

MIDWEST LAND GROUP PRESENTS

20 ACRES IN

FRANKLIN COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

20 +/- ACRE COUNTRY BUILD SITE JUST OFF BLACKTOP

If you've been searching for the perfect balance of country living, scenic views, and convenient access, this 20 +/- acre property in Franklin County deserves a look. Located just 800 feet off John Brown Highway on a short stretch of gravel road, this tract offers the rural lifestyle you've been dreaming of without the long drive on dusty backroads.

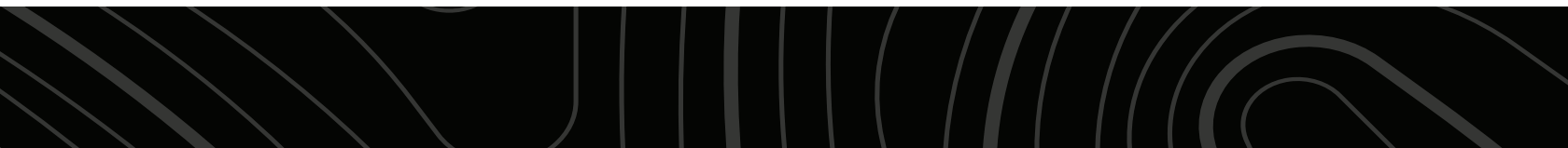
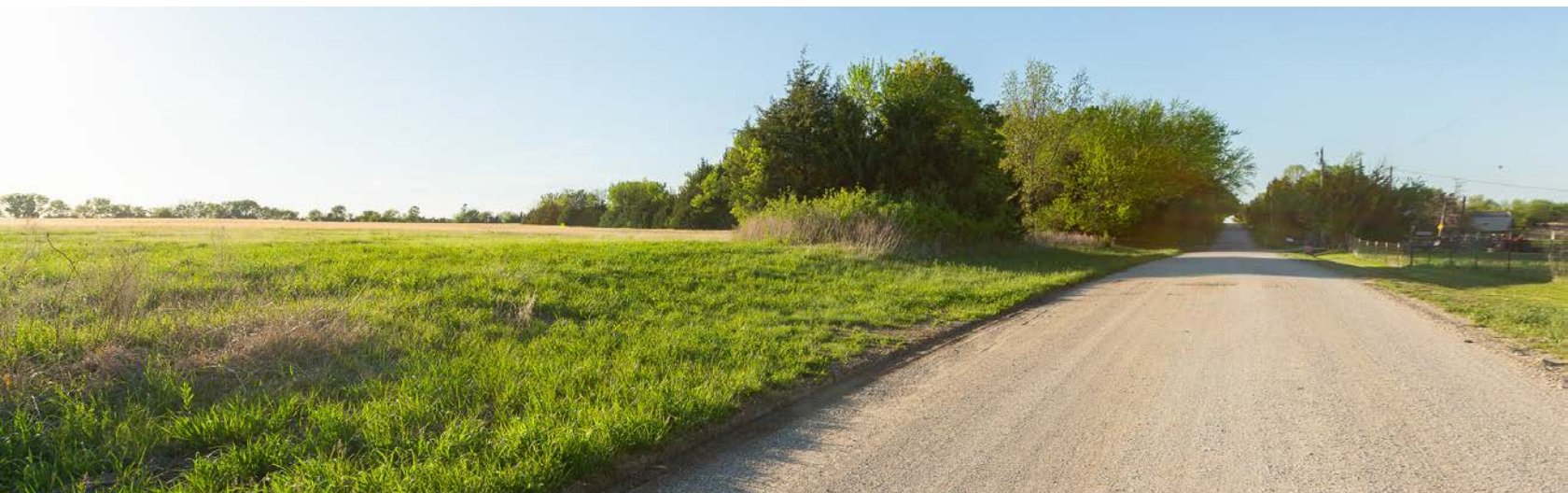
The property consists primarily of beautiful hay ground complemented by wooded draws and wet-weather creeks, creating a picturesque setting for a custom home. Imagine sitting on your porch overlooking rolling fields while neighboring longhorn cattle graze in the distance, enjoying the peace and quiet that only country living can provide.

