

MIDWEST LAND GROUP PRESENTS

174 ACRES IN

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# NEOSHO COUNTY KANSAS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 174 +/- ACRES OF PRIME HUNTING ON BIG CREEK

Midwest Land Group is proud to present the Big Creek Ranch. Consisting of 174 +/- acres of prime recreational ground this farm is sure to impress. Whether looking for an amazing recreational property or a place to build your dream home creating a showcase place, then look no further. This phenomenal tract has a ton to offer and sets off a blacktop road with water and electricity already in place. The diverse terrain creates expansive beautiful hilltop views and low-lying draws filled with mature hardwoods. Every season on this place is one to admire. Big Creek flows through the east side of the property which also acts as a natural funnel for wildlife making this a fantastic hunting farm. The ample habitat provided and the expanse of adjoining blocks of timber and the tillable ground gives a hunter a real shot at harvesting a mature whitetail.

The hunting on the farm has been closely managed for whitetail deer and has been a producer for years. There are multiple stand locations as well as

a custom-built tower blind that provides shelter from the elements while hunting in any season. With the ample timber on the east side of the farm and the draws throughout the property, there are plenty of spots to hang new stands or add a few more tower blinds. There are also multiple ponds on the property that provide a constant water source for wildlife or cattle. With cross-fencing in place, the cattle on the property have been held out of the prime hunting areas of the farm. On the north side of the property, there is a 400 square foot storage barn that is large enough to house any equipment an owner would need to maintain the property. A cattle lease is in place providing income to the new owner as well. There is also an opportunity to place some of the farm on the south side into production if someone wanted to have another food source for the whitetail habitat. With this farm's history and location, you won't want to miss out on a chance to own it. For more information or to set up a private tour, call Ben Jacks today!



# PROPERTY FEATURES

PRICE: **\$783,000** | COUNTY: **NEOSHO** | STATE: **KANSAS** | ACRES: **174**

- Blacktop road frontage
- Electric
- Water
- 2 ponds
- Big Creek
- Abundant wildlife
- Managed habitat
- Storage barn
- Cross-fencing
- Custom blind
- Ladder stands
- 7 miles from Chanute, KS
- 9 miles from Erie, KS
- 98 miles to Kansas City



174 +/- ACRES

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# BIG CREEK

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# 2 PONDS

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# ABUNDANT WILDLIFE

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# STORAGE BARN & CROSS-FENCING



# CUSTOM BLIND & LADDER STANDS

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# HUNTING HISTORY

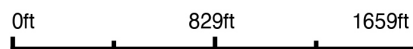
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# AERIAL MAP



