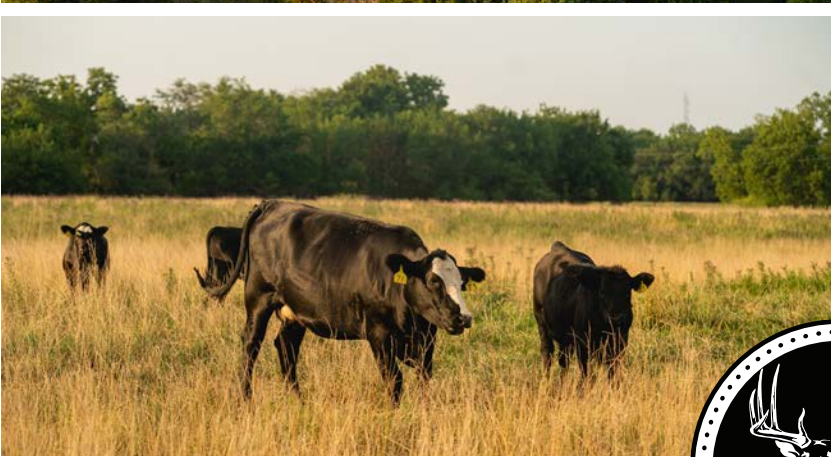


MIDWEST LAND GROUP PRESENTS

160 ACRES

FRANKLIN COUNTY, KS

550 CALIFORNIA RD, WILLIAMSBURG, KANSAS, 66095



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

160 +/- ACRE PROPERTY FULL OF UNTAPPED HUNTING POTENTIAL

Located just south of Williamsburg in Franklin County, Kansas, this exceptional 160 +/- acre quarter section offers the rare combination of proven cattle production, income potential, and outstanding recreational opportunities. Family-owned for many years and meticulously cared for, this farm has been responsibly managed and maintained, making it a true turnkey investment with endless possibilities.

Currently leased for cattle grazing and hay production, the property provides immediate income potential while offering quality pasture and productive hay ground. Two beautiful ponds supply reliable water for livestock and wildlife alike, and the rolling terrain creates a picturesque setting with excellent natural drainage. Whether you're looking to expand your cattle operation or add an income-producing farm to your portfolio, this property is well equipped to continue serving both purposes.

For the outdoorsman, this farm is loaded with potential. Thick timber, rolling hills, and numerous secluded draws create outstanding bedding cover for whitetails, while natural pinch points offer ideal stand locations throughout the property. The eastern access is a major advantage, allowing hunters to slip into the farm with Kansas' predominant winds in their favor. Deer sign is abundant, and the property has experienced very little hunting pressure over the years, allowing wildlife to thrive in a quiet, undisturbed environment.

area into a large, secluded food plot or destination crop field could dramatically enhance the property's ability to attract and hold mature deer. Surrounded by cattle country with limited nearby food sources, this farm has all the ingredients to become an exceptional hunting property. Add the food, and the deer will come. In addition to outstanding whitetail potential, the farm supports a healthy population of wild turkeys that call the property home year-round.

Adding even more value, the front of the property features an existing water well and electrical service, providing an excellent location for a hunting cabin, camper setup, or future homesite. Imagine spending weekends at your own private hunting retreat while generating income from cattle grazing and hay production.

