

MIDWEST LAND GROUP PRESENTS



MIAMI COUNTY, KS

157.5 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

157 +/- ACRE PREMIER FARM: INCOME, RECREATION & ESTATE POTENTIAL NEAR PAOLA

Set in the rolling countryside just outside Paola, this exceptional 157 +/- acre offering presents a rare convergence of farmland, natural beauty, recreation, and luxury estate potential. Positioned prominently at 343rd Street and New Lancaster Road, with road frontage along both the north and east boundaries, this property delivers accessibility.

At its core lies 147.29 acres of highly productive tillable ground, dominated by Class II soils including Dennis silt loam and Summit silty clay loam—an ideal foundation for consistent agricultural success. The waterways enrolled in CRP not only preserve the integrity of the land but also generate supplemental income, enhancing the farm's long-term value.

For those envisioning more than just a working farm, the infrastructure is already in place. Rural Water District No. 2 lines trace the north and east borders, while Evergy electric service runs along the north side, making this an outstanding candidate for a custom-built luxury estate. Perched atop the gentle hillside, a future home would overlook a breathtaking expanse of fertile ground, timbered draws, and winding creek corridors.

Beyond its agricultural merits, this property is a true sanctuary for wildlife and recreation. Whitetail deer and turkey thrive here, drawn to the rich habitat created by mature timber, dense cover, and abundant water sources, including a live creek and a small pond. The wooded draws are alive with activity, marked by well-worn trails, rubs, and scrapes, while towering red oaks provide both nourishment and character to the landscape.

Held within the same family for generations, this land carries a legacy of stewardship and pride. Opportunities of this caliber, blending premium soils, recreational richness, and estate-ready infrastructure, are increasingly rare.

Whether you are a farmer looking to add ground to the rotation, an investor, or someone seeking to build on an expansive property, this farm stands as a truly versatile and distinguished offering where productivity meets possibility, and where the next chapter is yours to write. Call Land Agent Aaron Blount for more information and a private tour at (913) 256-5905.



PROPERTY FEATURES

COUNTY: **MIAMI** | STATE: **KANSAS** | ACRES: **157.5**

- 157 +/- total acres in a prime location near Paola
- Approximately 10 minutes from Paola and 35–40 minutes from Olathe
- 147.29 acres of highly productive tillable ground
- Strong Class II soils, including Dennis silt loam and Summit silty clay loam
- Income-producing CRP waterways enhance annual returns
- Road frontage along the north and east boundaries
- Rural water access via Rural Water District No. 2 along property edges
- Electric available at the road provided by Evergy
- Excellent build site potential for a luxury estate overlooking the farm
- Abundant wildlife, including deer and turkey, with prime habitat
- Live creek, small pond, and mature timber providing water and cover
- Rare, multi-generational farm offering investment, recreational, and agricultural appeal



HIGHLY PRODUCTIVE TILLABLE GROUND

At its core lies 147.29 acres of highly productive tillable ground, dominated by Class II soils including Dennis silt loam and Summit silty clay loam—an ideal foundation for consistent agricultural success.



INCOME-PRODUCING CRP WATERWAYS



EXCELLENT BUILD SITE POTENTIAL



LIVE CREEK & SMALL POND

Whitetail deer and turkey thrive here, drawn to the rich habitat created by mature timber, dense cover, and abundant water sources, including a live creek and a small pond.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 30' 8.23, -94° 44' 14.13