Utilities are already within reach, making the building process even more attractive. A water meter through Franklin County Rural Water District No. 5 has been

confirmed as available, and Evergy electric service is located at the road.

Beyond its outstanding homesite potential, the property offers recreational opportunities right out your back door. The wooded draws provide habitat for local wildlife and offer hunting opportunities for those looking to fill the freezer. Whether you're exploring the timber, watching wildlife, or simply enjoying the natural beauty of the landscape, this property delivers the space and freedom that make rural acreage so desirable.

Properties that combine build-ready utility access, productive ground, natural beauty, and minimal gravel travel are becoming increasingly difficult to find. If you're ready to build your country home in a highly desirable Franklin County location, this property is ready to make that vision a reality. Give Aaron Blount a call for a showing at (913) 256-5905.



PROPERTY FEATURES

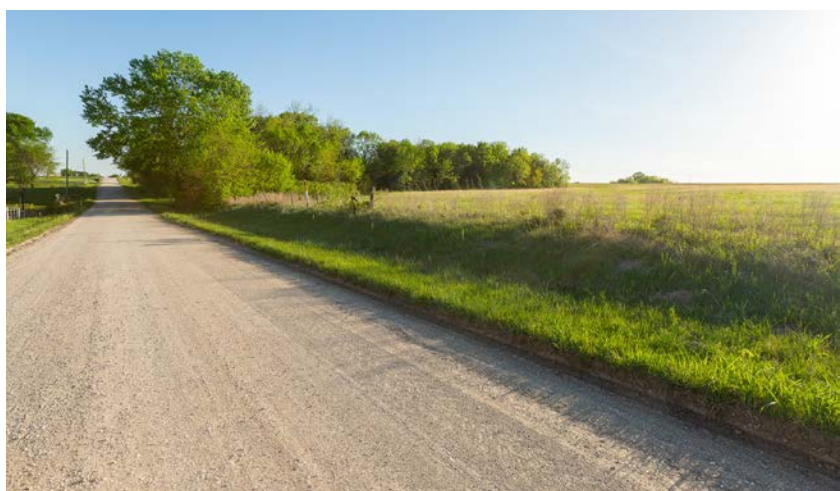
COUNTY: **FRANKLIN** | STATE: **KANSAS** | ACRES: **20**

- Only 800 feet off John Brown Highway
- Minimal gravel road travel
- Predominantly open hay ground with wooded draws
- Scenic custom home building sites
- Franklin County Rural Water District No. 5 meter available
- Every electricity at the road
- Wet-weather creeks and excellent wildlife habitat
- Hunting and recreational opportunities
- Beautiful country views overlooking pasture and longhorn cattle
- Minutes from Osawatomie and Ottawa Kansas