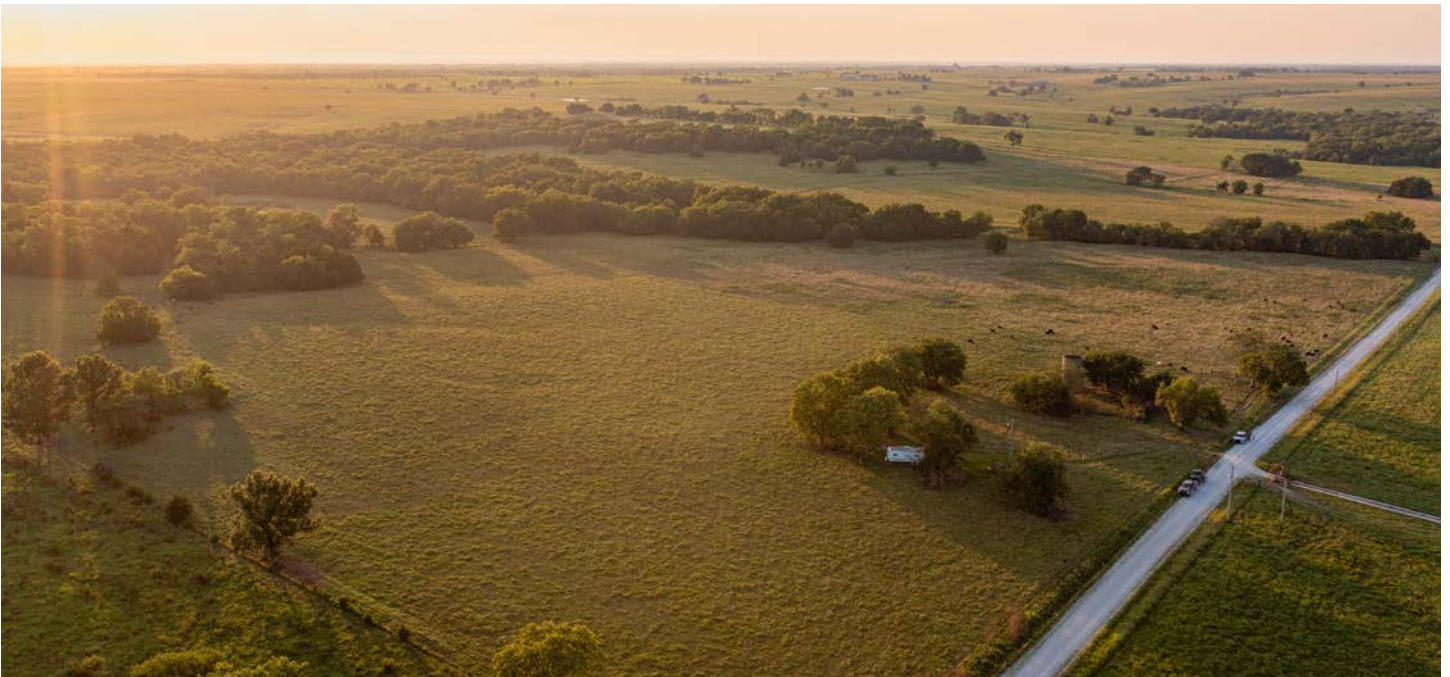
With approximate 2026 property taxes of just \$389, this is an affordable opportunity to own a versatile piece of Kansas land that offers recreation, agricultural income, and long-term investment value. Properties with this level of seclusion, low hunting pressure, and untapped wildlife potential rarely become available.

Whether you're searching for your dream hunting property, a family getaway, an income-producing investment, or the perfect addition to your cattle operation, this Franklin County farm deserves your attention.