Map Center: 37° 41' 46.27, -95° 18' 57.29



**15-27S-19E**  
**Neosho County**  
**Kansas**



1/10/2023



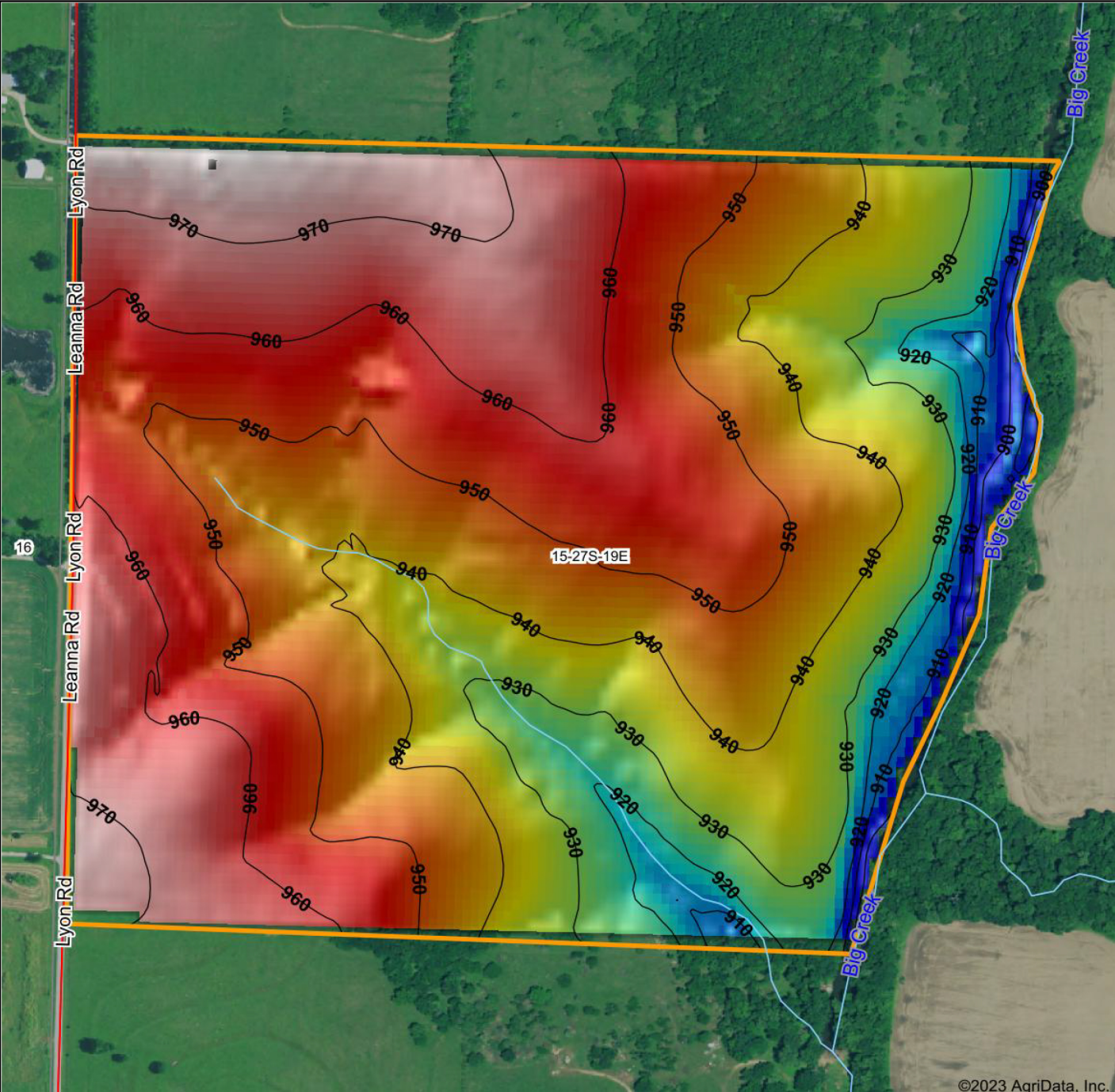
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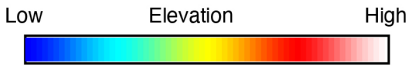
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# HILLSHADE MAP



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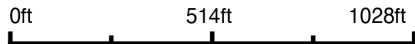


Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem  
 Interval(ft): 10  
 Min: 895.9  
 Max: 976.7  
 Range: 80.8  
 Average: 946.2  
 Standard Deviation: 17.13 ft

