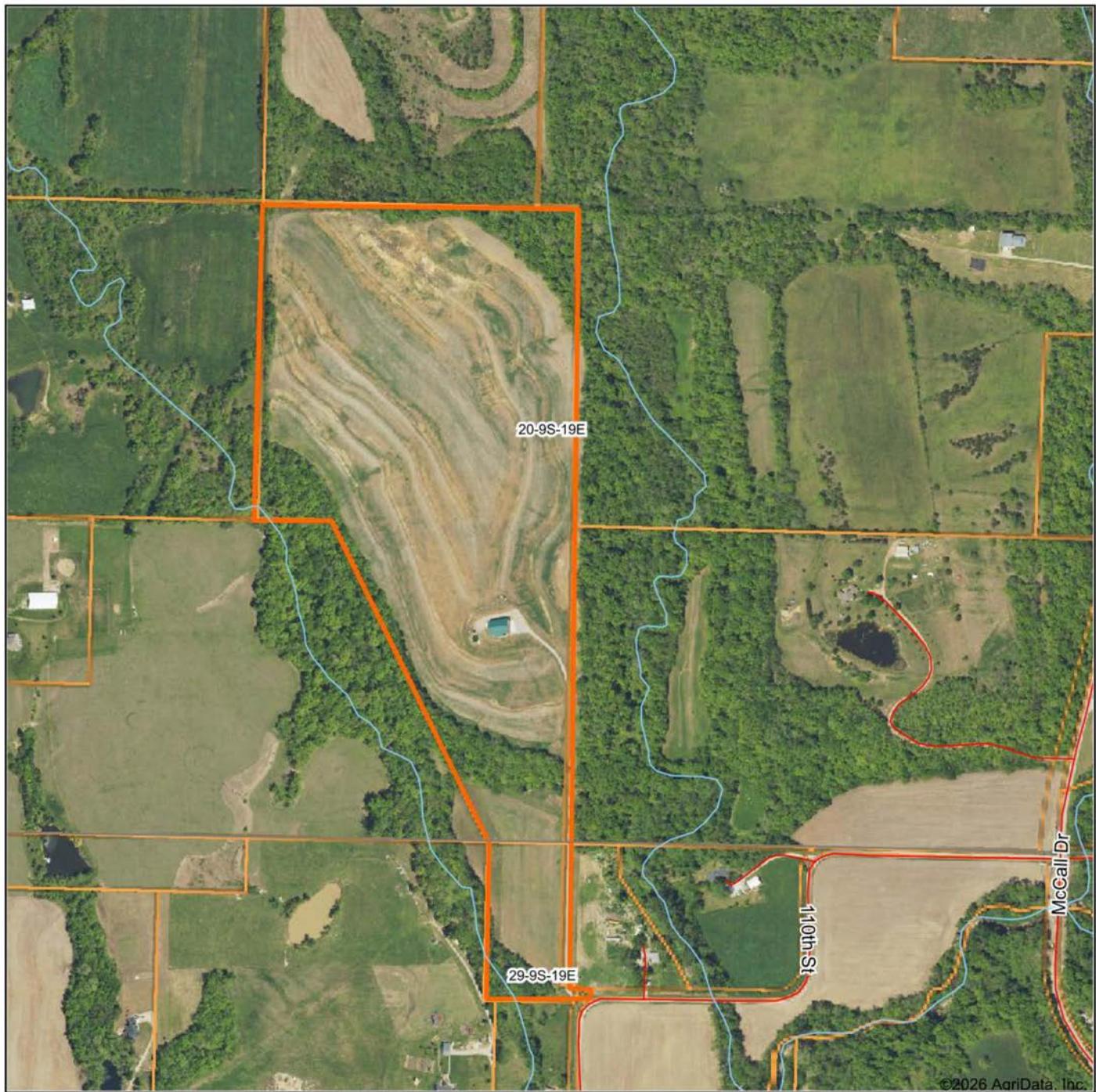
55 ACRES OF TILED, TILLABLE GROUND



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 39° 14' 51.93, -95° 19' 21.75