PROPERTY FEATURES

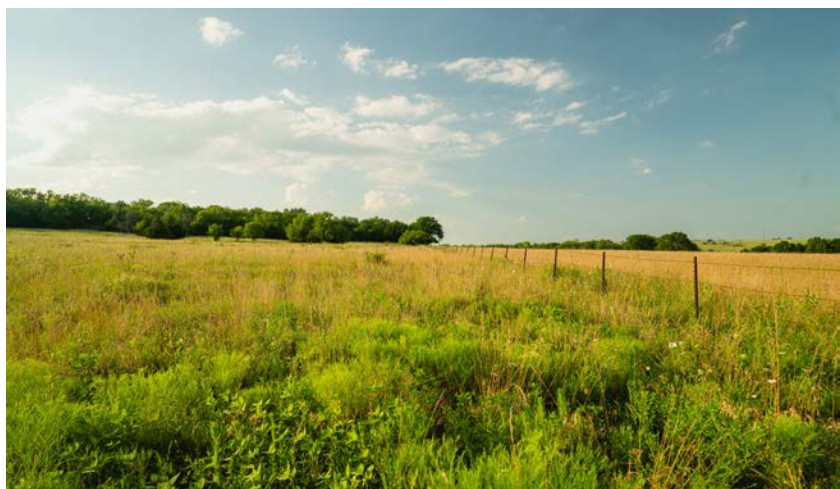
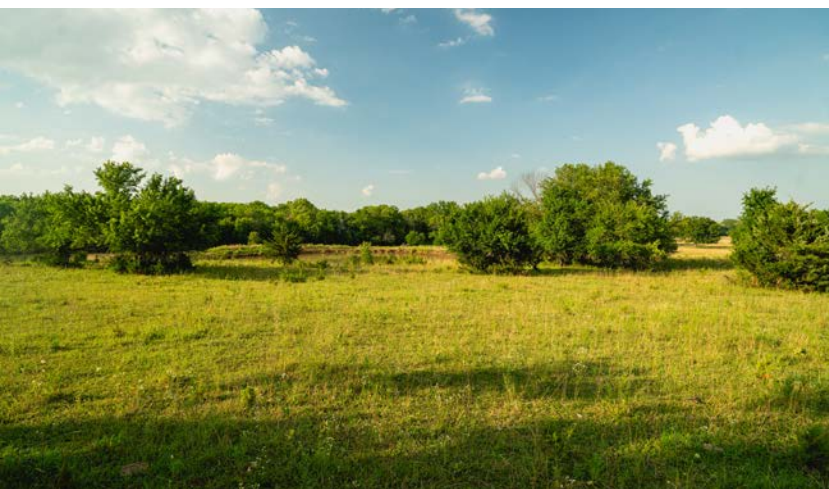
COUNTY: **FRANKLIN** | STATE: **KANSAS** | ACRES: **160**

- Property allows 2 non-resident buck tags
- Low hunting pressure
- Two ponds
- Whitetail and turkey
- Pasture and hay income potential
- Water well
- Electric meter
- Taxes: \$389
- 4 miles to Williamsburg and I-35
- 20 miles to Ottawa



PASTURE AND HAY INCOME POTENTIAL

Currently leased for cattle grazing and hay production, the property provides immediate income potential while offering quality pasture and productive hay ground.



