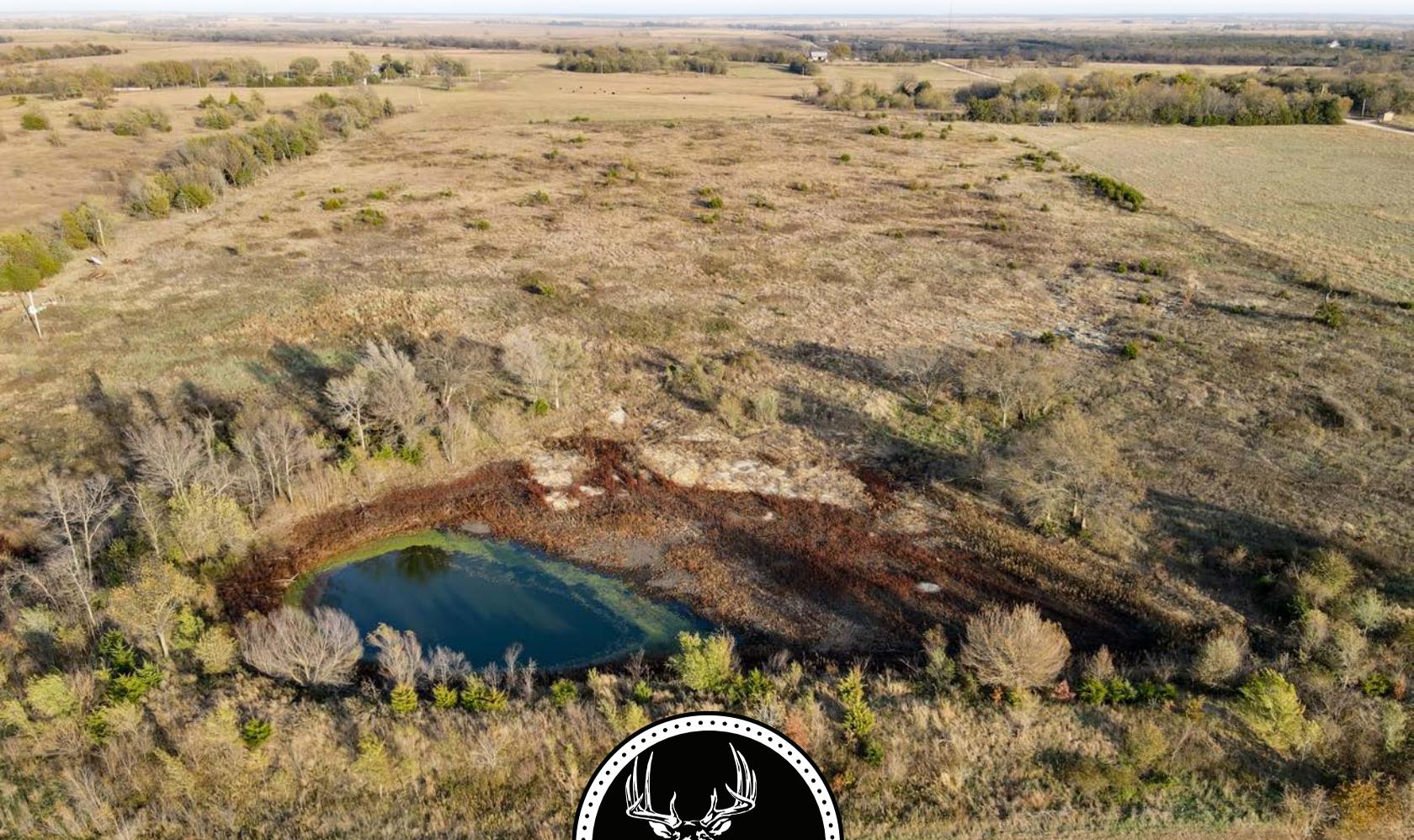


MIDWEST LAND GROUP PRESENTS

24 ACRES IN

WOODSON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BUILD SITE OVERLOOKING PRIVATE POND

Sitting just north of Toronto, Kansas is this wonderful multi-use 24 +/- acre tract. Great access and wonderful topography make this small affordable lot a great candidate for a country home or nice barndominium. Electricity is located on the farm in the northwest corner but does run the entire north side of the lot. Great topography will give you a chance to build up on top of the property overlooking the Verdigris River valley with a nice view of a Kansas sunset. In normal weather years, the pond will stay full and provide many fishing memories.