CONVENIENT ACCESS

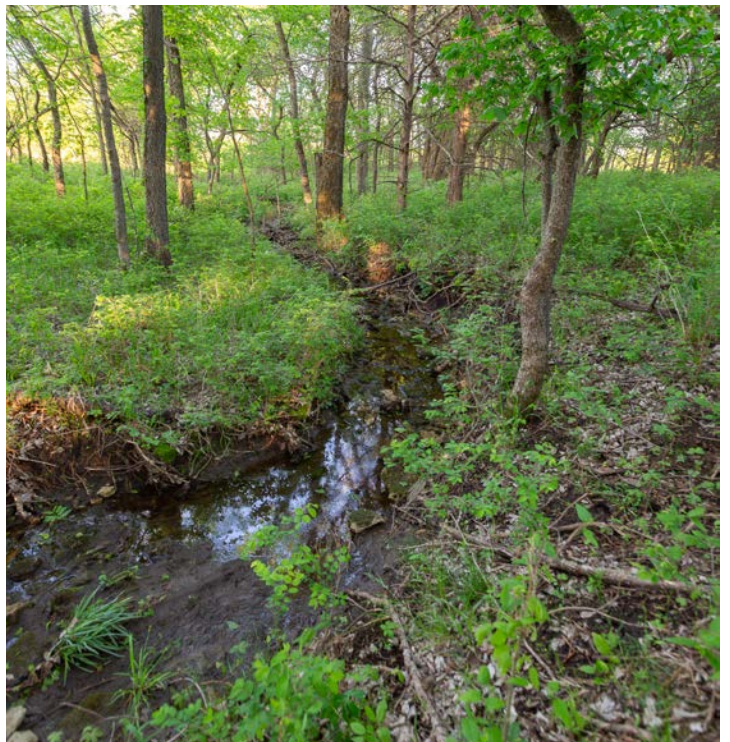
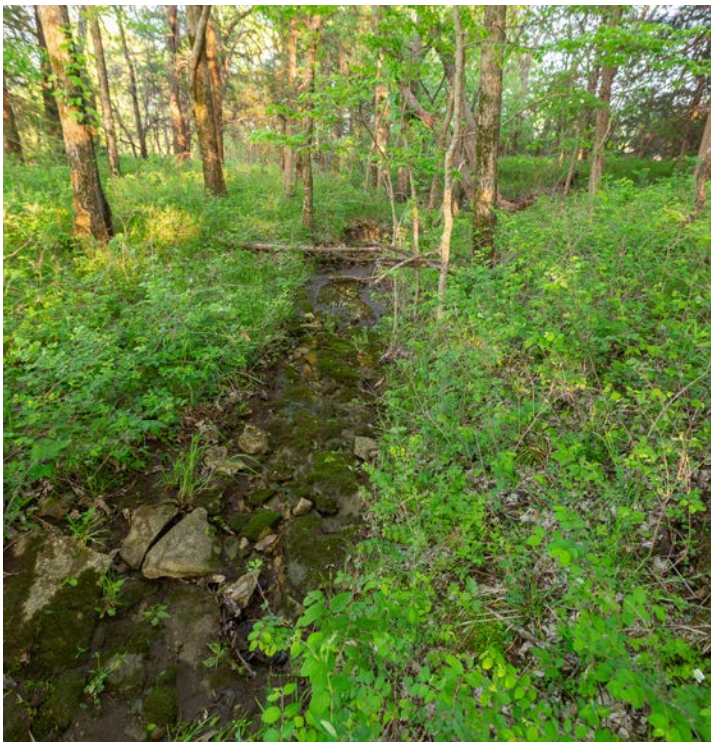
Located just 800 feet off John Brown Highway on a short stretch of gravel road, this tract offers the rural lifestyle you've been dreaming of without the long drive on dusty backroads.



