

MIDWEST LAND GROUP PRESENTS

19.2 ACRES IN

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# MIAMI COUNTY KANSAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# SMALL AFFORDABLE MIAMI COUNTY RECREATIONAL RETREAT WITH INCOME

Discover a place where weekends slow down, memories grow, and the noise of everyday life fades into the background. Just outside Osawatomie, this 19.2 +/- acre retreat invites you to create something truly special, whether that's quiet mornings in the woods, laughter around a campfire, or the thrill of spotting a whitetail deer at first light.

A beautiful blend of timber and open pasture, this land feels both expansive and intimate. The wooded areas have proven to be a haven for wildlife, offering incredible hunting opportunities with established deer stands and blinds already in place, ready for your very first season. Along the edges where timber meets open ground, you'll find the kind of natural movement that seasoned hunters dream about. Don't miss the wet weather creek and pond!

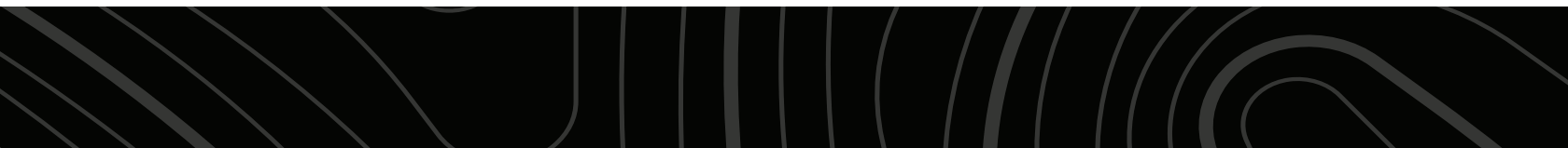
But this property is more than just a hunting spot; it's a getaway. A place where you can unplug with family

and friends, ride four-wheelers under wide Kansas skies, and spend evenings sharing stories under the stars. It's the kind of land that turns simple moments into lasting traditions.

And while you're making memories, the property is working for you too, with an active oil lease currently being upgraded - offering the potential for increased income. The sellers are also leaving items behind to make this perfectly turn-key, which includes a smoker, lawn mower, four-wheeler, a shipping container that needs finished for a place to stay, along with other items.

It may be 19 +/- acres on paper, but in experience, it feels like so much more. This is where your stories begin.

For a private showing, contact Agent Aaron Blount at (913) 256-5905.



# PROPERTY FEATURES

COUNTY: **MIAMI** | STATE: **KANSAS** | ACRES: **19.2**

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- Located just outside Osawatomie, KS, offering a peaceful escape from the city
- 19.2 +/- acres of mixed timber and open pasture with a scenic, natural feel
- Proven hunting property with strong whitetail deer activity
- Established deer stands and blinds included for a turn-key hunting setup
- Ideal mix of wooded cover and open areas that naturally attract wildlife
- Perfect weekend retreat for camping, outdoor adventures, and relaxation
- Great space for riding four-wheelers and enjoying the outdoors with family and friends
- Private, quiet setting that's perfect for creating lasting memories
- Income-producing property with an active oil lease in place
- Ongoing upgrades to the oil lease with potential for increased revenue



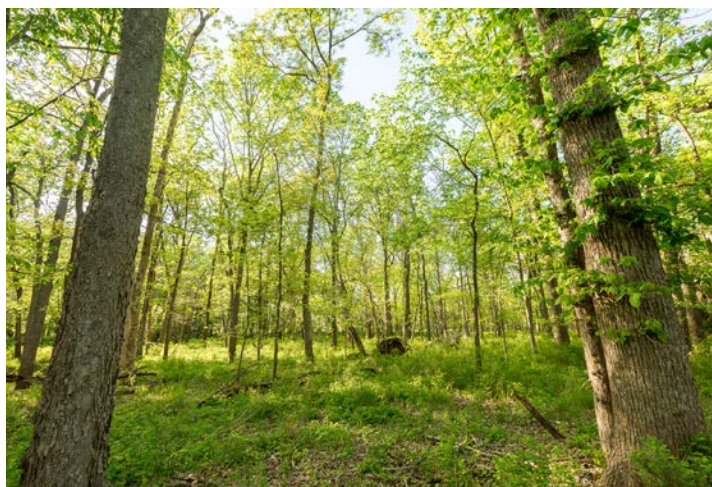
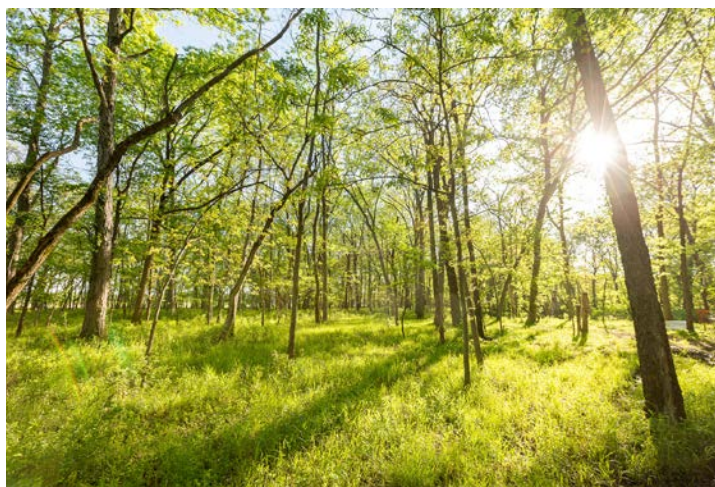
# OPEN PASTURE

