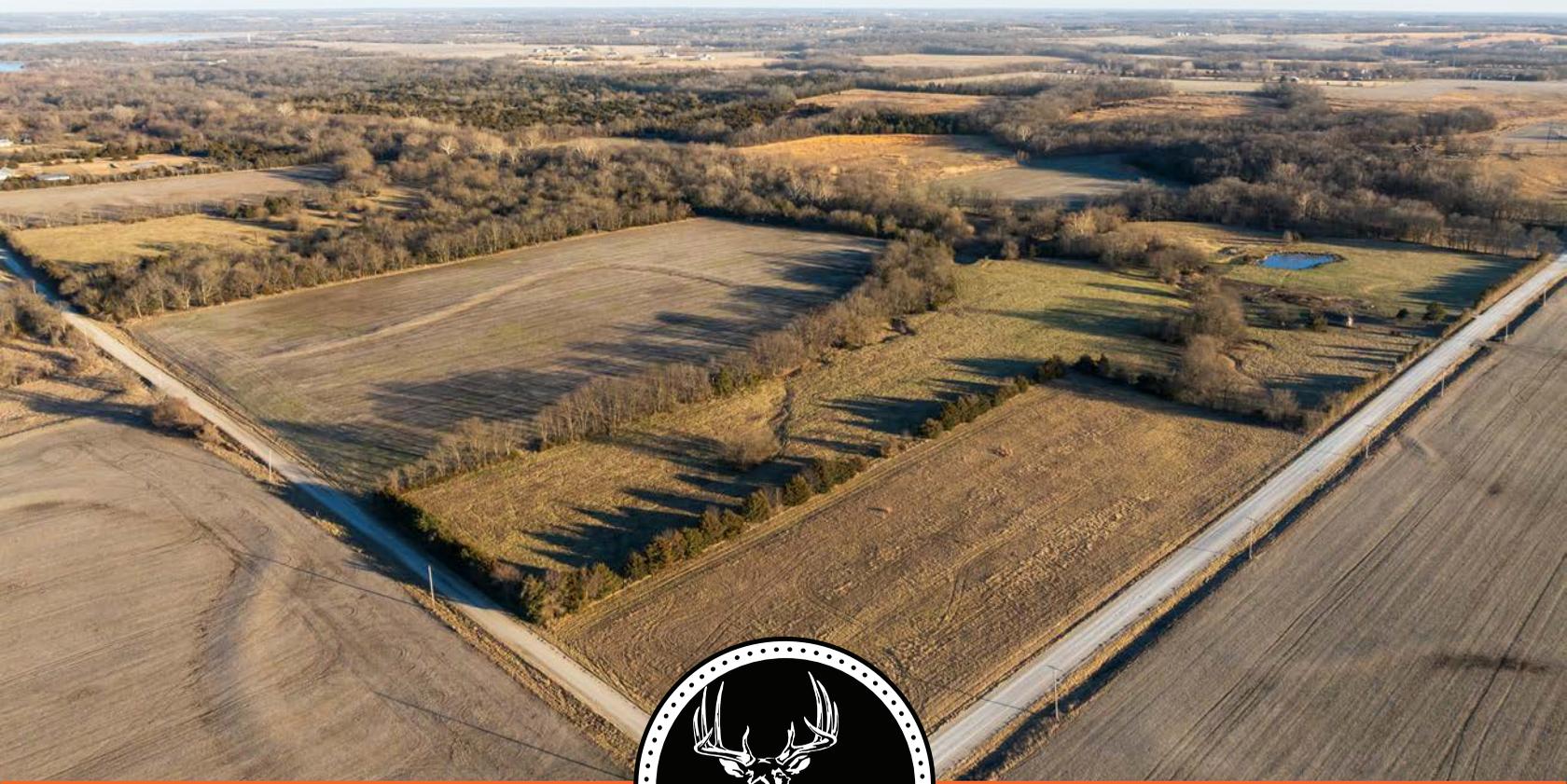


MIDWEST LAND GROUP PRESENTS

148.9 ACRES IN

MIAMI COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DYNAMITE COMBINATION FARM BY HILLSDALE LAKE

Located just 15 minutes from Paola and 25 minutes from Olathe, this exceptional 148.9 +/- acre tract offers a rare combination of income, recreation, and prime build potential in a highly desirable area. With approximately 98 +/- tillable acres featuring productive Class II & III soils, the farm provides strong agricultural capability and steady cash rent income. Additional pasture acreage adds versatility for livestock or expansion of farming operations.