WOODED DRAWS



WET-WEATHER CREEKS

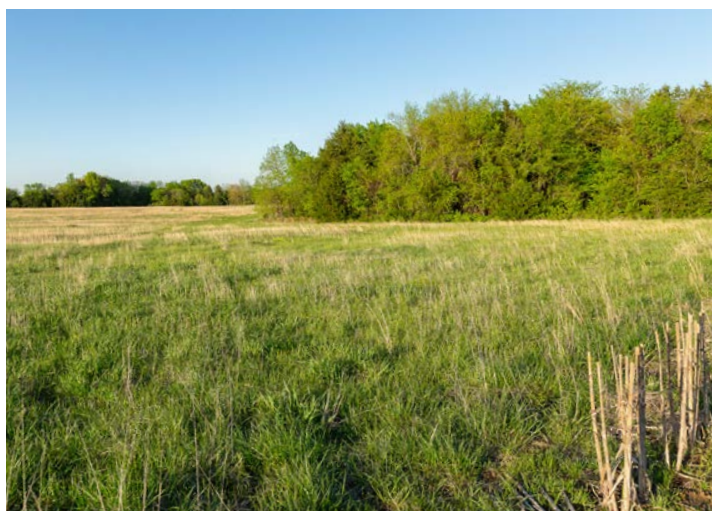


OPEN HAY GROUND

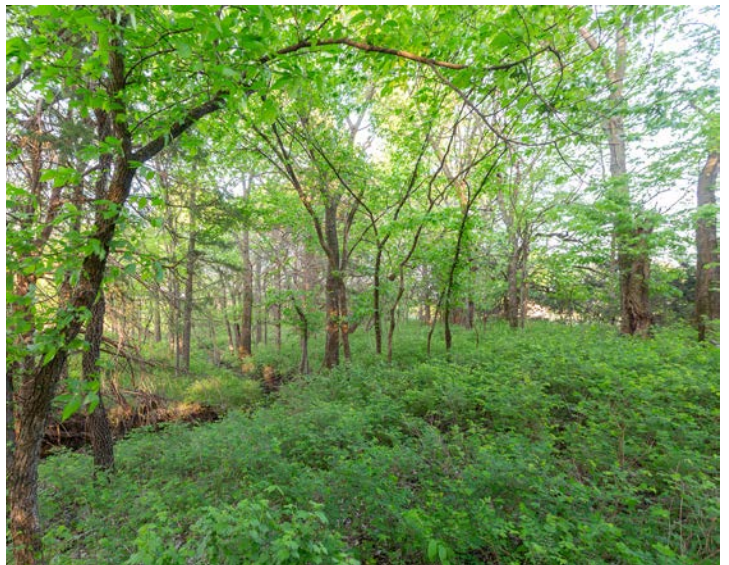
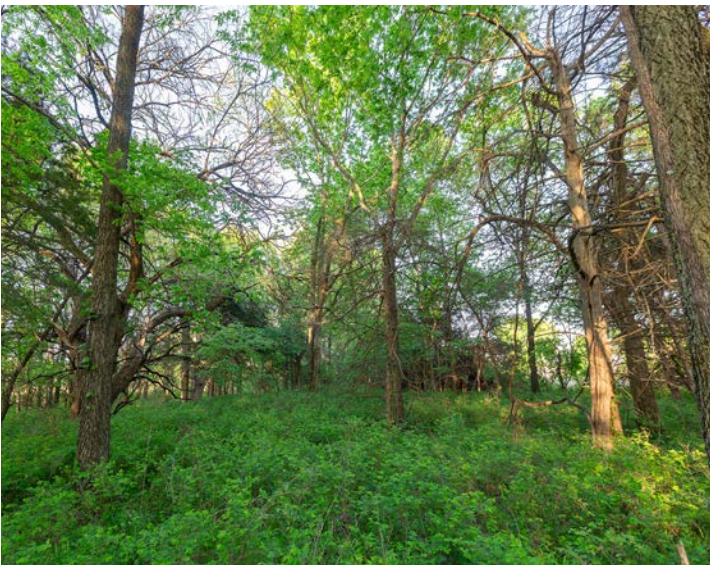


