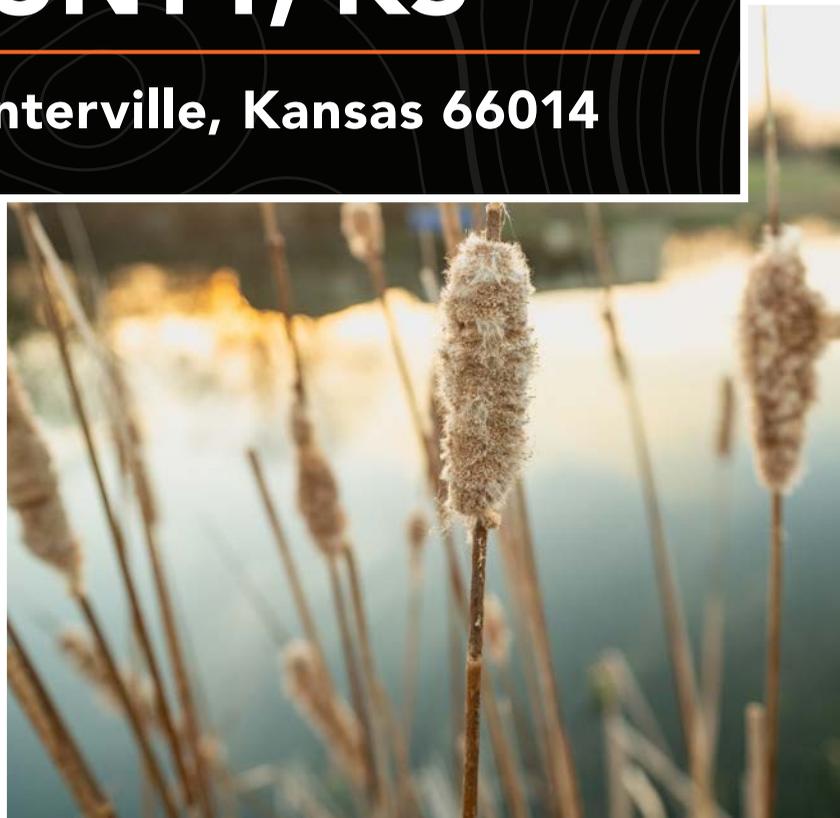


MIDWEST LAND GROUP PRESENTS



**66.9 ACRES**  
**LINN COUNTY, KS**

**15017 Botkin Road, Centerville, Kansas 66014**



MIDWEST LAND GROUP IS HONORED TO PRESENT

# ULTIMATE OUTDOORSMAN'S PROPERTY WITH HOME, SHOP, & STOCKED POND

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This 66.9 +/- acres and home is located in the peaceful countryside of Linn County. This exceptional property at 15017 Botkin Road offers a rare combination of comfortable living, functional improvements, and outstanding recreational appeal.

The home features 1,860 square feet on the main floor with 2 bedrooms, 2 bathrooms, and an office that could easily serve as a third bedroom. Inside, you'll appreciate the warm, inviting feel created by beautiful wood trim, coordinated countertops, and stainless-steel appliances. The master suite is a true retreat with a double vanity, his-and-hers sinks, soaking tub, separate shower, and a large walk-in closet with ample storage. A mudroom conveniently connects the home to an impressive 36'x50' shop with 12-foot sidewalls, offering plenty of space for vehicles, ATVs, equipment, and projects. Above, a 16'x24' loft provides additional storage. There is also a 30'x50' farm implement barn with 16-foot sidewalls and a 10'x30' lean-to, perfect for keeping equipment protected and organized. The full basement offers even more potential, already stubbed for an additional bathroom and ready to be finished. It includes a room with custom cabinetry perfect for a man cave, hobby room, or additional living space, along with a walkout to the pond and a concrete safe room.