The property boasts approximately .85 miles of road frontage and power at the road, creating multiple outstanding homesite options with scenic views across diverse topography. Whether you're looking to build a private estate, barndominium, or weekend retreat, the setting offers both accessibility and seclusion.

For outdoor enthusiasts, this farm is a true standout. Wade Branch Creek winds through the property alongside a pond, mature woods, and valuable walnut timber. The varied terrain creates ideal habitat and travel corridors for abundant deer and wildlife. With frontage bordering Corps of Engineers ground and just two miles from Hillsdale Lake access, the recreational opportunities are exceptional, offering hunting, fishing, and outdoor enjoyment year-round.

Located in the Paola School District, this property presents a rare opportunity to own a well-balanced farm that delivers immediate income, long-term investment value, and outstanding recreational appeal - all within easy reach of the Kansas City metro.



PROPERTY FEATURES

COUNTY: **MIAMI** | STATE: **KANSAS** | ACRES: **148.9**

- 98 +/- tillable acres
- Pasture
- Cash rent
- Wade Branch Creek
- Home sites
- Corps of Engineers ground frontage
- Hunting opportunities
- Abundant deer & wildlife
- Woods
- Valuable walnuts
- Diverse topography
- Power at the road
- .85 miles of road frontage
- Pond
- Class II & III soils
- Two miles from Hillsdale Lake access
- Paola Schools
- 15 minutes from Paola
- 25 minutes from Olathe