0ft 711ft 1423ft



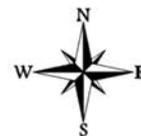
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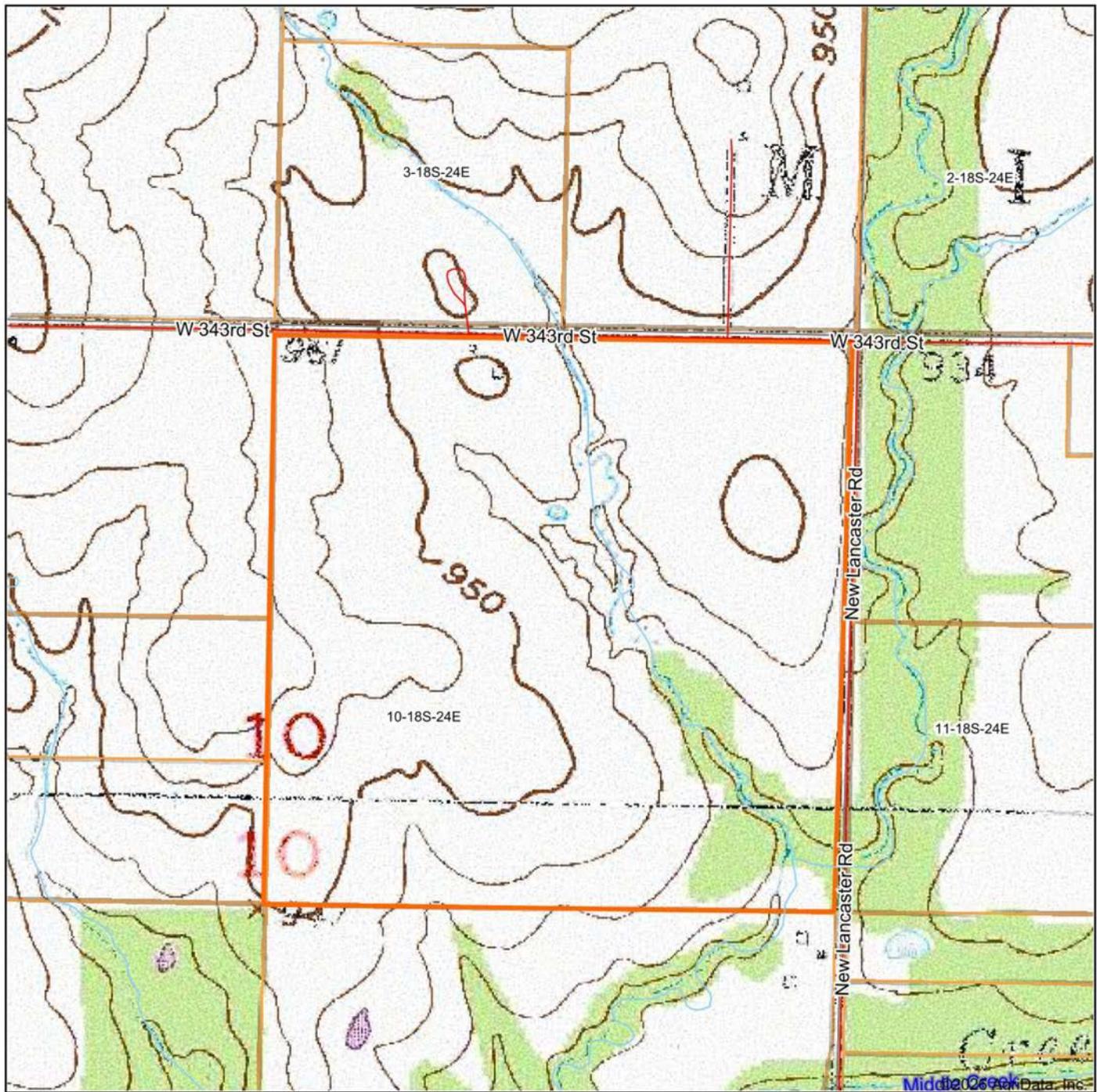
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10-18S-24E
Miami County
Kansas