Step out onto the deck and take in one of the property's standout features, a crystal-clear, 16-foot-deep pond fed by a spring and enhanced with fish habitat. Whether you're fishing or enjoying the view, this setting delivers. A shooting bench extends your outdoor experience even further, offering a 200-yard setup five feet from the back door.

The land is equally impressive. Pastures are well-designed and have recently supported cattle, complete with quality fencing and a functional layout for livestock management. A large chicken coop is ready for laying hens, and multiple fruit trees add to the homestead appeal. For the outdoorsman, this property is a dream. The timber is loaded with deer and turkey, supported by ideal habitat including cedar thickets for thermal cover, mature oaks for food, and native grasses. You won't be able to miss the trails throughout. Access from the north, west, and south boundaries allows for strategic entry depending on wind direction, an uncommon and highly desirable feature. Trail camera photos showcase the strong wildlife presence throughout.

This property truly has it all: home, shop, income potential, recreation, and livestock capability. Contact land agent Aaron Blount at (913) 256-5905 for additional information or to schedule a private tour.

# PROPERTY FEATURES

COUNTY: **LINN** | STATE: **KANSAS** | ACRES: **66.9**

- 1,860 square feet home with 2 bedrooms, 2 bathrooms, and an office (potential 3rd bedroom)
- Warm interior featuring wood trim, stylish countertops, and stainless steel appliances
- Spacious master suite with double vanity, soaking tub, walk-in shower, and large closet
- Mudroom connecting to a 36'x50' shop with 12' sidewalls and 16'x24' loft storage
- 30'x50' equipment barn with 16' sidewalls and 10'x30' lean-to for additional storage
- Full basement with walkout, safe room, and future finish potential
- Crystal-clear, spring-fed 16' deep pond stocked with fish and enhanced habitat
- Established pasture setup with quality fencing, fruit trees, and a large chicken coop
- Excellent hunting with abundant deer and turkey, plus ideal habitat and multiple access points
- Outdoor features include a 200-yard shooting setup and scenic views from the deck
- 15 minutes from Parker
- 1 hour from Kansas City



# 1,860 SQUARE FEET HOME



# SPACIOUS MASTER SUITE



# MUDROOM CONNECTING TO SHOP



# 30'X50' EQUIPMENT BARN

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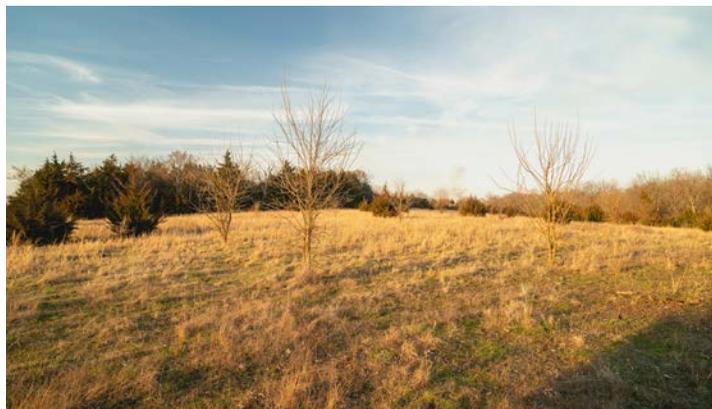
# SPRING-FED STOCKED POND

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# ESTABLISHED PASTURE SETUP

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# EXCELLENT HUNTING

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# AERIAL MAP



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Boundary Center: 38° 14' 25.99, -95° 2' 11.61



