

MIDWEST LAND GROUP PRESENTS



# WOODSON COUNTY, KS

141 ACRES



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# HUNT, PLAY, AND FISH NEXT TO TORONTO LAKE

Hunt, play, and fish at this diverse 141 +/- acres in southwest Woodson County, Kansas. Lying just 3 miles northeast of Toronto Lake and Wildlife Area and in the heart of superb waterfowl and deer hunting, this property is sure to turn some heads. This property offers a brushy thick pasture with warm and cool season grasses, mature giant timber along Cedar Creek, 20 +/- acres of tillable, and 2 ponds. With all the opportunities this farm presents with waterfowl, deer, turkey hunting, and fishing, it's a year-round outdoorsman playground. With years of history and buck harvests of the 160s-170s, this property has been managed and groomed for quality age structure and trophy genetics. 2 hidey hole food plots near bedding that intertwine with each other offer a great staging area before heading to the 20 +/- acres of crop ground that

is currently planted to soybeans. With thick cover, water, and food, this property has it all to grow and hold big whitetails. The 2.5 acre pond that has been stocked with bluegill, bass, and crappie will offer tons of fun and memories for you and everyone in the family. Along with great fishing, the pond offers incredible waterfowl hunting as well. Mowed trails and elevation changes are throughout the property for some great recreational trail riding. If 141 +/- acres aren't enough, Toronto Lake offers 2,840 water acres and 5,840 total public acres for you to access to hunt, fish, boat, camp on, and utilize. This 141 +/- acre tract sits in the middle of some incredible hunting and recreation opportunities that Kansas has to offer. Give the listing agent a call today for additional disclosures and to schedule a showing at (620) 794-1229.





# PROPERTY FEATURES

PRICE: **\$514,650** | COUNTY: **WOODSON** | STATE: **KANSAS** | ACRES: **141**

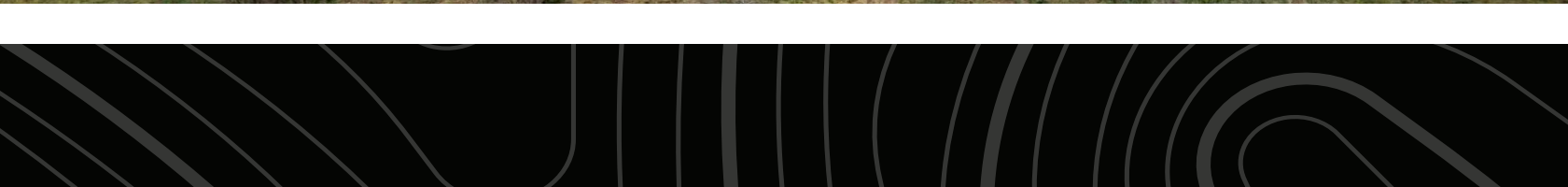
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- 3 miles to Toronto Lake
- 82 miles to Wichita
- 12 miles to Yates Center
- Guaranteed buck tag
- 20 +/- acres tillable
- Crop share
- Cedar Creek
- 2 ponds
- 2.5 acre pond
- Fishing dock
- Waterfowl
- Trail system throughout
- Food plots
- Trail cam history
- Electricity at the road