3/24/2026

TOPOGRAPHY MAP



Map Center: 38° 30' 11.63, -94° 44' 14.69

0ft 711ft 1423ft

10-18S-24E
Miami County
Kansas



3/24/2026

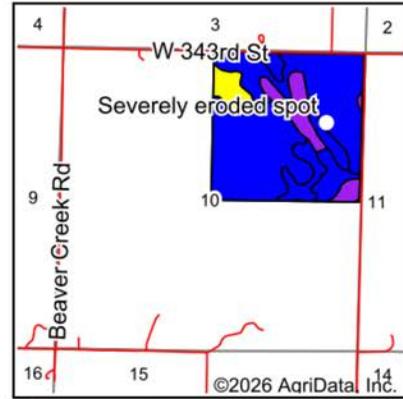
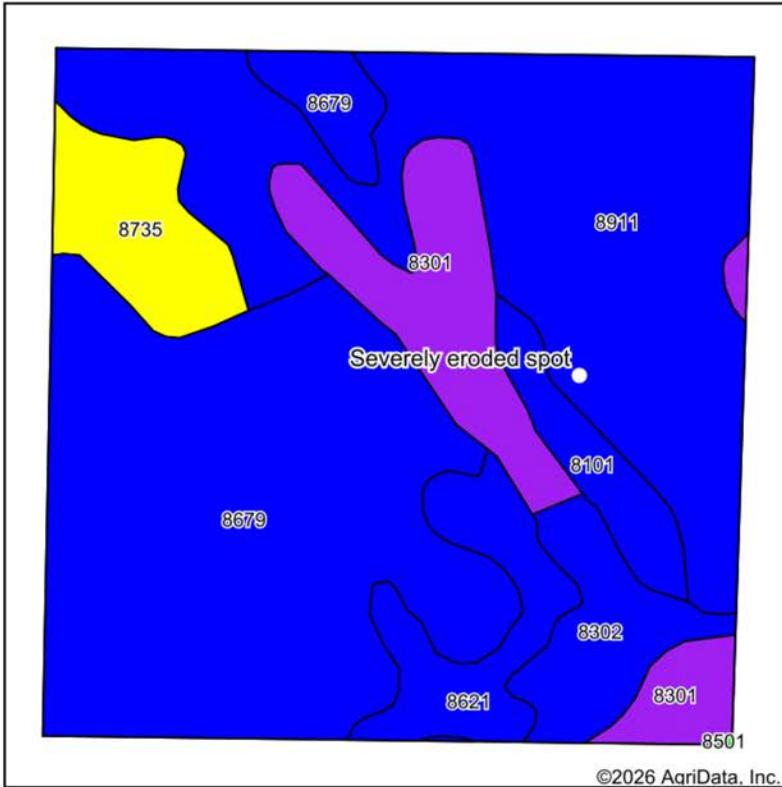


Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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SOILS MAP



State: **Kansas**
 County: **Miami**
 Location: **10-18S-24E**
 Township: **Miami**
 Acres: **157.7**
 Date: **3/24/2026**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: KS121, 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
8679	Dennis silt loam, 1 to 3 percent slopes	59.48	37.7%		Ile	4838	79	78	59	64	69
8911	Summit silty clay loam, 1 to 3 percent slopes	50.39	32.0%		Ile	4828	61	61	58	60	47
8301	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	16.33	10.4%		Vw	8048	63	63	50	52	20
8621	Bates loam, 1 to 3 percent slopes	9.27	5.9%		Ile	4735	65	65	57	52	59
8735	Eram silty clay loam, 3 to 7 percent slopes	8.73	5.5%		IVe	4116	58	58	45	41	43
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	8.07	5.1%		Ilw	7758	82	82	63	75	55
8101	Hepler silt loam, 0 to 2 percent slopes, occasionally flooded	5.43	3.4%		Ilw	8100	85	85	64	80	57
Weighted Average						2.42	*n 70	*n 69.6	*n 57.2	*n 60.6	*n 53.7