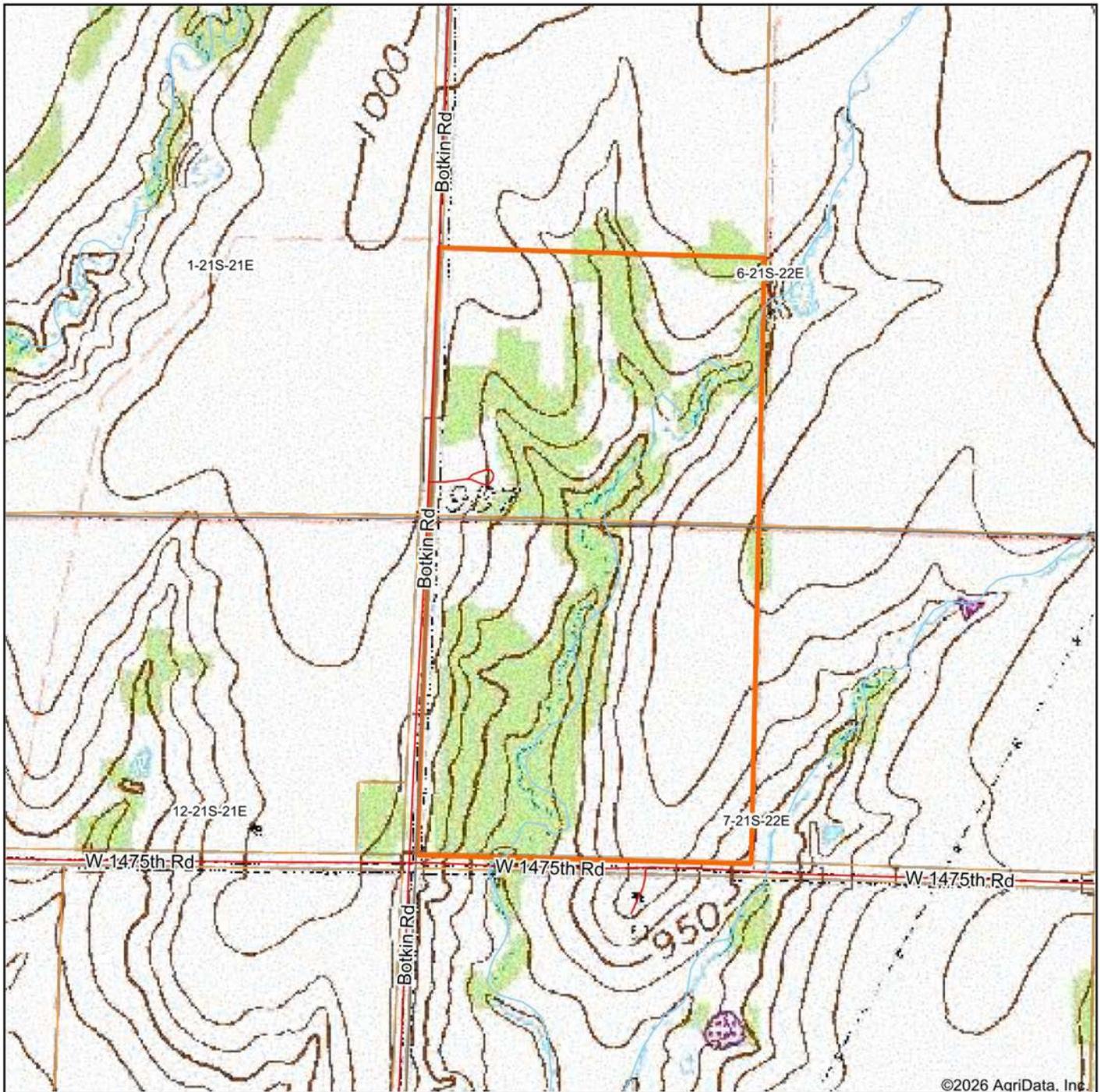
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**7-21S-22E**  
**Linn County**  
**Kansas**



3/26/2026

# TOPOGRAPHY MAP



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Map Center: 38° 14' 26.23, -95° 2' 13.58