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# MIXED TIMBER

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# ACTIVE OIL LEASE

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# PROVEN HUNTING PROPERTY



# TRAIL CAM PICTURES

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# AERIAL MAP



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Boundary Center: 38° 31' 43.95, -95° 3' 29.9

0ft 283ft 565ft



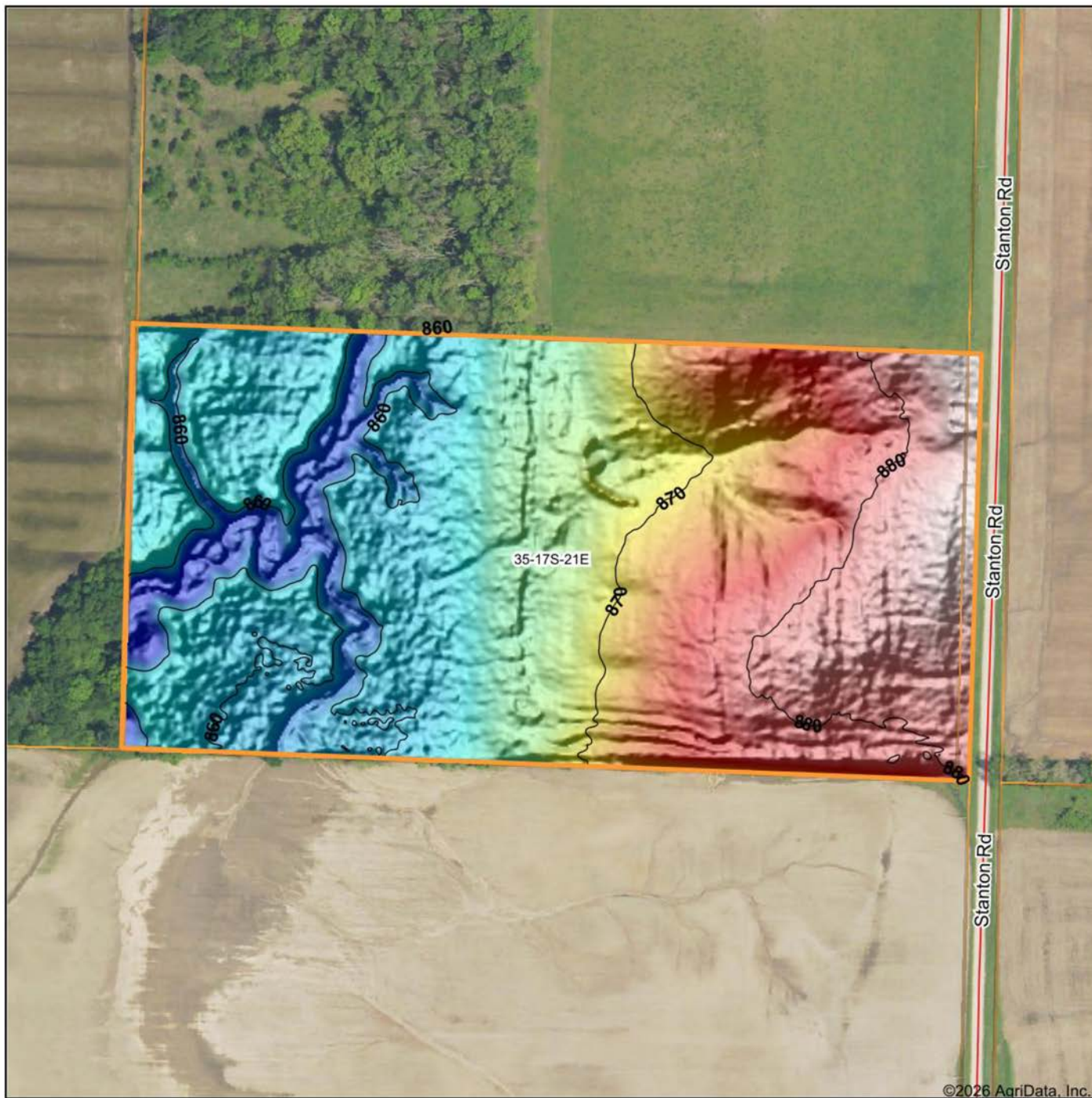
Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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**35-17S-21E**  
**Miami County**  
**Kansas**



