MIDWEST LAND GROUP PRESENTS

THE COMPLETE PACKAGE - BUILD, HUNT, FARM

61.59 ACRES IN MIAMI COUNTY, KANSAS



MidwestLandGroup.com







THE COMPLETE PACKAGE - BUILD, HUNT, FARM

COUNTY: MIAMI | **STATE:** KANSAS | **ACRES:** 61.59

Opportunities like this don't come along every day! Located along 399th Street just south of Beagle in Osawatomie, Kansas, this exceptional 61 +/- acre property offers a combination of features that can be difficult to find in one tract of land. Whether you're searching for the perfect place to build your dream home, a property with established cattle grazing potential, or a quality hunting destination, this acreage deserves your attention.

One of the standout features is the opportunity to build with utilities already in place. A water meter is installed, and an electric box is conveniently located off the road, providing a great starting point for your future homesite. The property offers several attractive building locations, giving the next owner the opportunity to create something truly special. Imagine watching your kids grow up with room to roam, explore, and play, hosting family gatherings with plenty of room for everyone during the holidays, or building that dream shop where friends and family can gather to share stories, talk about the latest hunt, or spend weekends bringing Dad's old hot rod back to life. This is more than an opportunity to build a home; it's an opportunity to create a place where memories are made, traditions are started, and family can enjoy the country lifestyle for generations to come.

For the livestock operator, the property has a history of housing cattle and offers the ingredients needed for continued agricultural use, including pasture, water, timber for shade, and room to manage livestock. The combination of open ground and natural cover creates a versatile setting for grazing and enjoying the property.

Whitetail hunters will appreciate the natural layout and habitat throughout the acreage. Timbered funnels, a wet-weather creek, and multiple opportunities for food plots ranging from small secluded openings to larger setups create an appealing hunting environment. Surrounded by agricultural fields and additional heavy timber, this property offers the cover, travel corridors, and food sources that make Kansas whitetail country so desirable.

Build it, graze it, hunt it, and enjoy it. With utilities already on site and a combination of desirable features, this 61± acres offers the next owner an opportunity to own a property that checks boxes for a variety of uses. Give Land Agent Aaron Blount a call for a showing at 913-256-5905.

PROPERTY FEATURES

- 61.59 +/- Acres
- Miami County
- Awesome build site
- Water meter
- Electricity established
- Established cattle pasture
- Wet weather creek
- Excellent raw hunting property
- Multiple spots for food plots
- Beautiful hardwoods scattered



BUILD SITES





BEAUTIFUL HARDWOODS

Surrounded by agricultural fields and additional heavy timber, this property offers the cover, travel corridors, and food sources that make Kansas whitetail country so desirable.