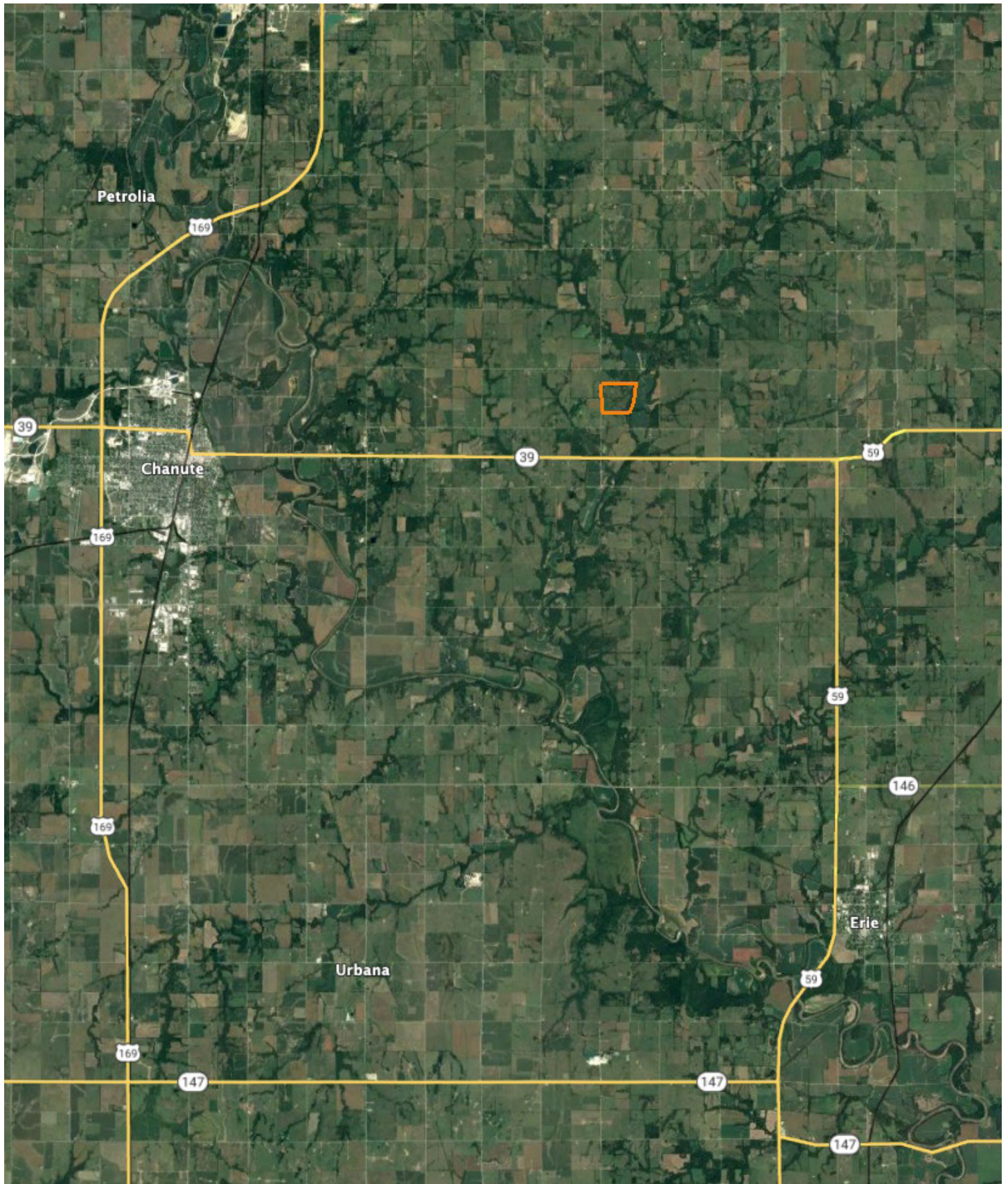


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**15-27S-19E**  
**Neosho County**  
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map center: 37° 41' 46.27, -95° 18' 57.29

# OVERVIEW MAP



# AGENT CONTACT

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Ben Jacks has been an avid outdoorsman since he was a boy. His dad would take him and his brother out to hunt and fish every chance he got. Between that and years of bow hunting, Ben learned the process of managing hunting properties. He loves to assess a property and find the potential in a piece of land that someone else might not have seen. Ben was born on a military base in North Carolina and raised in northeast Oklahoma. While in school, he worked on a ranch, where he grew a great respect for farmers and ranchers. He moved to Kansas for college and to continue his baseball career. He went to Neosho County Community College and graduated from Emporia State University, having played baseball at each.

After helping a friend acquire a piece of property, he caught the land real estate bug and hasn't looked back once since. Driven by his passion to help people, Ben offers clients a hard-working, trustworthy, and dedicated agent who will help them throughout the entire process. When he's not working or spending time with family, you can find him out in the woods hunting, fishing, managing hunting properties, or golfing. He's a member of Ducks Unlimited, QDMA, and the First Baptist Church in Chanute, Kansas, where he resides with his son Gunner and two large, active dogs. Contact Ben today to experience the Midwest Land Group difference!



**BEN JACKS**, LAND AGENT  
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BJacks@MidwestLandGroup.com



**MidwestLandGroup.com**

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