4/27/2026

# HILLSHADE MAP



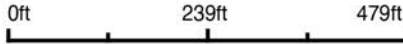
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Low Elevation High



Maps Provided By:  
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Source: USGS 1 meter dem  
 Interval(ft): 10  
 Min: 853.9  
 Max: 884.7  
 Range: 30.8  
 Average: 868.3  
 Standard Deviation: 8.63 ft

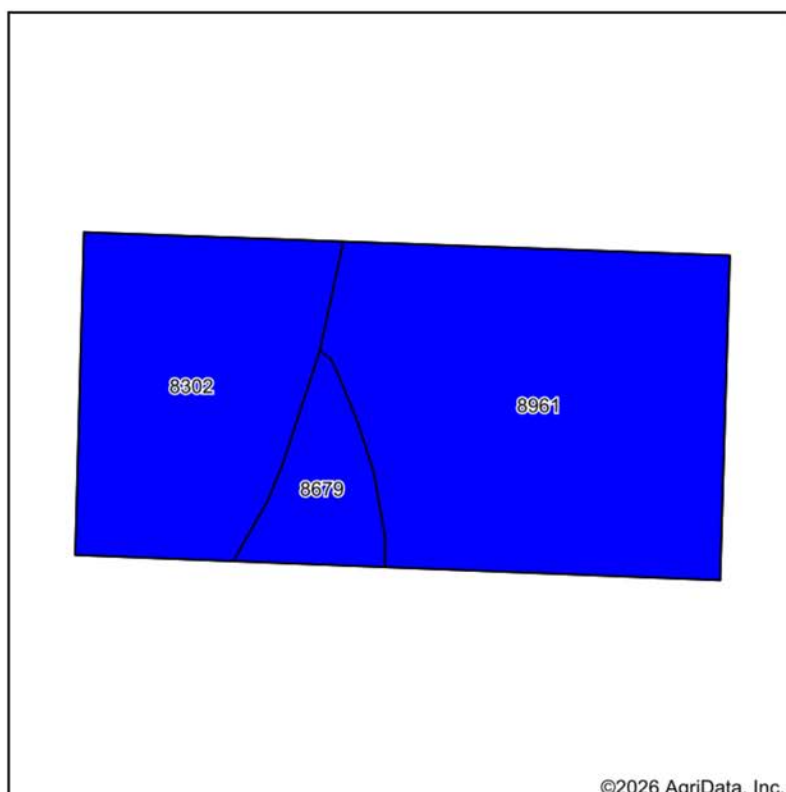


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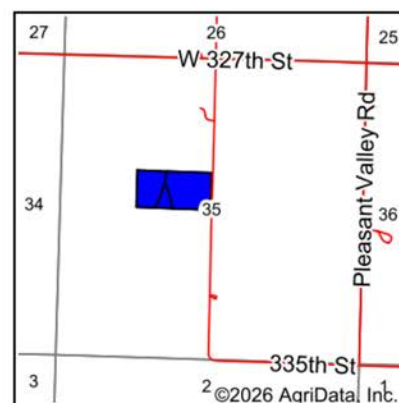
**35-17S-21E**  
**Miami County**  
**Kansas**

Boundary Center: 38° 31' 43.95, -95° 3' 29.9

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Miami**  
 Location: **35-17S-21E**  
 Township: **Stanton**  
 Acres: **19.56**  
 Date: **4/27/2026**



Maps Provided By:



Area Symbol: KS121, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
8961	Woodson silt loam, 0 to 1 percent slopes	11.27	57.6%		> 6.5ft.	Ils	4233	53	48	50
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	6.63	33.9%		> 6.5ft.	Ilw	7758	82	82	75
8679	Dennis silt loam, 1 to 3 percent slopes	1.66	8.5%		> 6.5ft.	Ile	4838	79	78	64
<b>Weighted Average</b>						<b>2.00</b>	<b>5479.2</b>	<b>*n 65</b>	<b>*n 62.1</b>	<b>*n 59.7</b>

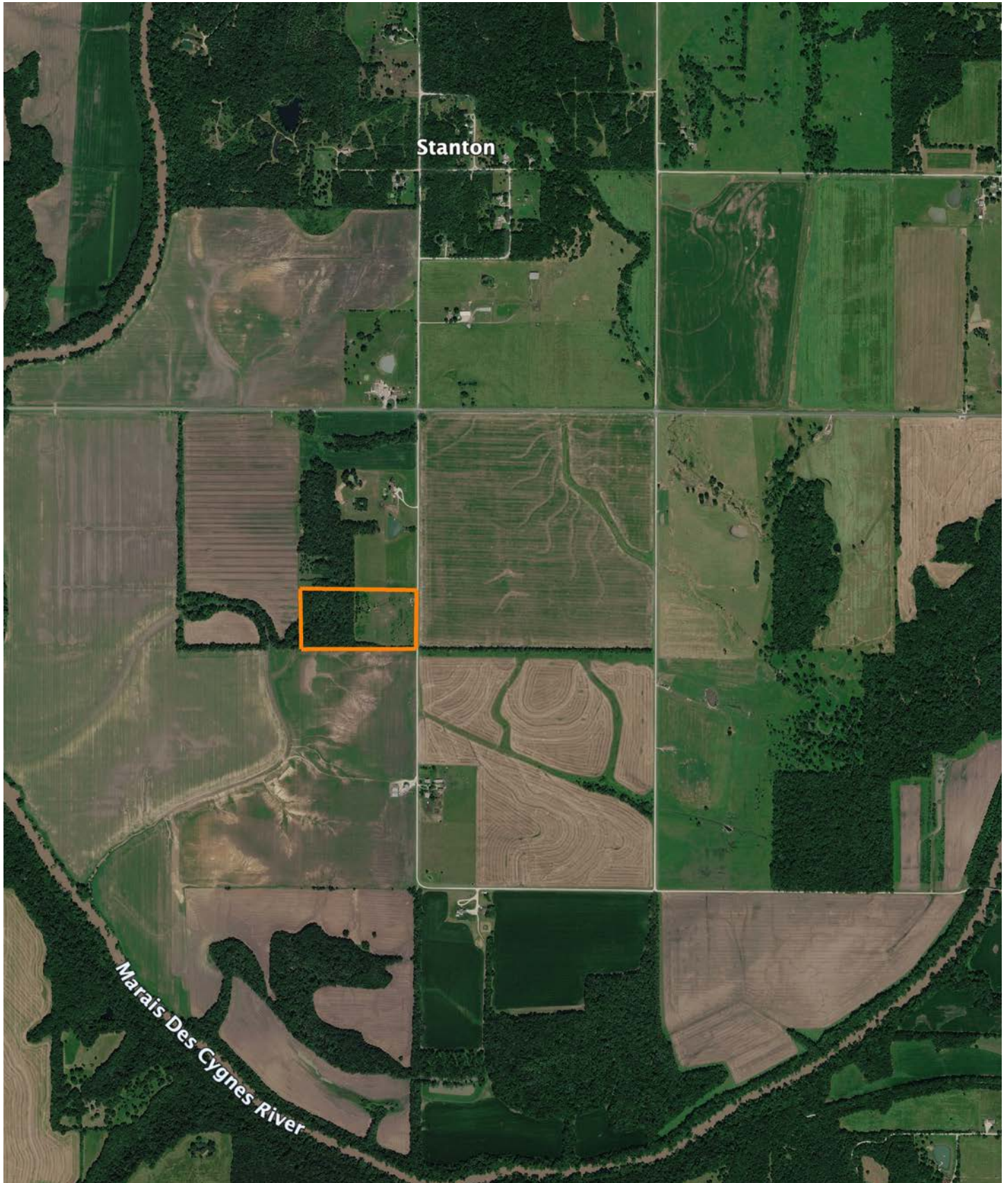
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# 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**



**MidwestLandGroup.com**

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