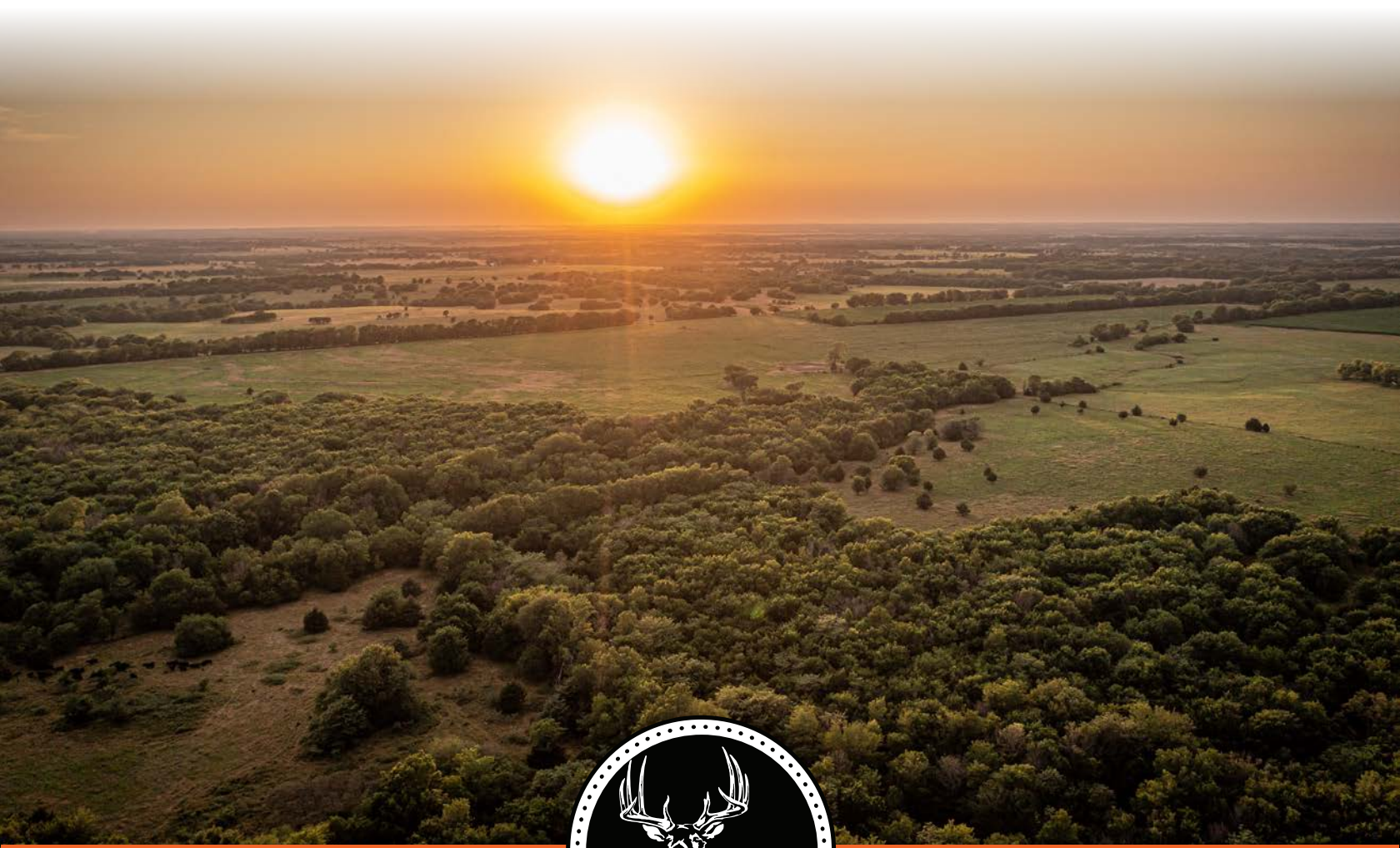


MIDWEST LAND GROUP PRESENTS

160 ACRES IN

LABETTE COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

160 ACRE MIXED RECREATIONAL SANCTUARY

The farm consists of native grass, hedge, and cedar thickets and a creek lined with larger hardwoods 1 mile off Highway 166 in Labette County. The terrain offers rolling hills with timbered draws and fingers. The vast cedar thickets help create a natural habitat for wildlife bedding and food sources. There is a small pond on the north end as well as an old quarry pit utilized by wildlife and livestock. This farm qualifies for 2 non-resident landowner tags, so you can avoid the draw. It is an ideal starter farm or a great addition to other farms. There is easy access throughout the farm to stands or

blinds. You could buy this farm and set up camp 1/2 away at the Edna City Lake with full RV hookups and lake access. Hunting pressure on this farm has been minimal, to say the least, and it is in a region with quality deer management practices in place. The diverse mix of the property offers great potential for quality deer as well as other game. A second wildlife pond adds great habitat value and water for livestock. There are also small wet-weather creeks laced throughout the farm. Easy access just outside of Edna, Kansas allows for growing into a successful hunting farm for both deer and turkey.