**7-21S-22E**  
**Linn County**  
**Kansas**



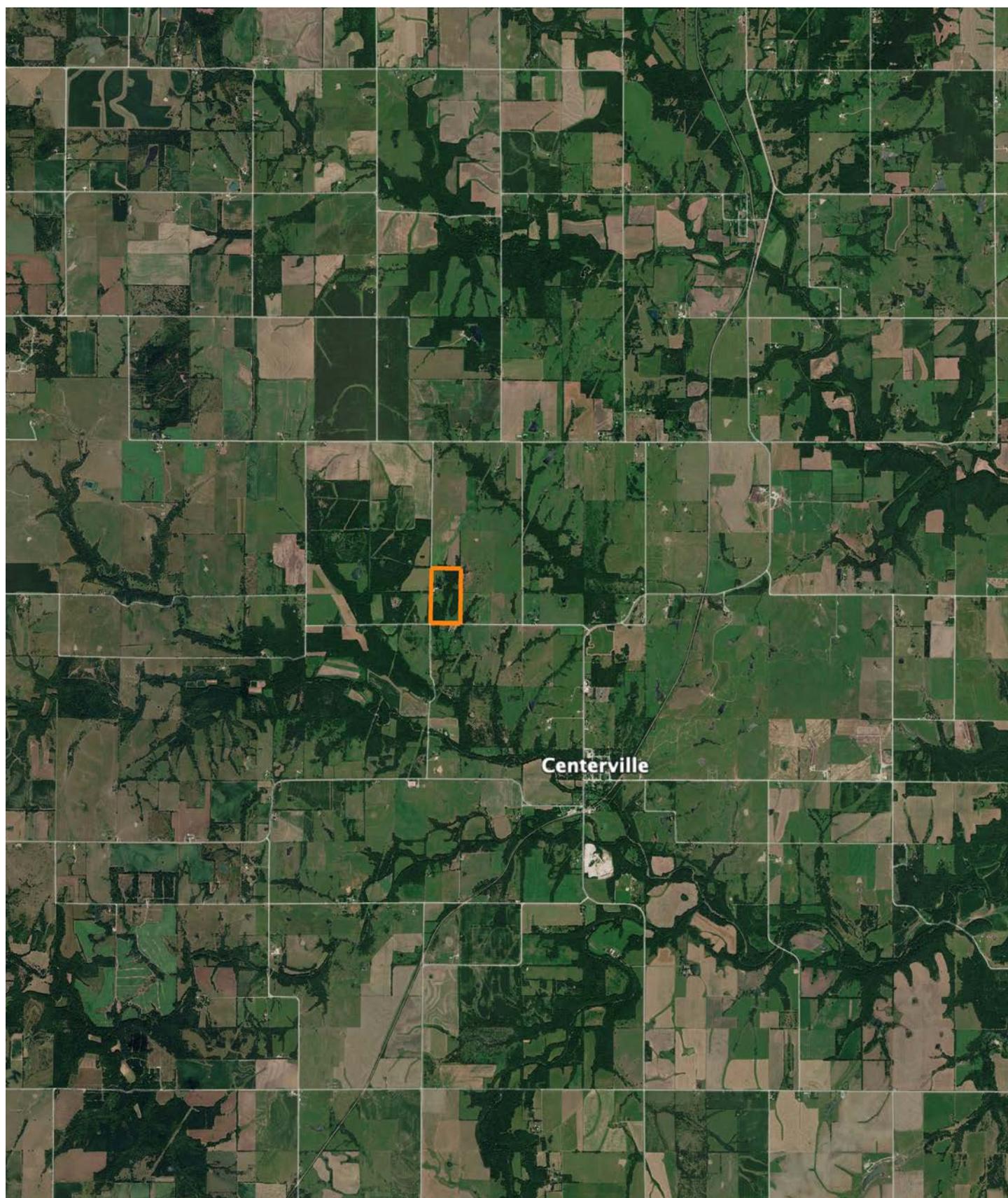
3/26/2026



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# OVERVIEW MAP

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# 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](mailto:ABlount@MidwestLandGroup.com)



**MidwestLandGroup.com**

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