98 +/- TILLABLE ACRES



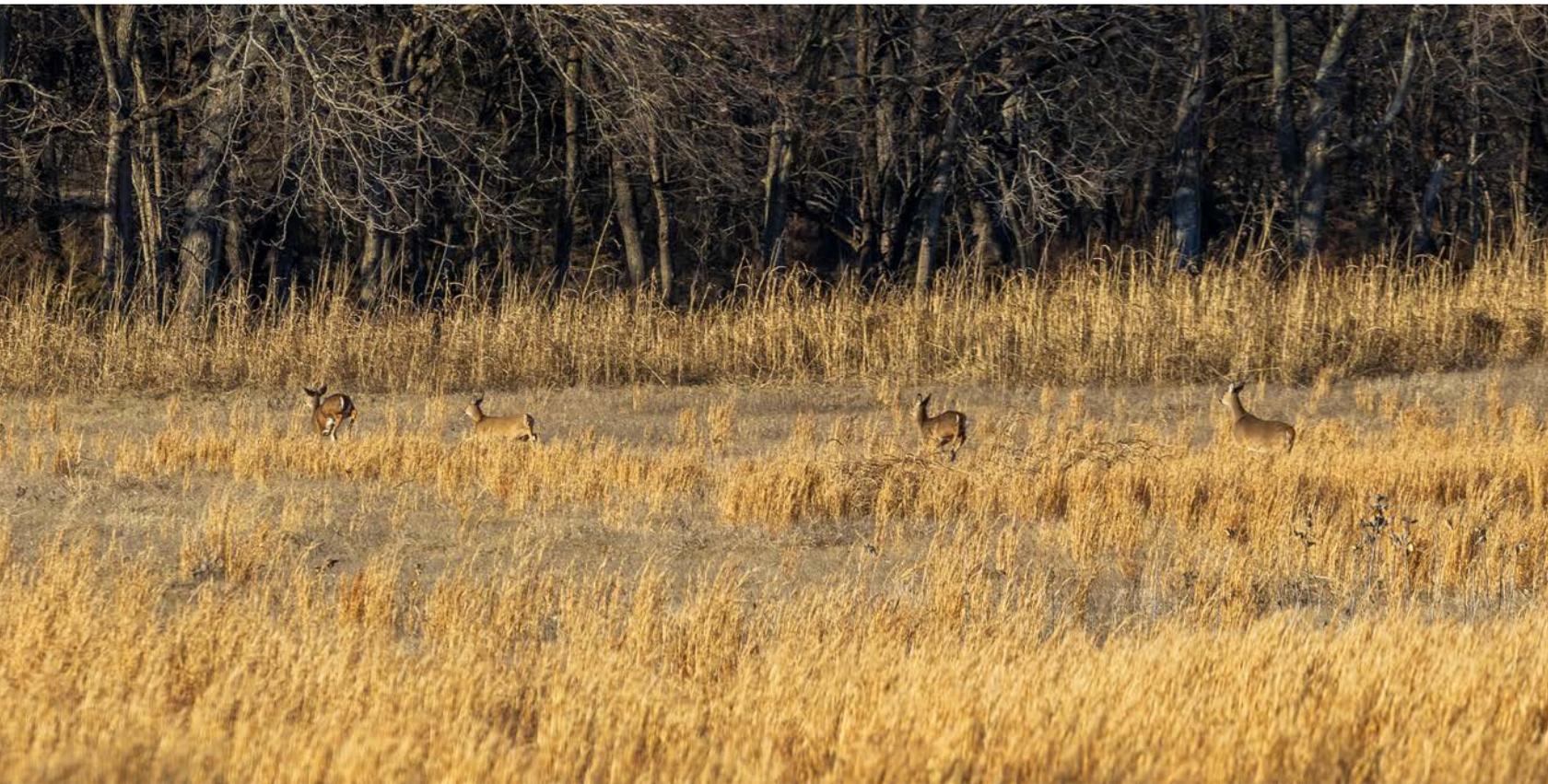
WADE BRANCH CREEK



PASTURE



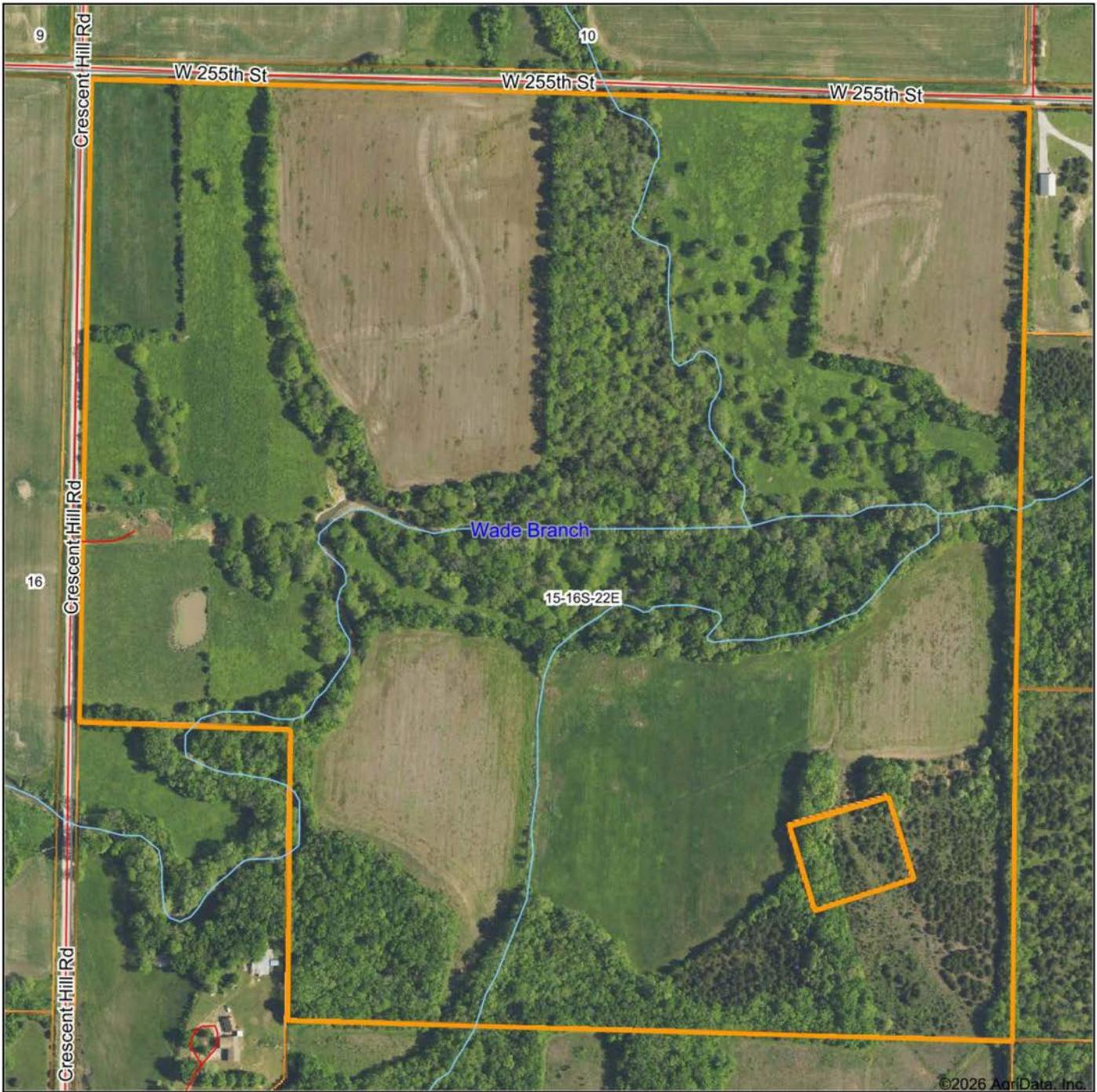
HUNTING OPPORTUNITIES



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 39' 42.67, -94° 58' 12.52



Maps Provided By:



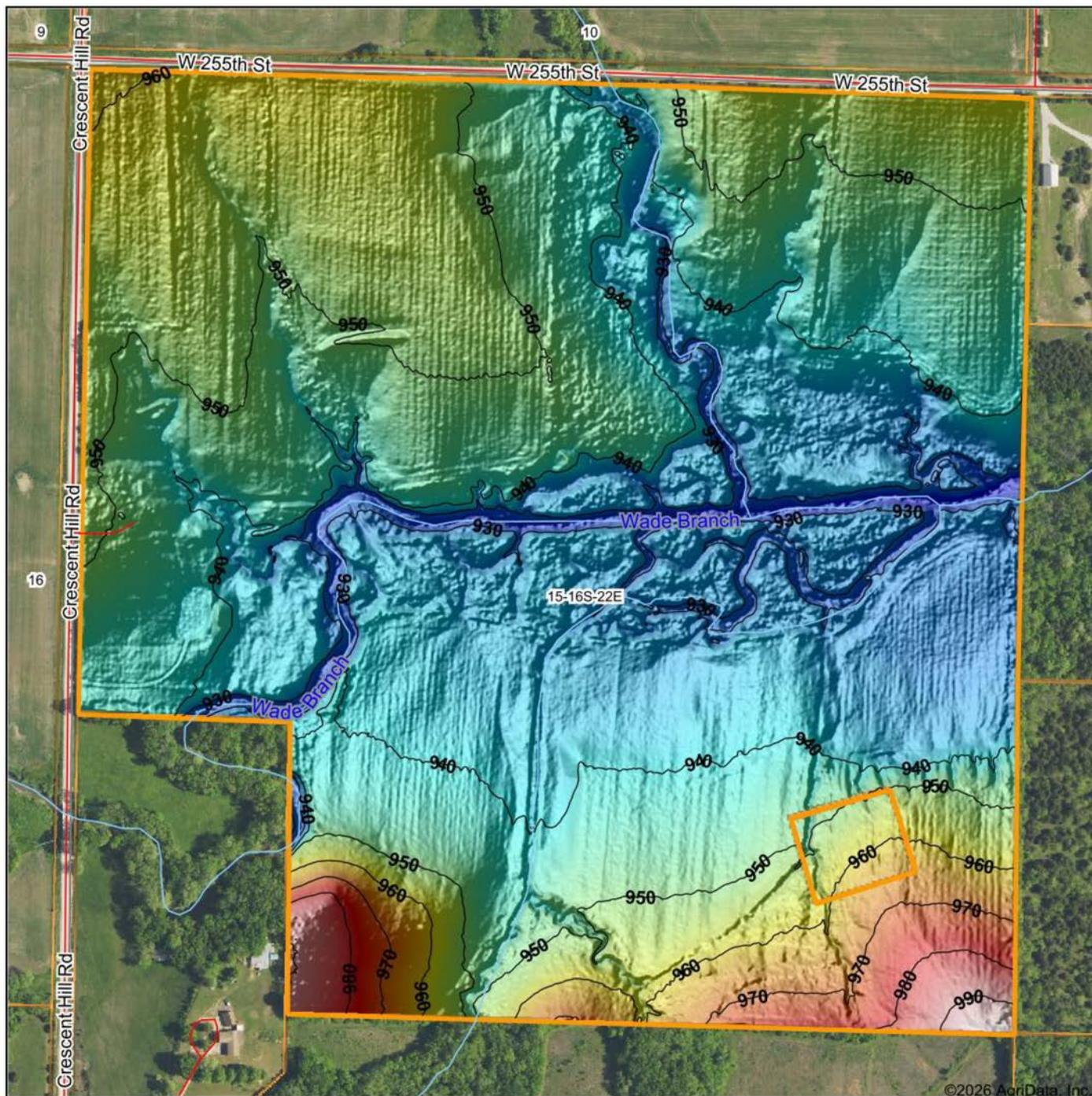
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15-16S-22E
Miami County
Kansas