PROPERTY FEATURES

PRICE: **\$527,200** | COUNTY: **LABETTE** | STATE: **KANSAS** | ACRES: **160**

- 160 +/- acres of native pasture with ample timber
- Approximately 18 acres of old terraced farm ground
- Building site with utilities adjacent
- Small pasture for grazing few livestock
- Multiple ponds
- Wet weather creek runs through property
- Access off 2 sides on south and east
- Varying elevations
- Timber with mixed pasture and thickets
- Good mix of grass
- Timber habitat for quality hunting
- No hunting pressure over the past several years
- Adjoins farms feed through as large block of timber for travel corridor
- Multiple great food plots and feeder locations to create pocket setups
- Up to 305 contiguous acres available
- 2 minutes Edna, KS; 3 hours to Wichita; 1 hour to Bartlesville, OK; 1.5 hours to Tulsa, OK



160 +/- ACRES



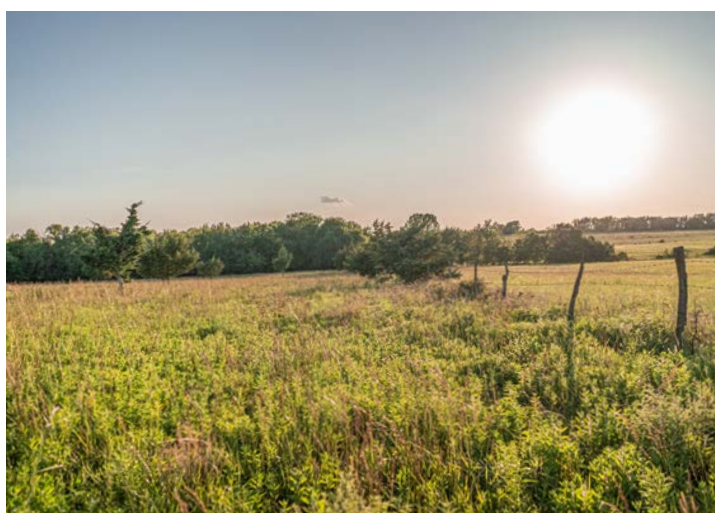
GREAT HUNTING



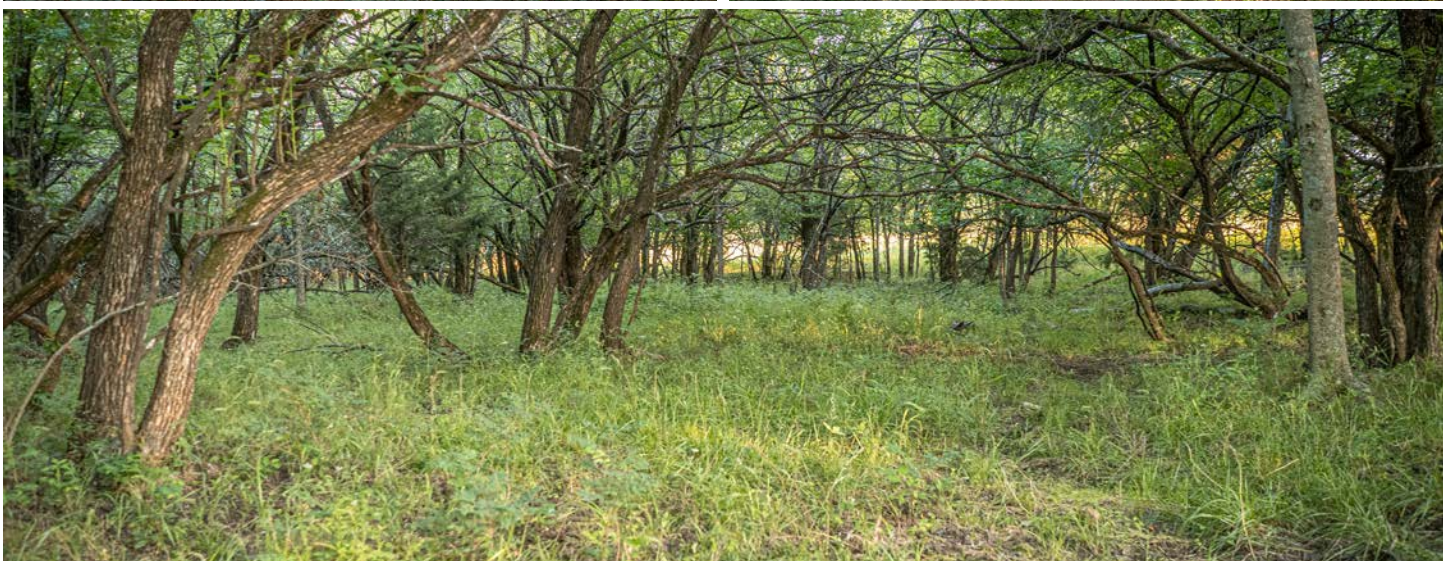
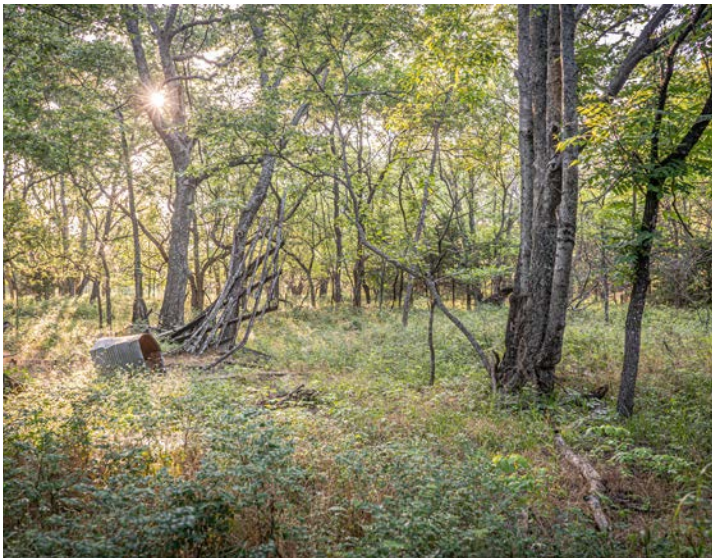
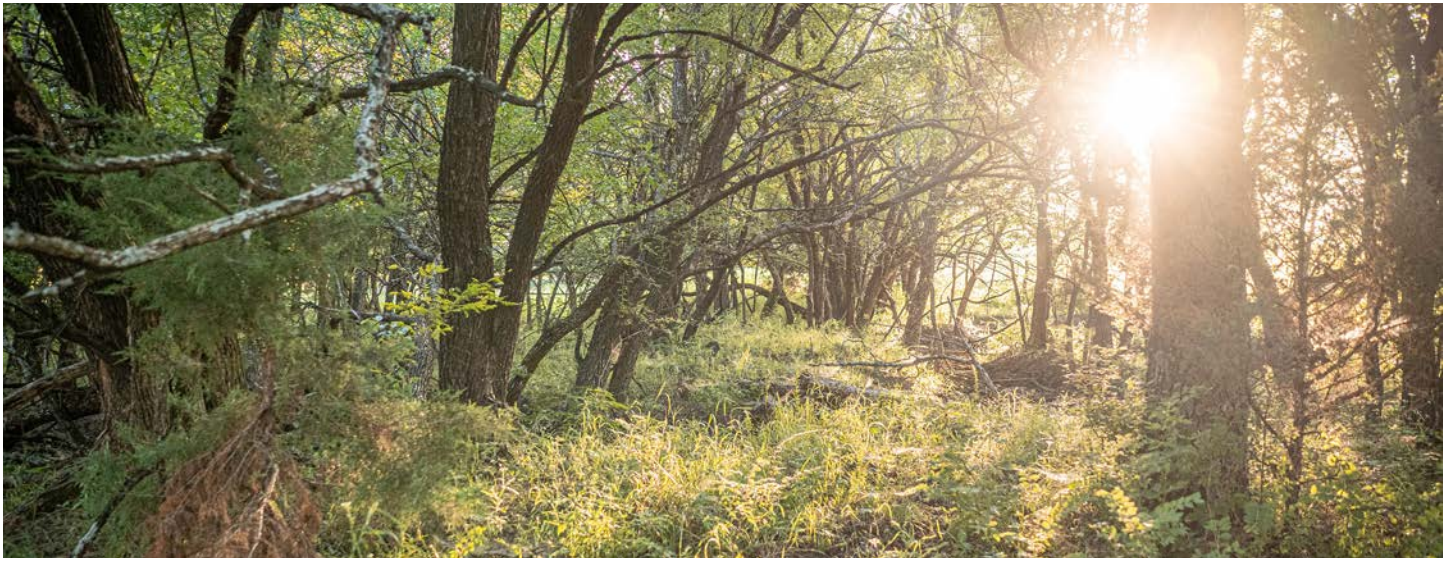
POND