This build sight sits right off paved Highway 105 and just minutes away from Toronto Lake. This lake is nearly 4,600 acres of excellent fishing, hunting, and camping throughout the year. This area is also home to the Cross Timbers State Park offering great hiking, hunting, and camping on the edge of the Chautauqua Hills. Building here will give you quick access to several other public lakes like Woodson County State Fishing Lakes and Fall River Reservoir. Small affordable building sites like this do not come around often in the country so to schedule a private showing, see disclosures, or answer any questions please call agent Tyler Heil at (913) 207-4541.



PROPERTY FEATURES

PRICE: **\$120,000** | COUNTY: **WOODSON** | STATE: **KANSAS** | ACRES: **24**

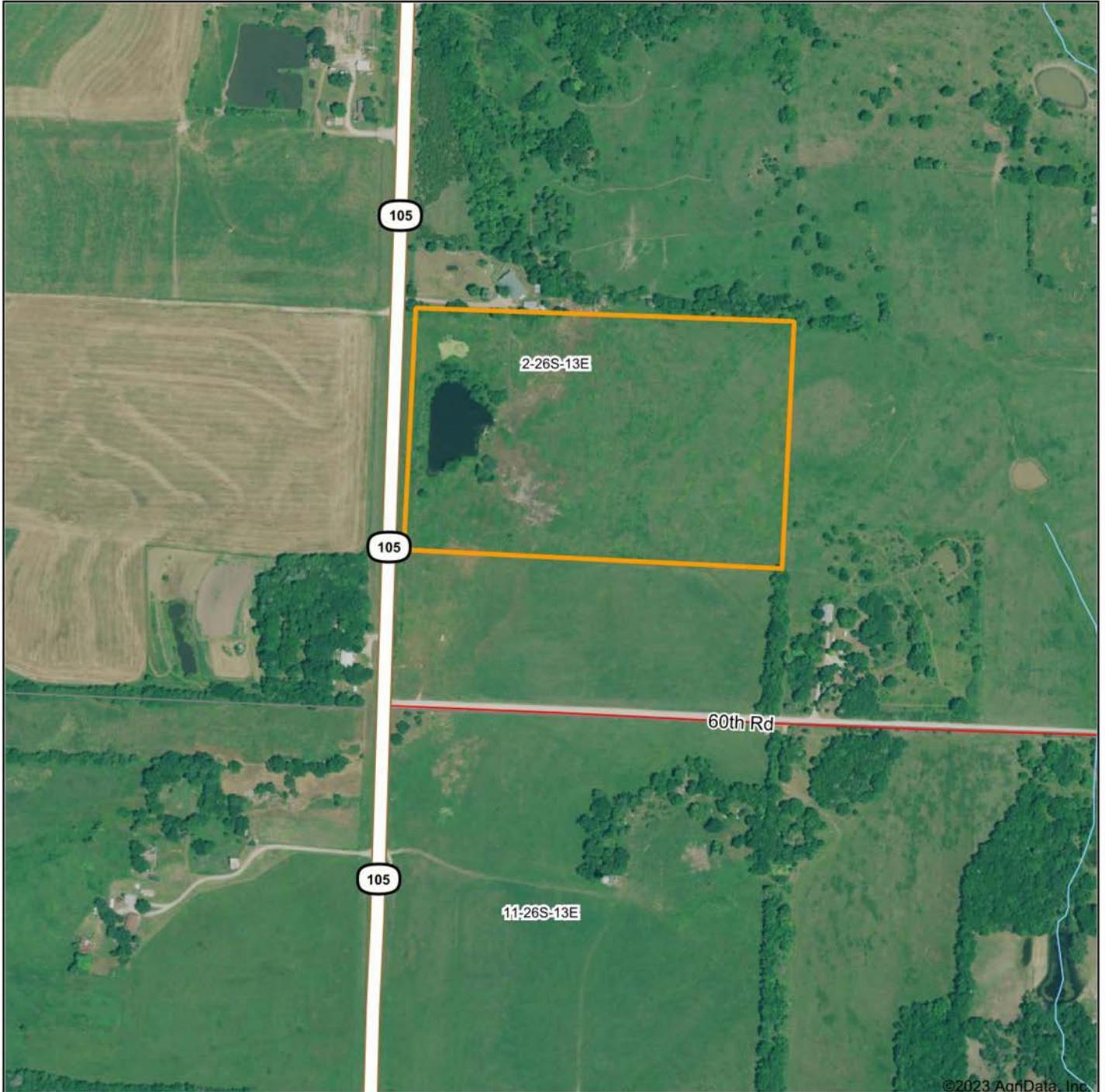
- Excellent location
- Easily accessible
- Good pond
- Power on lot
- Toronto Lake
- Nice topography
- 3 miles from Toronto Lake
- 20 miles from Fall River Lake
- 95 miles from Wichita, KS
- 100 miles from Topeka, KS
- 120 miles from Kansas City



24 +/- ACRES



AERIAL MAP



©2023 AgriData, Inc.