TRAIL CAM PICTURES



TWO PONDS



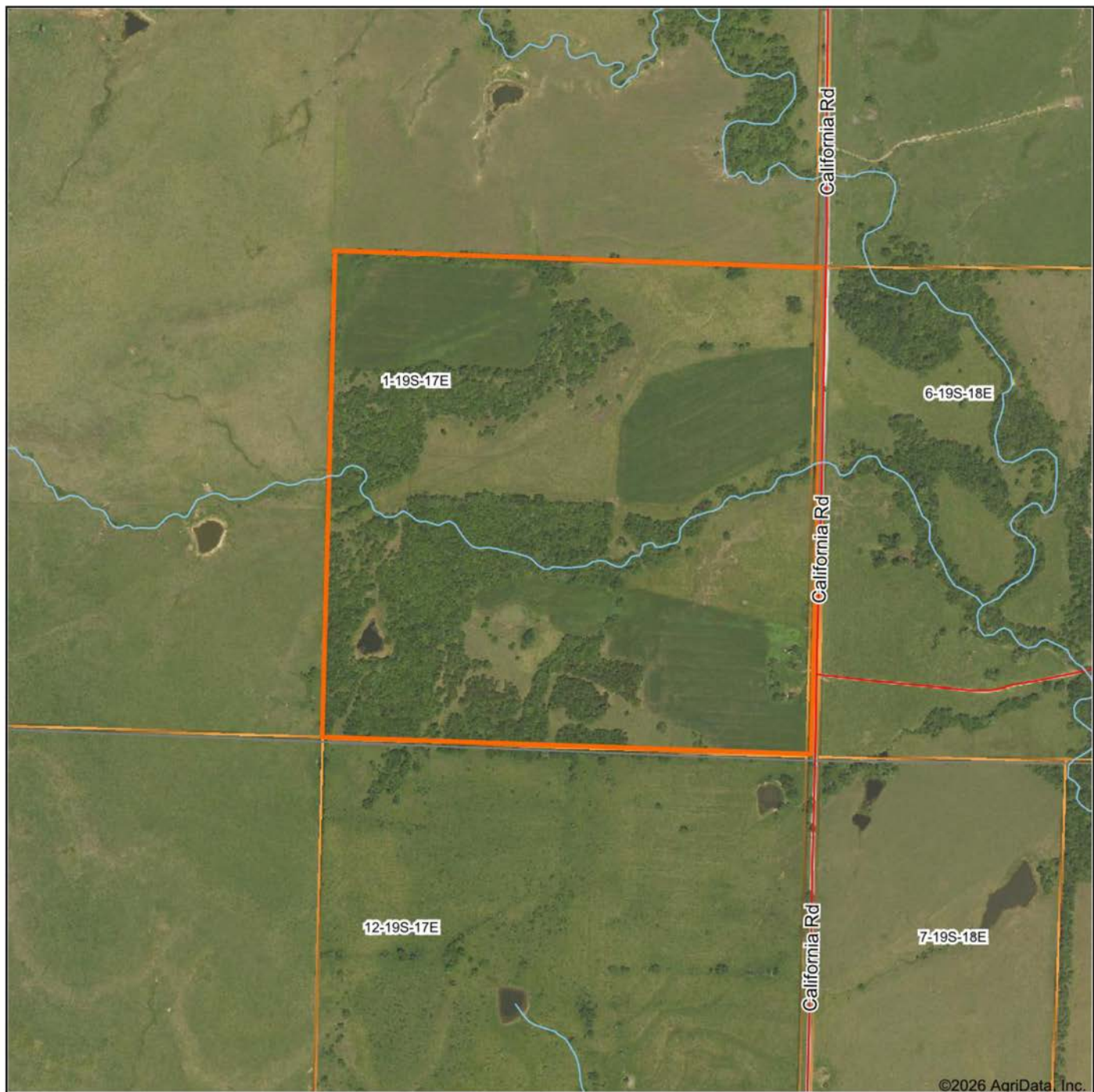
BUILD SITE POTENTIAL



ADDITIONAL TRAIL CAM PICTURES



AERIAL MAP



Boundary Center: 38° 25' 22.59, -95° 28' 33.19

0ft 832ft 1663ft



Maps Provided By:



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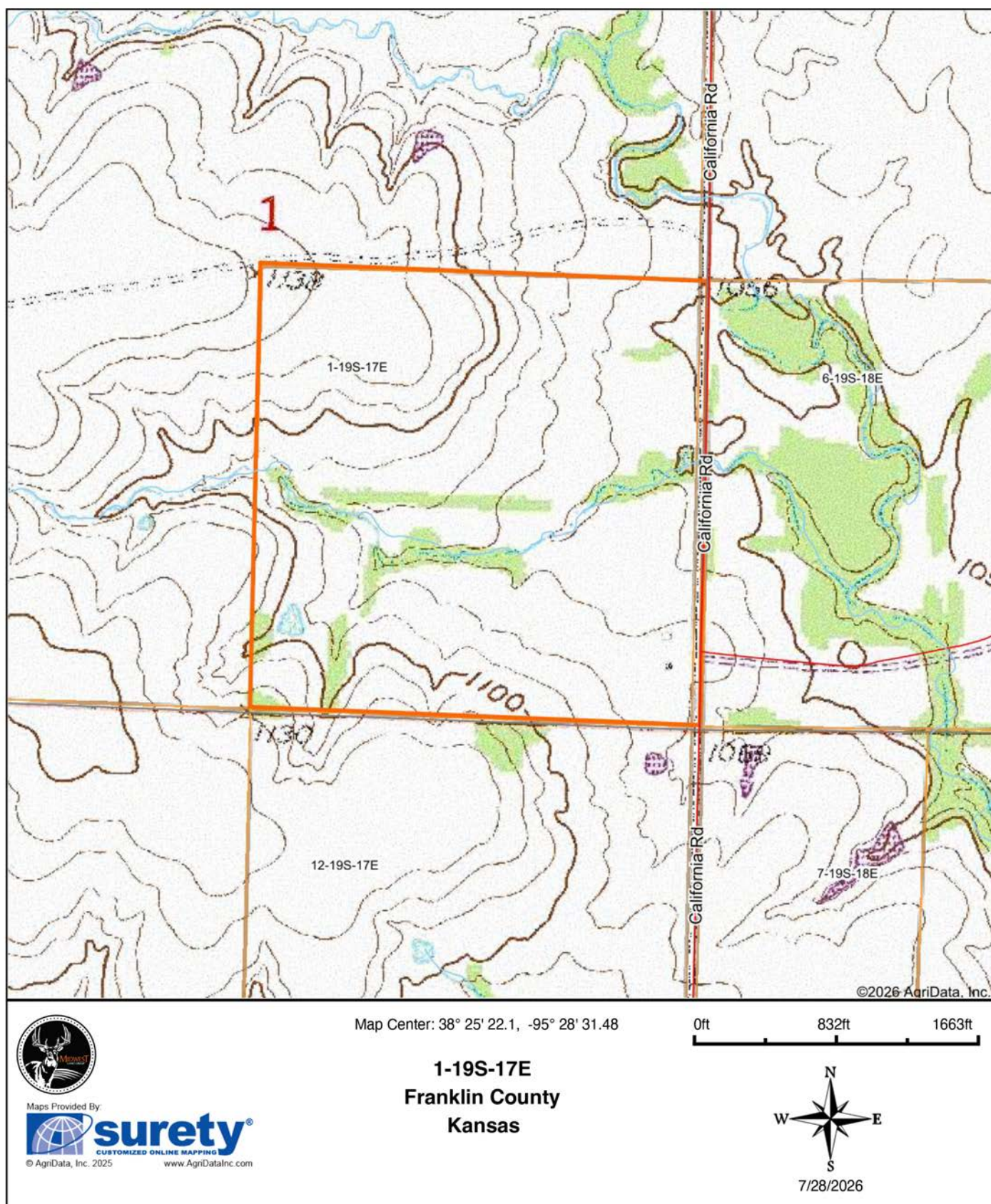
www.AgriDataInc.com