2/9/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 920.7

Max: 996.6

Range: 75.9

Average: 945.7

Standard Deviation: 11.81 ft

0ft 439ft 877ft



2/9/2026

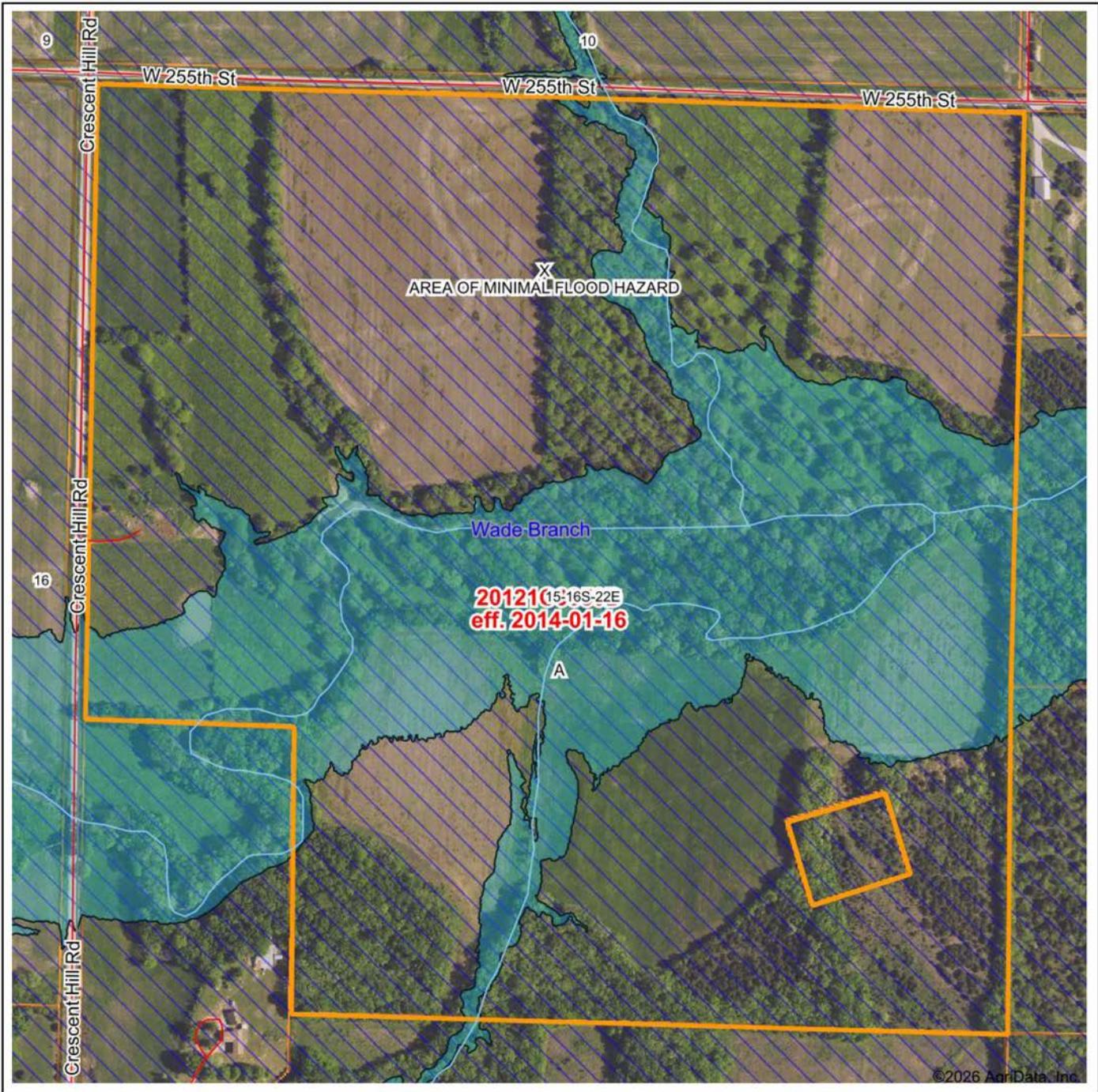
15-16S-22E

Miami County

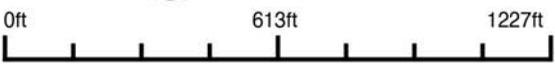
Kansas

Boundary Center: 38° 39' 42.67, -94° 58' 12.52

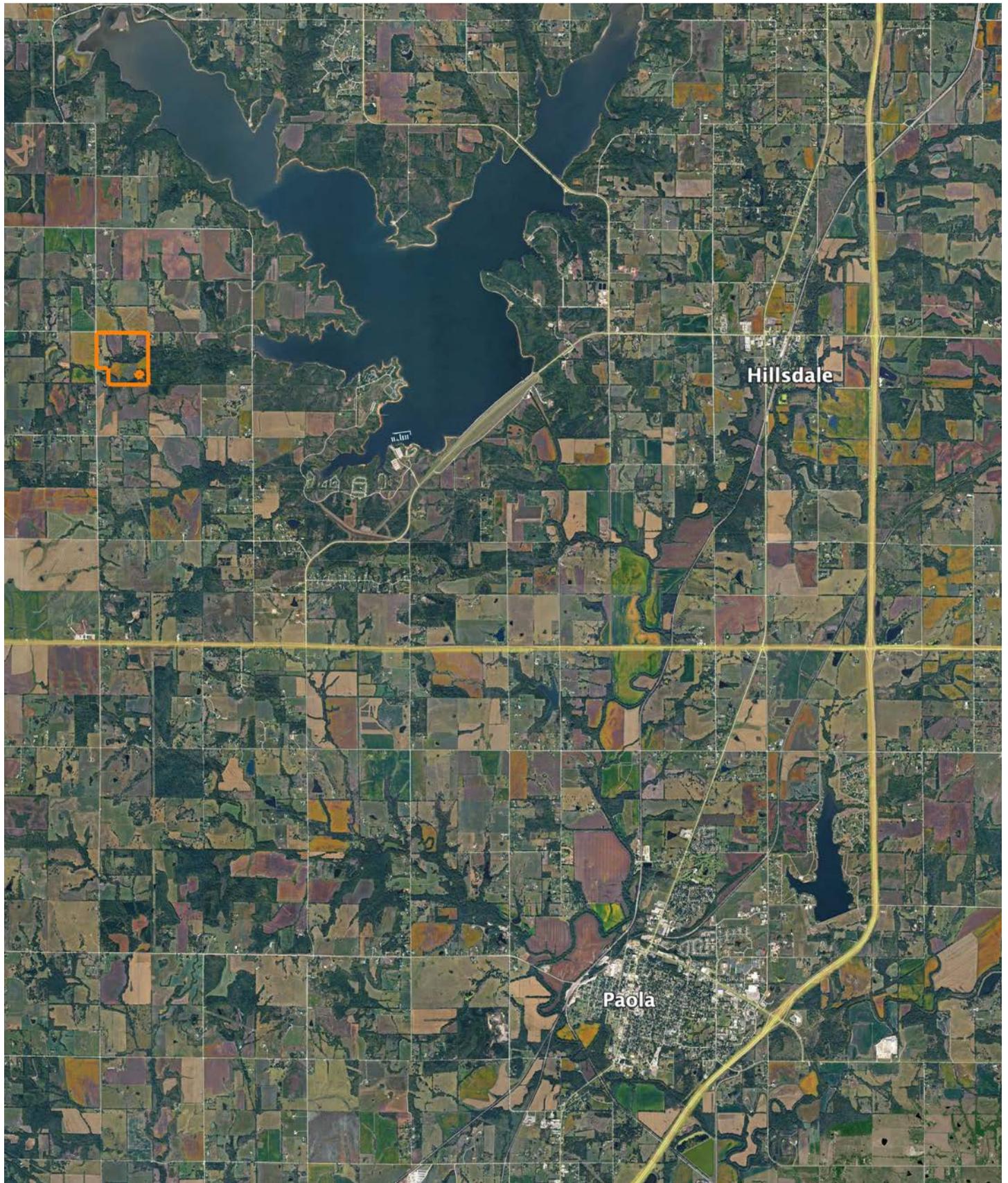
FEMA MAP



Map will display available Flood Zone(s), FIRM Panel(s), LOMC and Communities.

Date:	Mapped Acres:	Actual Acres:		Page 1 of 2
2/9/2026	148.96	148.96		
	Maps Provided By:  © AgriData, Inc. 2025 www.AgriDataInc.com			

OVERVIEW MAP



BROKER CONTACT

Serving Western Missouri and Eastern Kansas, Ben brings a wealth of knowledge and passion to his role. After several years in the industry, he has experience selling a wide variety of types of land and rural properties, and has developed an intimate understanding of the market's nuances, navigating various market conditions successfully.

Ben holds a Bachelor of Science in Technology, specializing in Construction Management, from Pittsburg State University. His professional background in estimating and project management equips him with the skills to accurately evaluate properties and communicate effectively with clients. He frequently demonstrates the willingness and expertise to problem-solve and utilize marketing strategies such as subdividing and other creative solutions for optimizing the values of properties.

Growing up in Raymore, Missouri, he developed a love for hunting and fishing, spending time in the outdoors throughout several counties across western Missouri. His extensive hunting experience, love for the outdoors, and personal connection to land ownership enhance his expertise. As a top-performing agent with various accolades, Ben's consistent sales record speaks volumes about his commitment and proficiency.

Outside of work, Ben enjoys hunting, fishing, cooking, and spending time with his wife Sara and their four children. Clients seeking to sell or buy property in Missouri and Kansas can trust Ben's dedication and market insight to achieve real estate goals.



BEN EWBANK, LAND BROKER
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MidwestLandGroup.com

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