SCENIC CUSTOM HOME BUILDING SITES

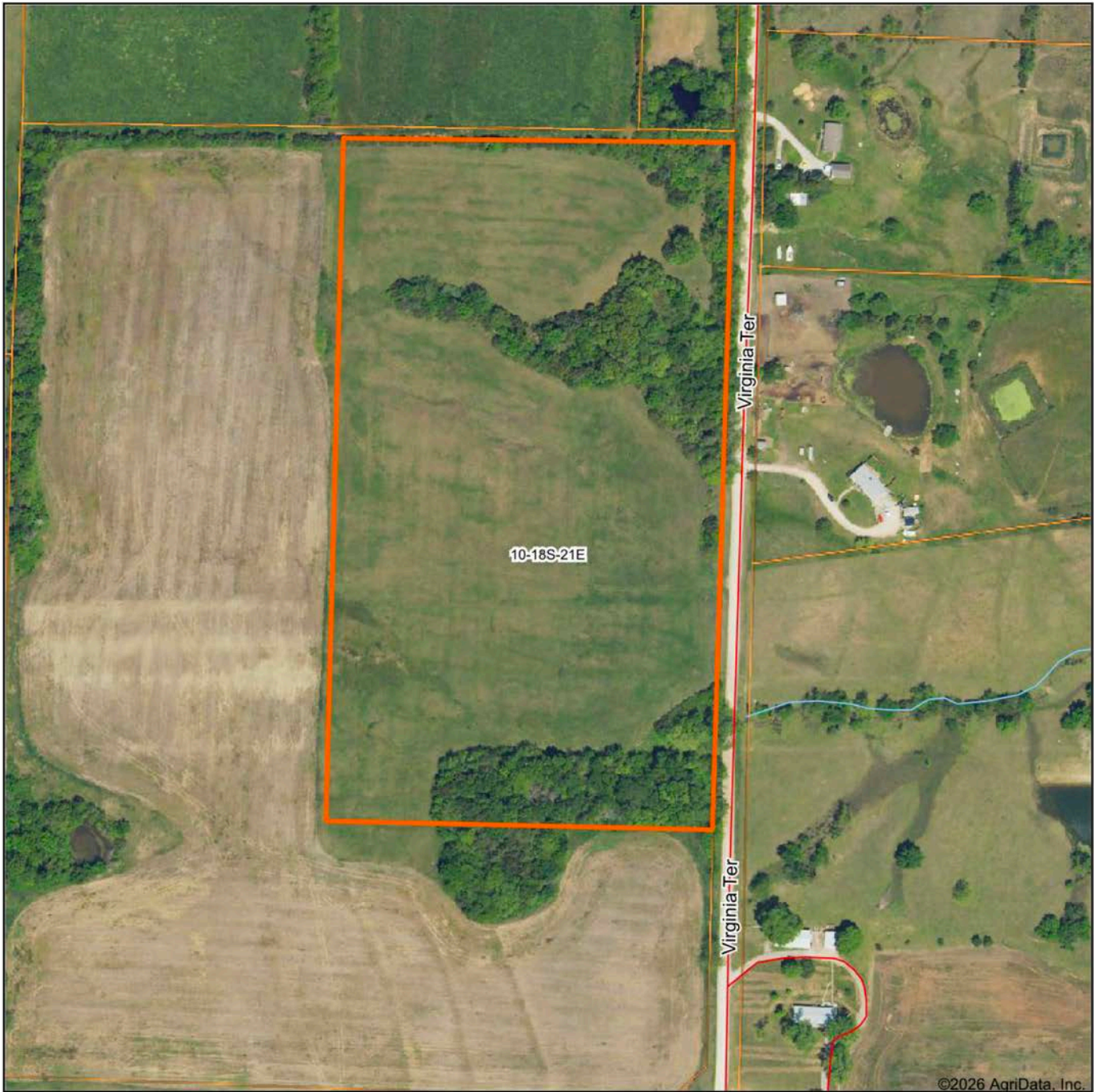
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ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 30' 7.14, -95° 4' 34.29

0ft 282ft 564ft



Maps Provided By:



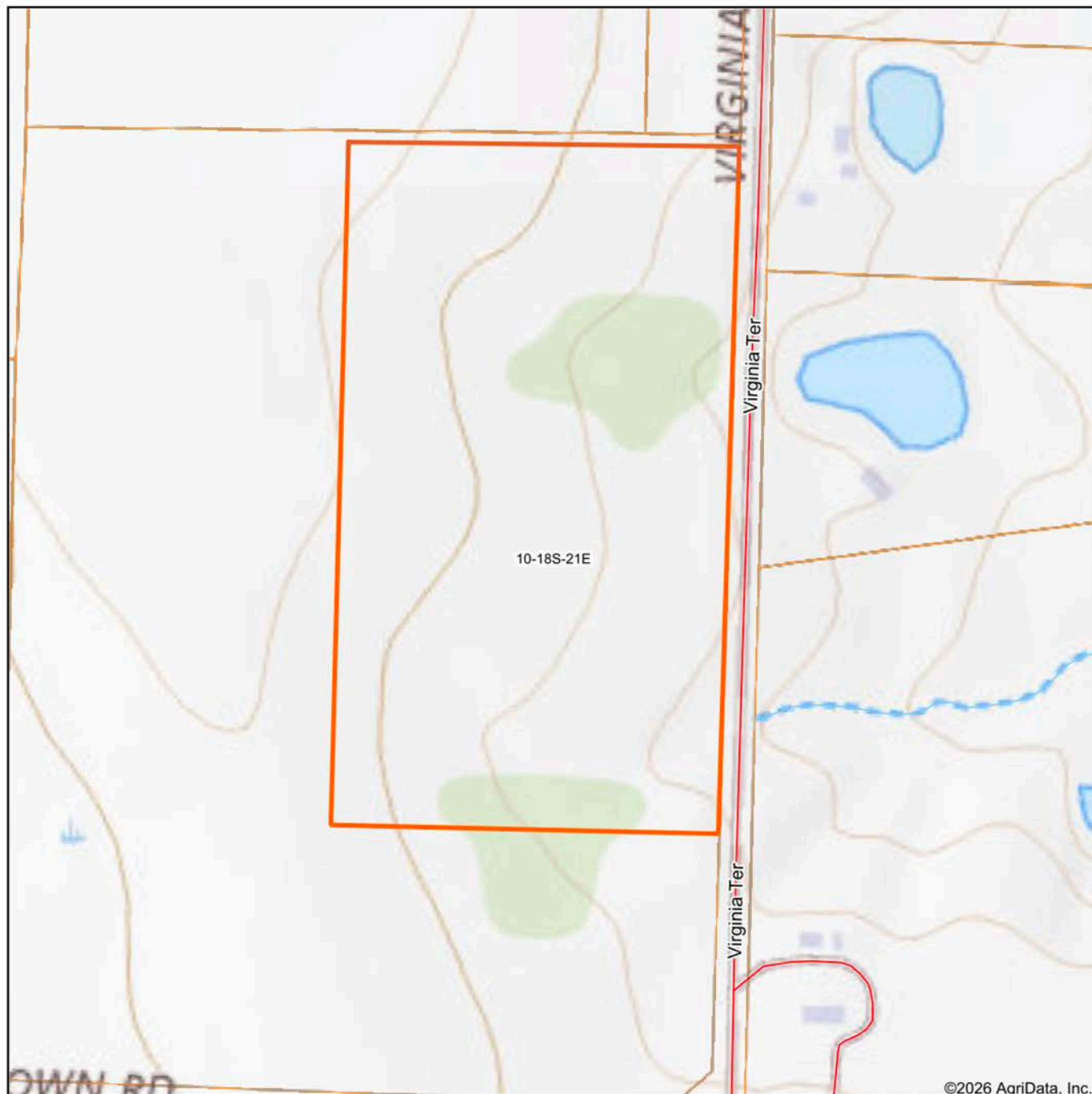
CUSTOMIZED ONLINE MAPPING
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10-18S-21E
Franklin County
Kansas



6/9/2026

TOPOGRAPHY MAP



©2026 AgriData, Inc.