MULTIPLE SPOTS FOR FOOD PLOTS

















WET WEATHER CREEK





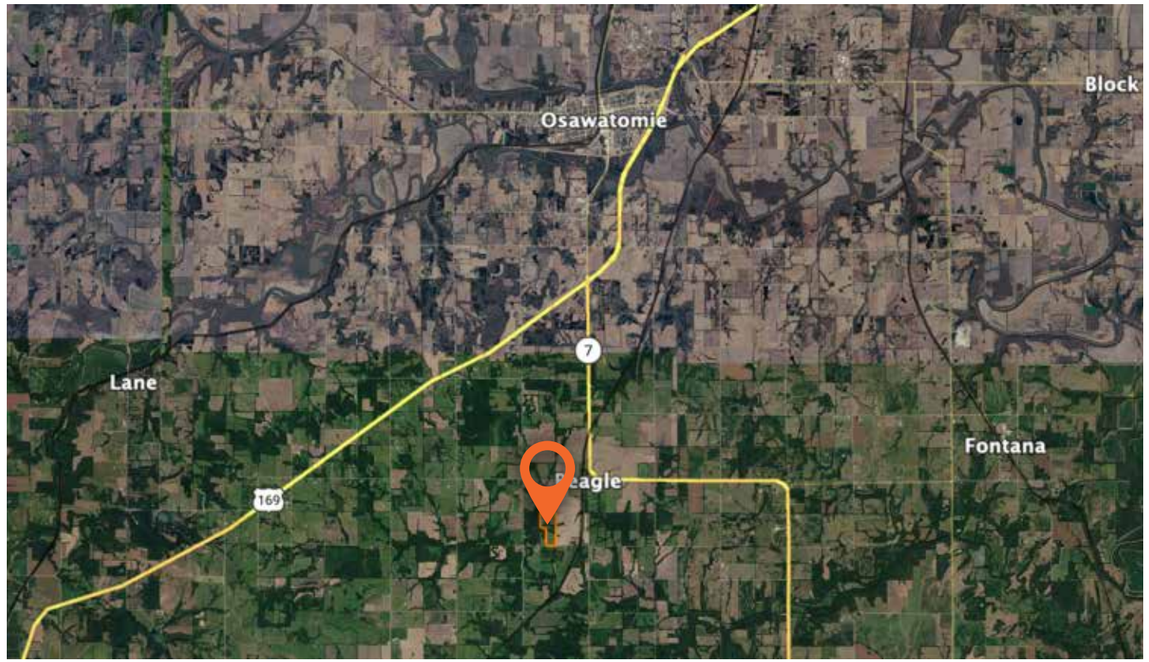
WATER METER & ELECTRICITY



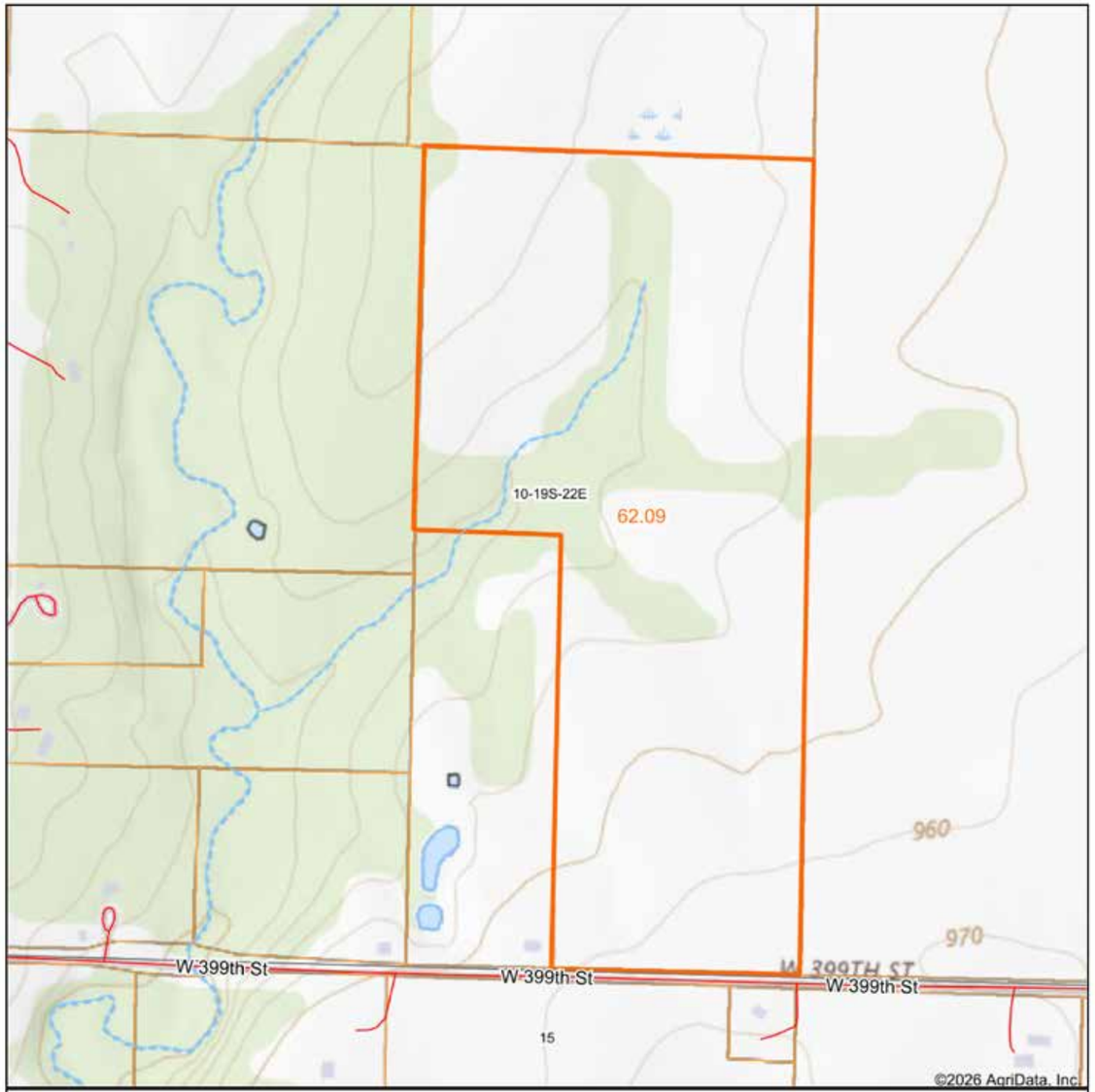


AERIAL MAPS





TOPOGRAPHY MAP



Map Center: 38° 24' 27.33, -94° 58' 2.02

0ft 501ft 1001ft

10-19S-22E
Miami County
Kansas

11/24/2026

Maps Provided By:
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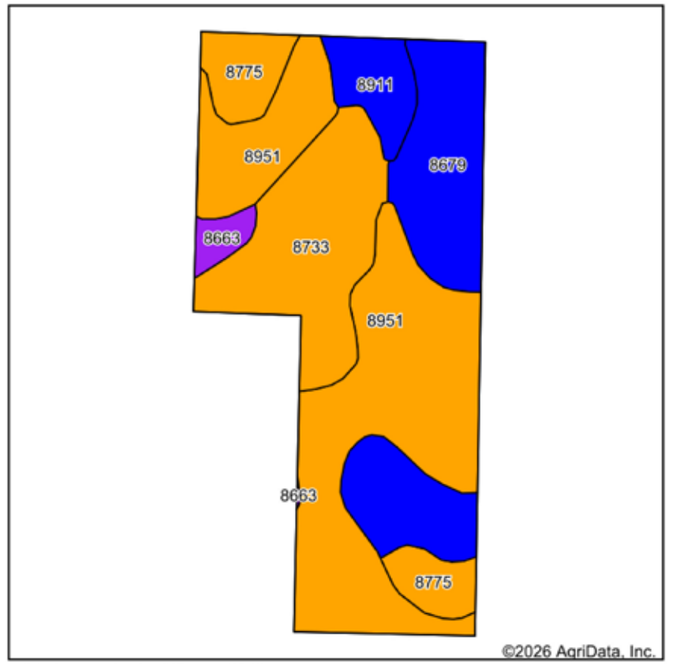
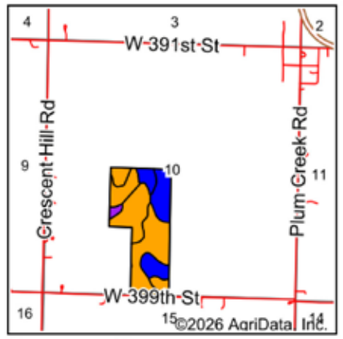
SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Miami**
Location: **10-19S-22E**
Township: **Mound**
Acres: **62.09**
Date: **11/24/2026**

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Area Symbol: KS121, Soil Area Version: 27

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
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	26.13	42.1%		IIIe	4968	52	51	51	43	46
8679	Dennis silt loam, 1 to 3 percent slopes	13.76	22.2%		IIe	4838	79	78	59	64	69
8733	Eram silty clay loam, 1 to 3 percent slopes	12.49	20.1%		IIIe	4100	54	54	40	39	34
8775	Kenoma silt loam, 1 to 3 percent slopes	5.17	8.3%		IIIe	3888	59	56	58	59	54
8911	Summit silty clay loam, 1 to 3 percent slopes	3.33	5.4%		IIe	4828	61	61	58	60	47
8663	Clareson-Rock outcrop complex, 3 to 15 percent slopes	1.21	1.9%		VIe	3398	44	44	25	27	28
			Weighted Average		**2.78**	**4636.6**	***n 59.3**	***n 58.4**	***n 51**	***n 48.8**	***n 49.1**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

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 | Serving KS & MO

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