0ft 651ft 1301ft



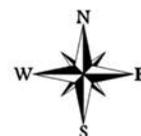
Maps Provided By:



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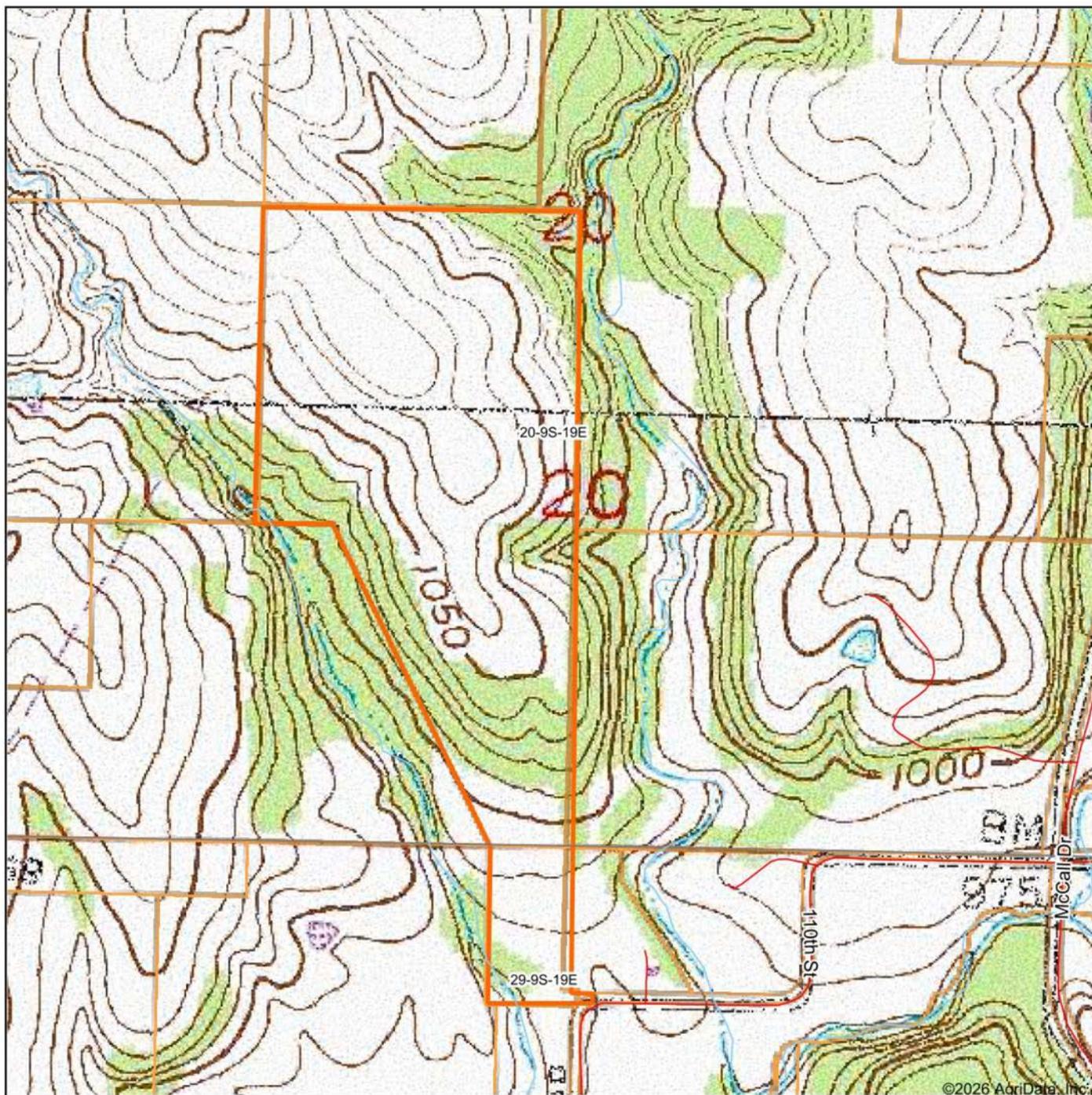
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20-9S-19E
Jefferson County
Kansas