141 +/- ACRES





20 +/- ACRES TILLABLE

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# TRAIL SYSTEM THROUGHOUT

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## 2 PONDS

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# TRAIL CAM PICTURES

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# TOPOGRAPHY MAP



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 930.6

Max: 1,016.1

Range: 85.5

Average: 981.4

Standard Deviation: 20.08 ft

0ft 465ft 929ft



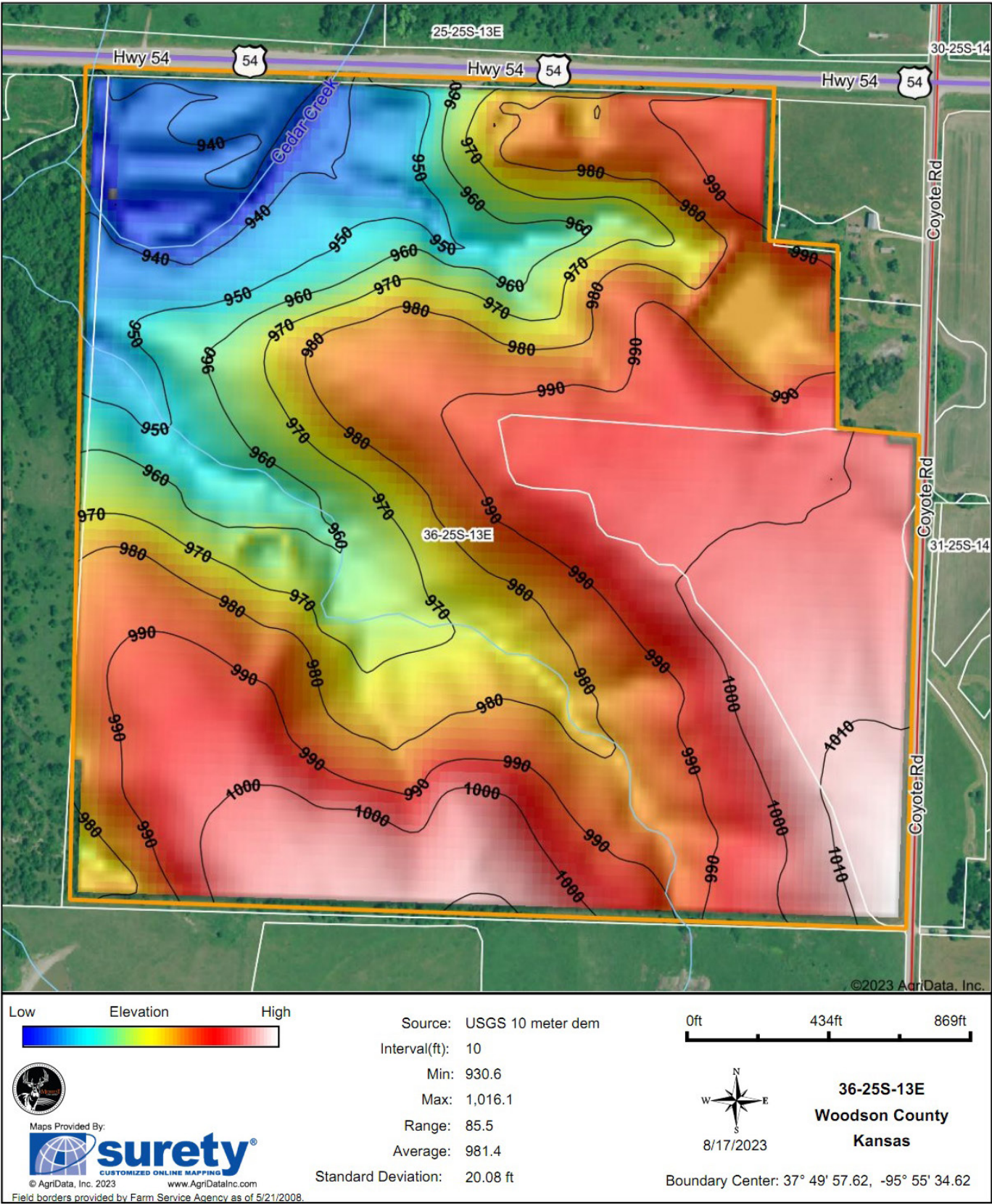
8/17/2023

**36-25S-13E**  
**Woodson County**  
**Kansas**

Boundary Center: 37° 49' 57.62, -95° 55' 34.62

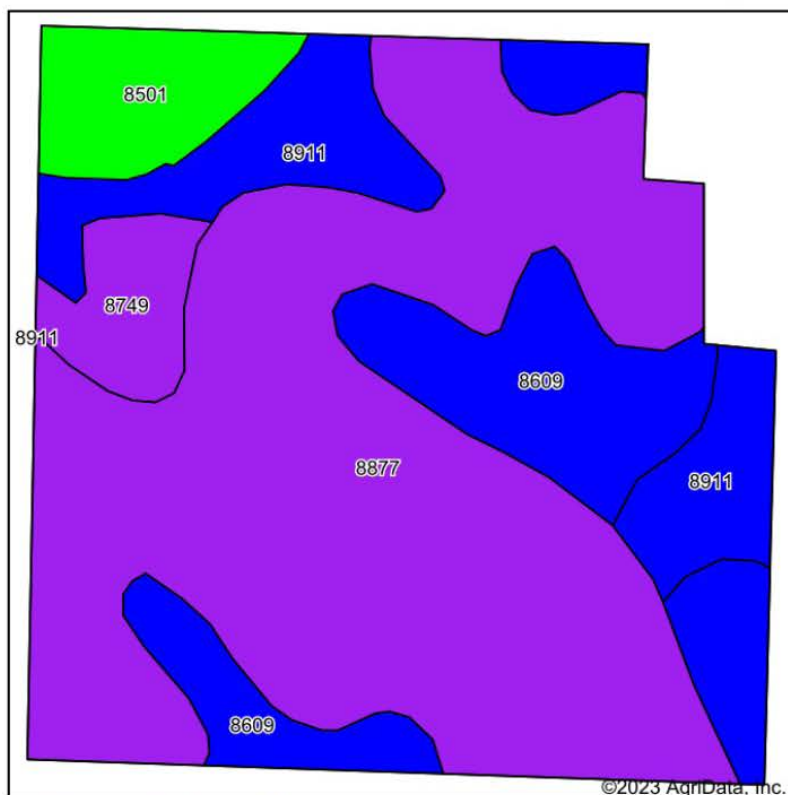


# HILLSHADE MAP

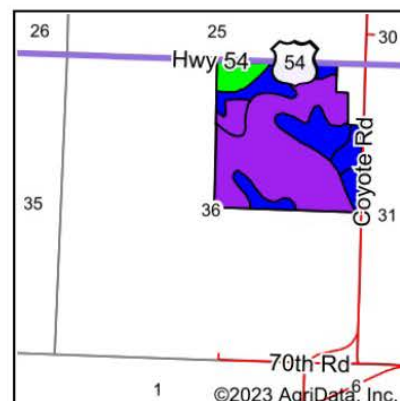




# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Woodson**  
 Location: **36-25S-13E**  
 Township: **Toronto**  
 Acres: **143.54**  
 Date: **8/17/2023**



Maps Provided By:



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Area Symbol: KS207, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
8877	Ringo-Sogn complex, 5 to 15 percent slopes	85.58	59.6%		4.1ft. (Paralithic bedrock)	Vle	3510	31	30	27	29
8609	Aliceville silty clay loam, 1 to 3 percent slopes	26.81	18.7%		3.8ft. (Lithic bedrock)	Ile	5019	58	58	50	49
8911	Summit silty clay loam, 1 to 3 percent slopes	16.62	11.6%		> 6.5ft.	Ile	4828	61	61	56	60
8501	Mason silt loam, 0 to 1 percent slopes, rarely flooded	8.43	5.9%		> 6.5ft.	Iw	8250	77	77	68	71
8749	Eram-Collinsville complex, 5 to 15 percent slopes	6.10	4.2%		2.9ft. (Paralithic bedrock)	Vle	3846	44	42	38	35