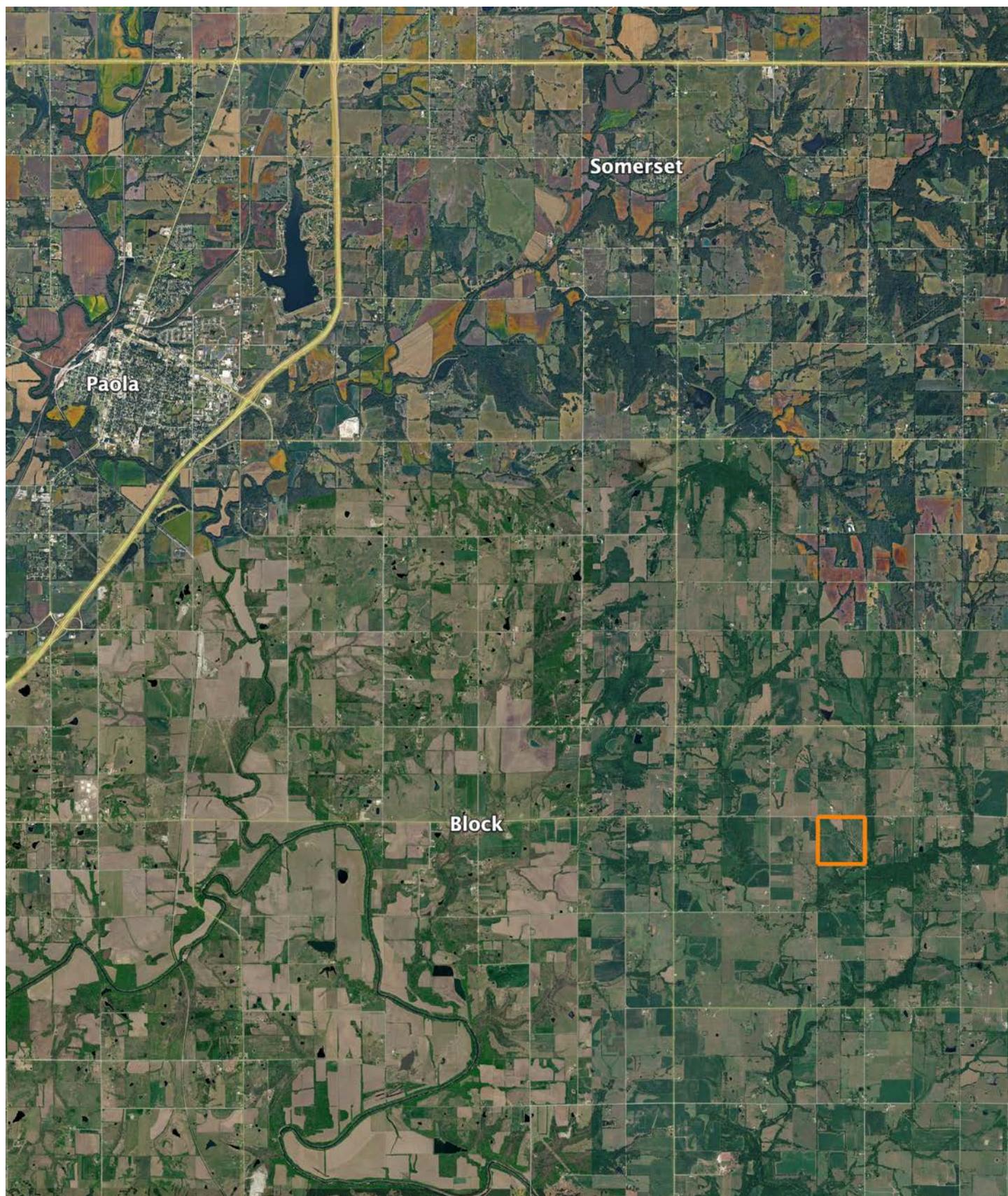
*n: The aggregation method is "Weighted Average using all components"

*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.

Soils data provided by USDA and NRCS.

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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