3/23/2026

TOPOGRAPHY MAP



Map Center: 39° 14' 54.26, -95° 19' 15.26



Maps Provided By:



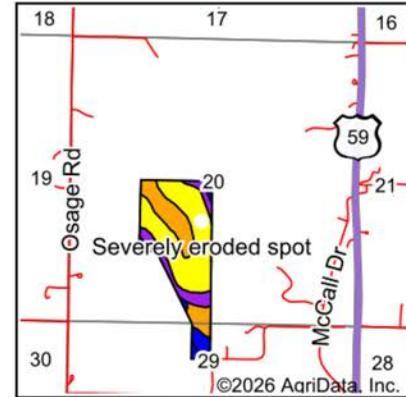
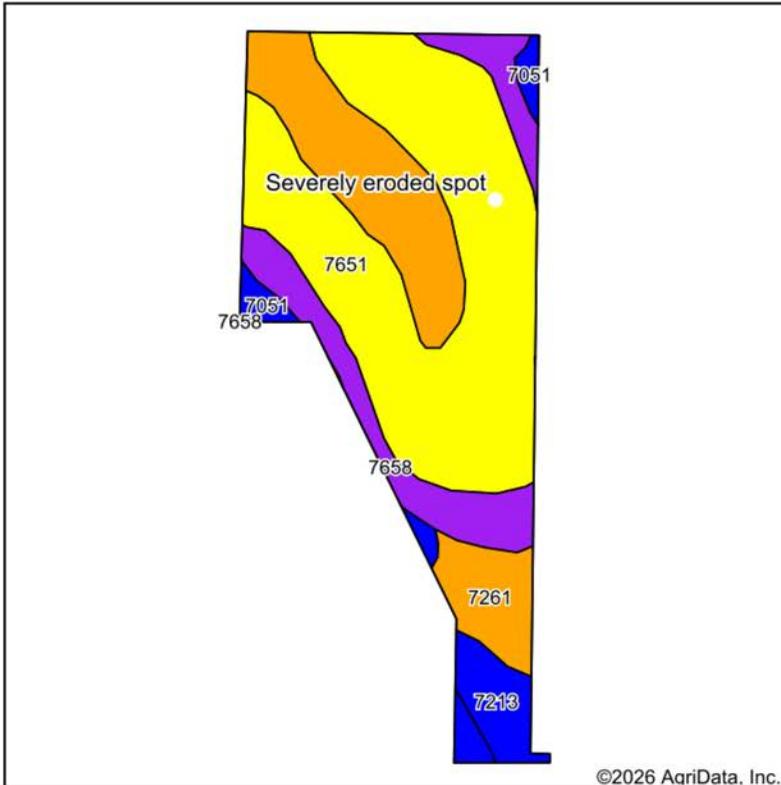
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20-9S-19E
Jefferson County
Kansas



3/23/2026

SOILS MAP



State: **Kansas**
 County: **Jefferson**
 Location: **20-9S-19E**
 Township: **Oskaloosa**
 Acres: **66.78**
 Date: **3/23/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS087, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
7651	Vinland complex, 3 to 7 percent slopes	35.36	53.1%		IVe		3265	49	46	49	38
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	11.85	17.7%		IIIe		3883	48	38	47	39
7658	Vinland-Rock outcrop complex, 15 to 45 percent slopes	9.17	13.7%		VIe		2148	13	13	10	8
7261	Gymer silt loam, 3 to 7 percent slopes	4.44	6.6%		IIIe		4250	76	76	68	70
7213	Reading silt loam, moderately wet, very rarely flooded	3.26	4.9%		IIw	IIw	4350	89	89	74	77
7051	Kennebec silt loam, frequently flooded	2.70	4.0%		IIw		4000	75	75	64	63
Weighted Average					3.85	*-	3369.5	*n 48.7	*n 45.3	*n 46.4	*n 39.1