Weighted Average						4.50	4237.1	*n 42.8	*n 42.1	*n 37.5	*n 39

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# OVERVIEW MAP





## AGENT CONTACT

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Cody Thurston has an overpowering love for the great outdoors. He absolutely loves seeing a property's potential and making that potential come to life. At Midwest Land Group, he does whatever it takes to ensure a smooth transaction for his clients, both buyers and sellers. Born in Emporia, Kansas, Cody grew up on the family farm in east central Kansas and helped with his dad's outfitting business, managing, planting, improving, and guiding on 15,000 acres.

If Cody looks familiar, it may be because he's been a cast member on Drury Outdoors' Bow Madness on The Outdoor Channel. He's also a guide for The Dave Hollond Memorial Youth Deer Hunt (formerly The Clint Bowyer Youth Deer Hunt), in which 15-20 kids are taken into the great outdoors to experience the excitement of the hunt. Cody gets great satisfaction helping the kids and passing on his deep rooted excitement for the outdoors. If you have any real estate needs and want to put Cody's knowledge and professionalism to work for you, give him a call, he would be happy to talk land or hunting with you.



**CODY THURSTON,**  
LAND AGENT

**620.794.1229**

[CThurston@MidwestLandGroup.com](mailto:CThurston@MidwestLandGroup.com)



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## MidwestLandGroup.com

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