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HOME AND LAND FOR SALE

196.19± Acres, Miami County, Kansas

Tract 1: House and building with 8.5 acres \$599,000 | Tract 2: 187± acres \$1,360,000

Highlights:

- Total unit offered at **\$1,890,000**
- Beautiful 3,200 square foot home and barn with innate charm on a paved road!
- Tremendous potential for a sportsman's dream property!
- Beautiful gazebo on private ponds!



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Property Information

Directions to Property:

26789 Block Road, Paola, Kansas 66071.
From Junction of US 169 Highway and US 68 Highway, one mile east to Block Road, then one and one-half miles north to the home.

Property Description:

Experience tranquility at this unique farm located in Miami County, Kansas. It boasts a beautiful farmhouse, outbuildings, ponds, and more. With agricultural income, recreational value, and a great homestead just minutes from Paola, Spring Hill, and Louisburg, Kansas, this property is perfect for anyone looking to settle down or add to their holdings in the area. This unique farmhouse holds the potential to be a charming bed and breakfast or event venue. The house is clean and in good condition. The main floor holds a master bedroom with a full bathroom, and two staircases at the front and back of the house. They lead to a second floor with three bedrooms and a full bathroom, which used to be leased as a separate apartment. The woodwork on the stairs and the rest of the house is original and in extremely good condition.

The heating, cooling, and electrical systems have all been upgraded. There are two heat pumps, one for each floor of the house. The house still rests on its original stone foundation, which has been reinforced over the years. The east side of the house has a newer poured basement and an outside door for maintenance purposes.

Charming and impressive for its age, the barn also holds potential for an event venue. The main level has a concrete floor and plenty of space for vehicles to drive in, as well as stalls for livestock. The south portion of the barn has a loft overlooking the space, and the rustic silo just outside the barn is the perfect blank canvas for a mural or a sign.

The farm holds ninety-three acres of productive cropland and ninety-four acres of pasture, perfect for expanding your agricultural portfolio. The property also boasts three ponds and a smattering of timber, providing opportunities for recreational hunting or fishing.

Legal Description:

SW corner of Section 19-T16S-R24E.

Improvements:

The beautiful farm house and 8.5 acres come with a large two-story barn, a machine shed, a detached three-car garage, and a silo. One pond accompanies the home site.

Farm Data:

Tract 1:

Buildings 8.5 acres

Tract 2:

Cropland 93.78 acres

Hayland 93.91 acres

Total 187.69 acres

Tract 3:

Cropland 93.78 acres

Hayland 102.41 acres

Total 196.19 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	29.05 acres	64 bushels
Grain Sorghum	23.50 acres	66 bushels
Soybeans	60.87 acres	43 bushels

2024 Taxes:

Tract 3: 196 acres and buildings - \$3,778.98

Price:

\$1,890,000

Agent Comments:

This home will be sold "As-is, Where-is"



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8632	Bucyrus silty clay loam, 3 to 8 percent slopes	59.74	31.8	0	76	3e
8631	Bucyrus silty clay loam, 1 to 3 percent slopes	59.15	31.48	0	77	2e
8735	Eram silty clay loam, 3 to 7 percent slopes	27.65	14.72	0	58	4e
8663	Clareson-Rock outcrop complex, 3 to 15 percent slopes	25.0	13.31	0	30	6e
7251	Grundy silt loam, 1 to 3 percent slopes	13.02	6.93	0	71	2e
9983	Pits, gravel and quarry	2.37	1.26	0	-	8
8733	Eram silty clay loam, 1 to 3 percent slopes	0.72	0.38	0	53	3e
8911	Summit silty clay loam, 1 to 3 percent slopes	0.23	0.12	0	62	2e
TOTALS		187.8 8(*)	100%	-	66.13	3.22