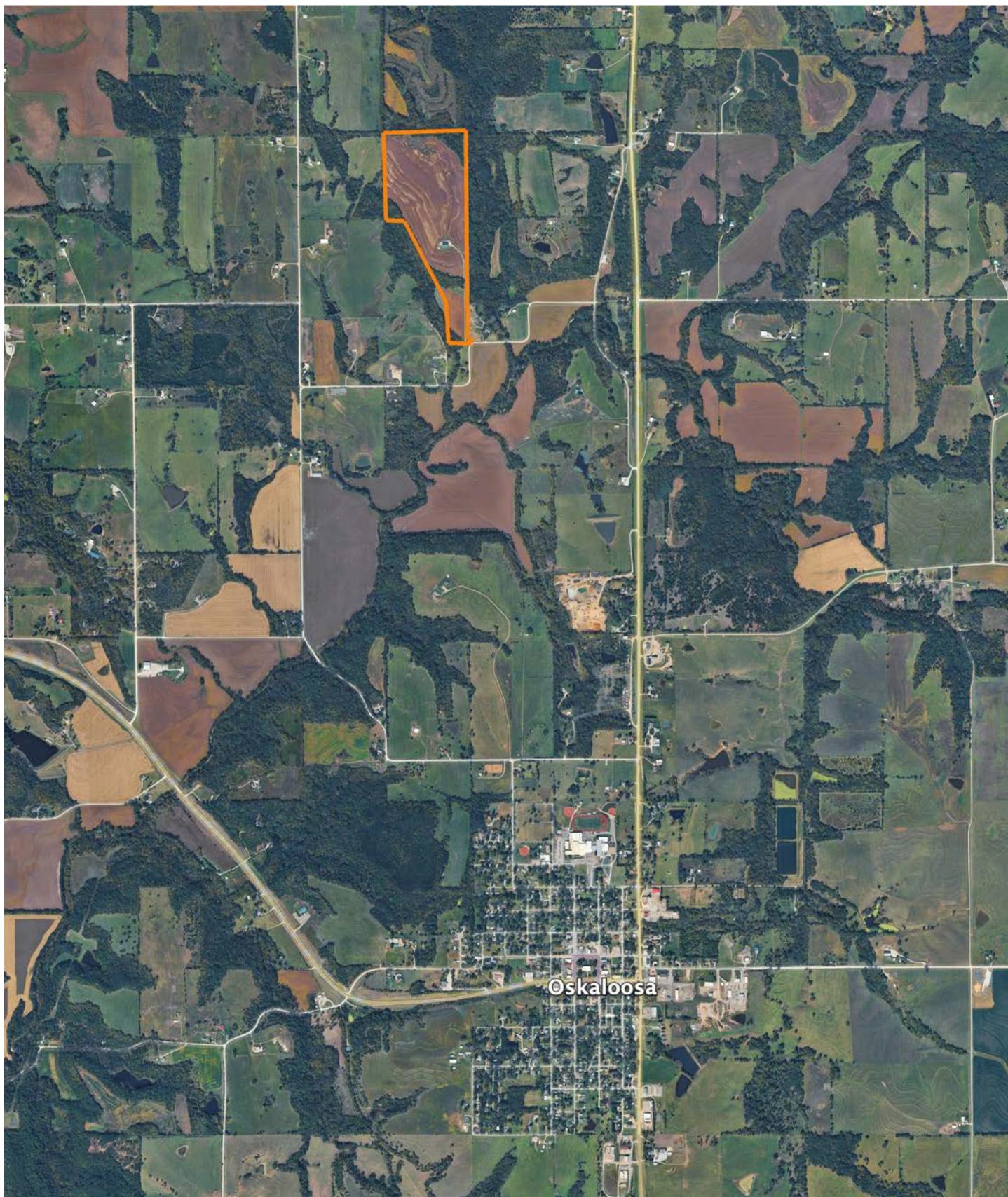
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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 that are named severely eroded, very severely eroded, or gullied. Typically 0.5 to 5 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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MidwestLandGroup.com

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