Map Center: 38° 30' 5.98, -95° 4' 33.84



10-18S-21E
Franklin County
Kansas



6/9/2026

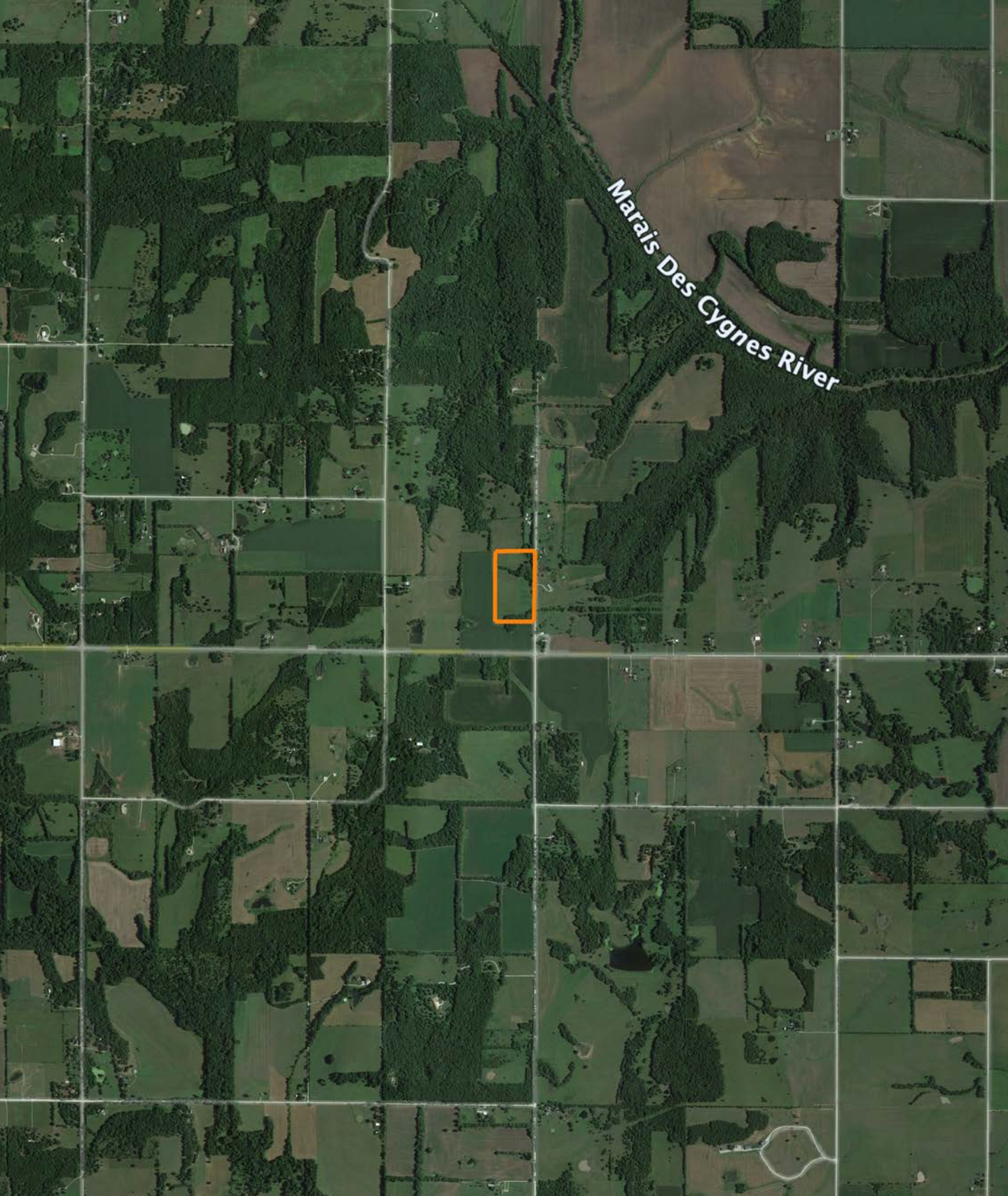


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OVERVIEW MAP



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,
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