1-19S-17E
Franklin County
Kansas

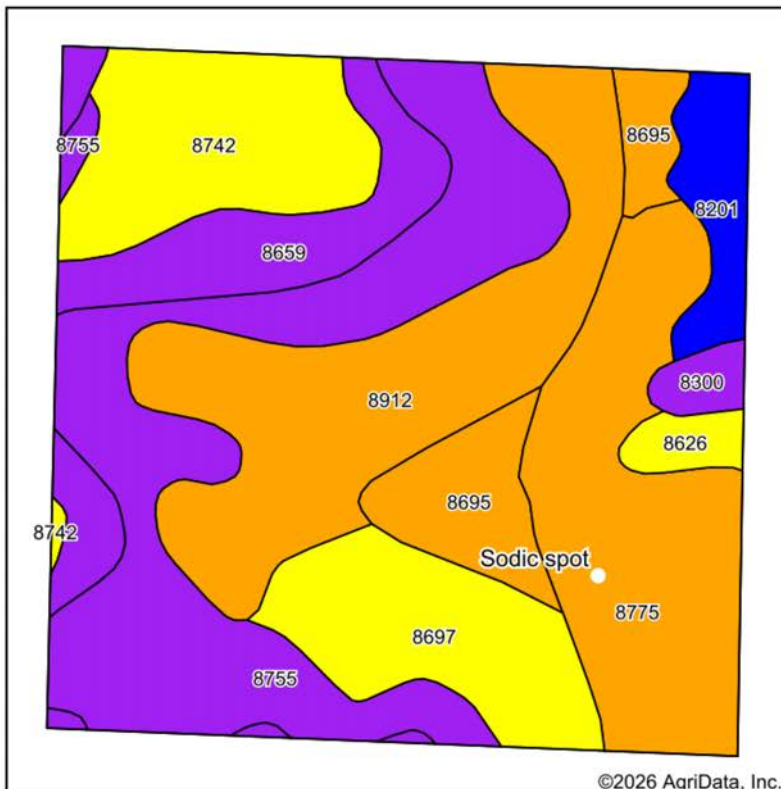


7/28/2026

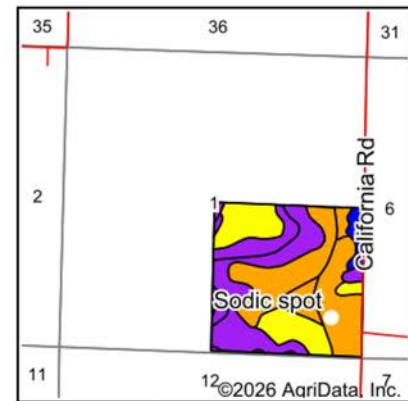
TOPOGRAPHY MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Franklin**
 Location: **1-19S-17E**
 Township: **Williamsburg**
 Acres: **158.43**
 Date: **7/28/2026**



Maps Provided By:

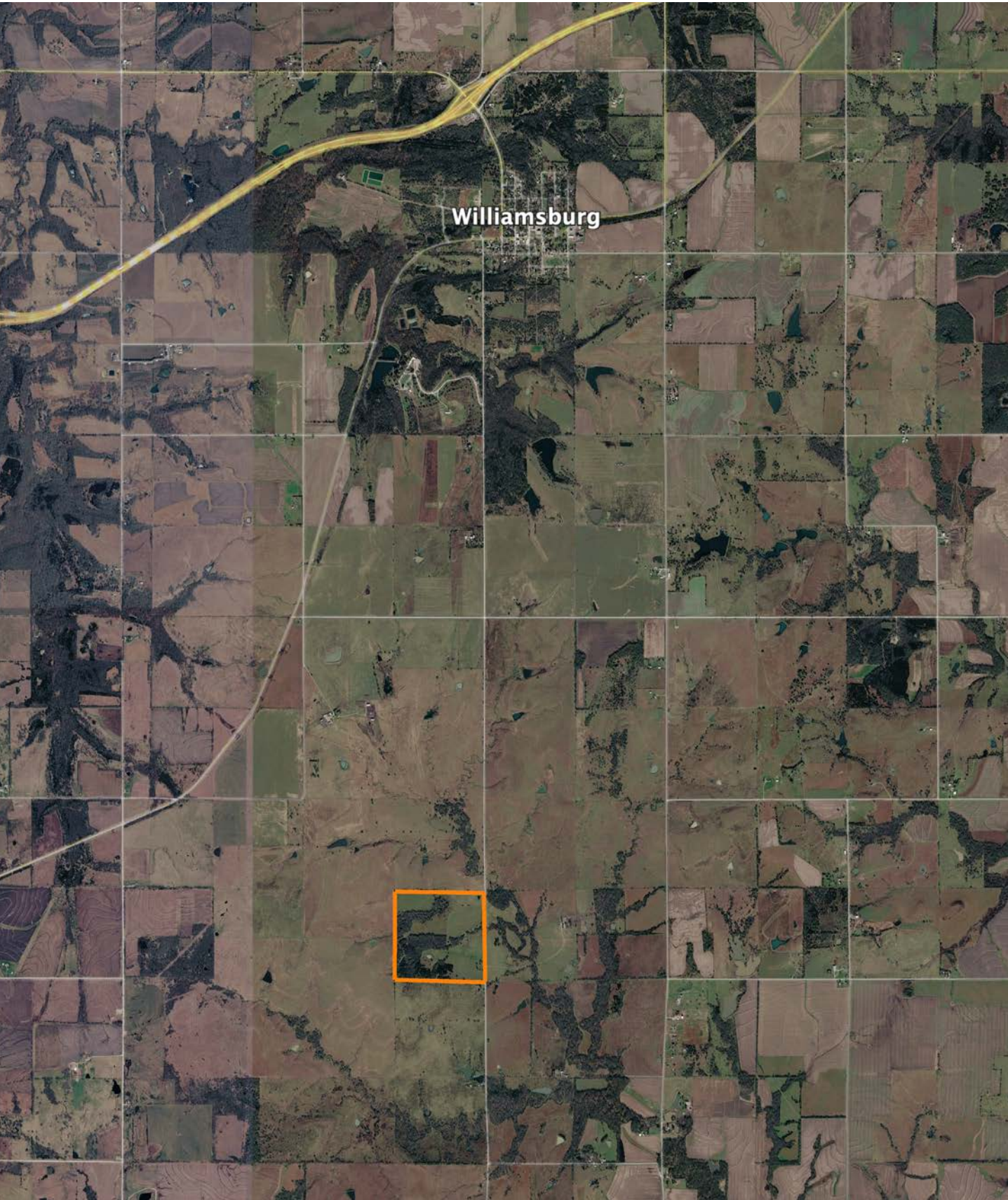


Area Symbol: KS059, Soil Area Version: 25

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
8755	Eram-Lebo complex, 5 to 20 percent slopes	36.43	22.9%		Vle	4247	50	49	41	36	42
8912	Summit silty clay loam, 3 to 7 percent slopes	30.72	19.4%		Ille	5153	68	68	56	58	53
8775	Kenoma silt loam, 1 to 3 percent slopes	25.92	16.4%		Ille	3888	59	56	58	59	54
8742	Eram-Aliceville complex, 3 to 8 percent slopes	16.58	10.5%		IVe	4440	63	63	47	44	26
8697	Dennis-Bates complex, 3 to 7 percent slopes, eroded	14.75	9.3%		IVe	5370	61	61	45	43	36
8659	Clareson-Eram complex, 3 to 15 percent slopes, very rocky	14.62	9.2%		Vle	3935	43	43	29	31	16
8695	Dennis-Bates complex, 3 to 7 percent slopes	9.83	6.2%		Ille	5500	72	72	58	59	40
8201	Osage silty clay loam, 0 to 1 percent slopes, occasionally flooded	5.53	3.5%		Ilw	7282	47	44	46	42	35
8626	Bates-Collinsville complex, 3 to 7 percent slopes	2.19	1.4%		IVe	4257	47	46	44	38	21
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	1.86	1.2%		Vw	7668	48	48	27	39	14

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Originally from Garland, Texas, Aaron came to Kansas on a football scholarship to Emporia State University and quickly fell in love with the Midwest lifestyle, strong communities, and outstanding hunting opportunities.

Aaron's passion for the outdoors began at a young age, hunting and fishing alongside his grandfathers and uncles. Today, he and his wife, Jade, are raising their two sons, Bowen and Beckett, in Osawatomie, Kansas, where family, faith, and the outdoors remain central to their lives.

An avid hunter and land enthusiast, Aaron enjoys more than just the pursuit of game. He is passionate about improving properties through habitat management, food plots, timber improvements, and wildlife conservation. His firsthand experience gives clients valuable insight into both recreational and agricultural land.

Before joining Midwest Land Group, Aaron served eight years in law enforcement, rising to the rank of Sergeant and earning the 2017 Valor Award from the Kansas Association of Chiefs of Police. His career was built on integrity, leadership, and service, qualities he brings to every client relationship.

Whether you're buying your first farm, searching for a hunting property, or selling a family farm that has never changed hands, Aaron is committed to making the process straightforward and successful. His knowledge of the land, dedication to his clients, and genuine passion for helping others make him a trusted resource throughout Kansas and Missouri.



AARON BLOUNT,

LAND AGENT

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