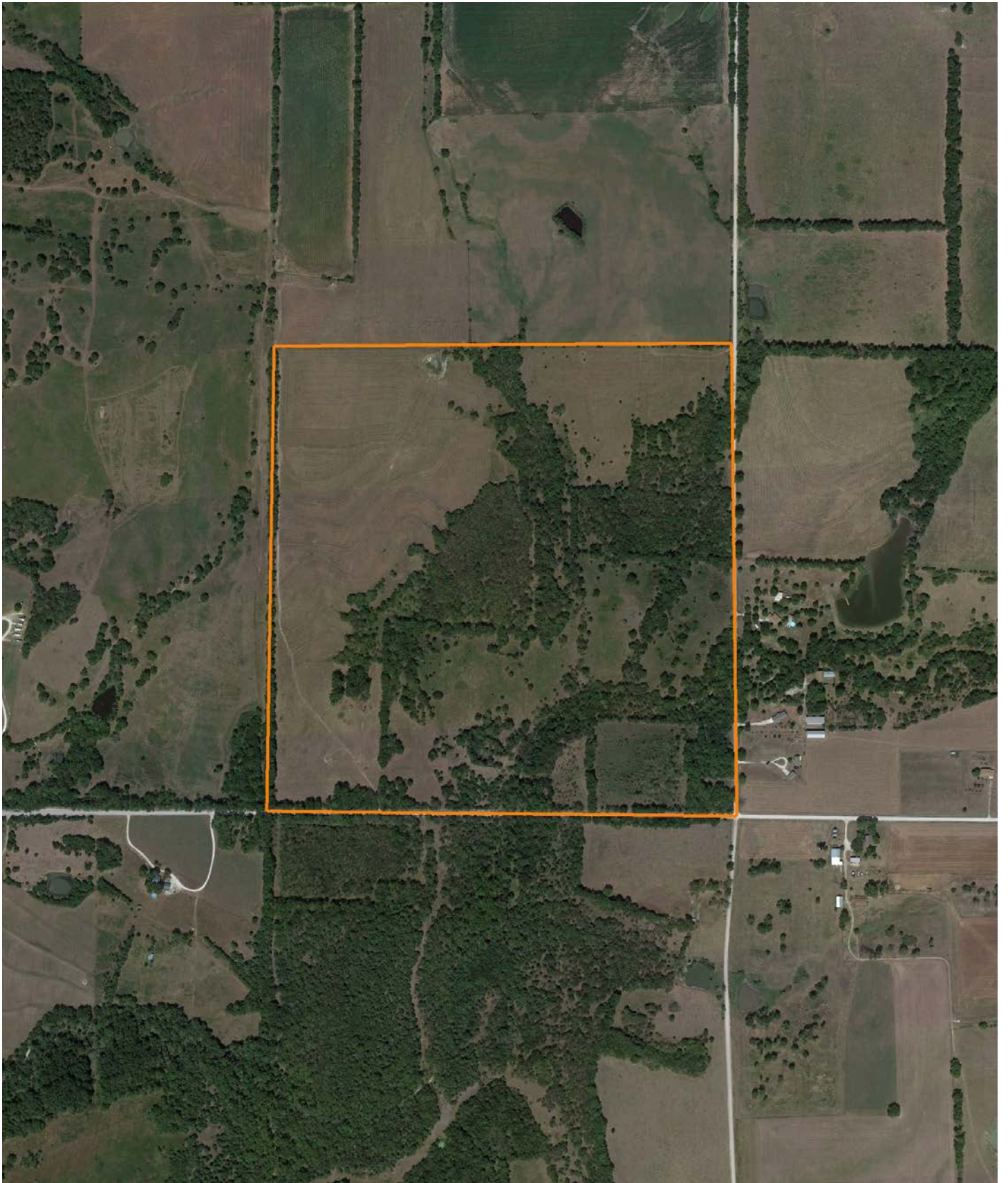
GOOD MIX OF GRASS



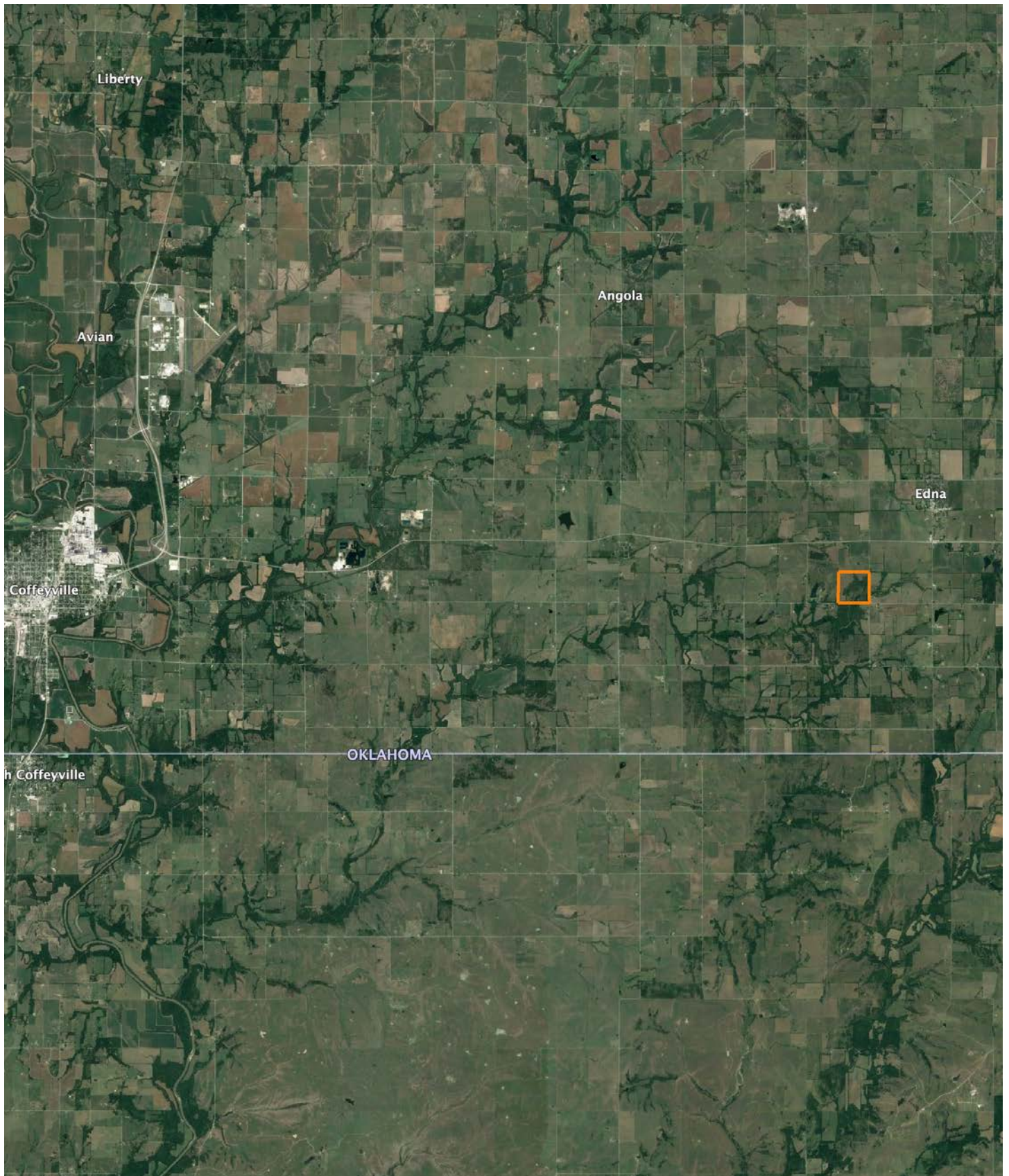
TIMBER WITH MULTIPLE POCKETS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

A seventh generation native to the Southeast Kansas and Northeast Oklahoma region, Zed's roots are strong and deep. Growing up in KS/OK has led him to develop a love for hunting, the outdoors and all that it offers; it has also given Zed a perspective that cannot be taught in schools. Blessed with a wife and four wonderful children, Zed is keeping the tradition of raising his family here. Zed can relate to local landowners and understands the sentimental value land can hold. He can help make the decision to buy or sell land smooth and comfortable, plus find value in land others might not see. Zed doesn't see his job as work, but more as his true passion for God's creation and the opportunity to call it his "office."

Zed is extremely active in his community, supporting various activities throughout the area. Zed has over ten years of experience bringing buyers and sellers together with many as returning clientele. Have a talk with him, and put his experience and knowledge to use to help you buy or sell your farm, ranch, or hunting land.



ZED GOODWIN, LAND AGENT
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MidwestLandGroup.com

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