Boundary Center: 37° 48' 35.51, -95° 56' 59.9

0ft 523ft 1047ft



Maps Provided By:



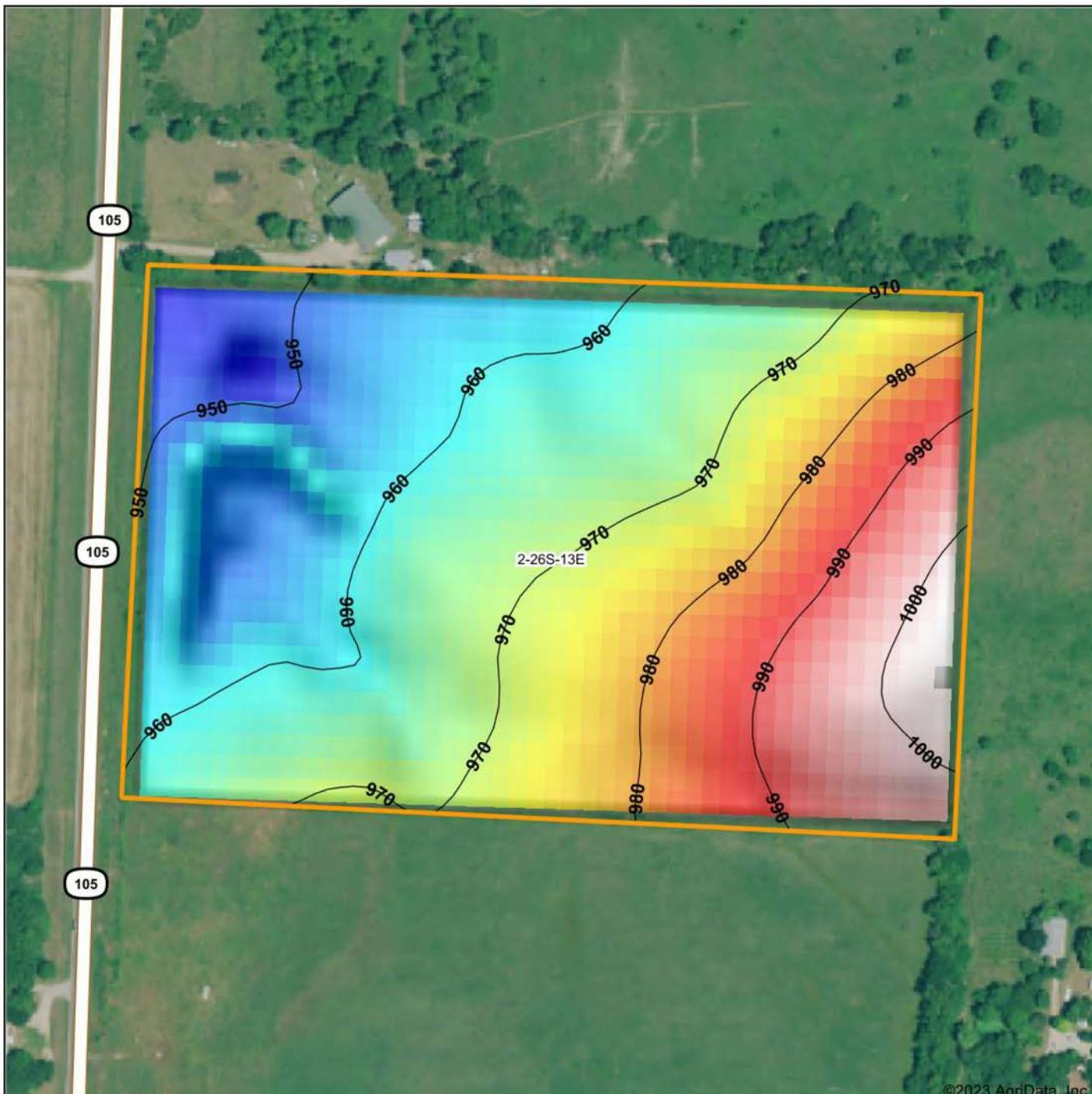
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2-26S-13E
Woodson County
Kansas



11/6/2023

TOPOGRAPHY MAP



©2023 AgriData, Inc.



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem

Interval(ft): 10

Min: 945.5

Max: 1,001.7

Range: 56.2

Average: 970.0

Standard Deviation: 14.17 ft

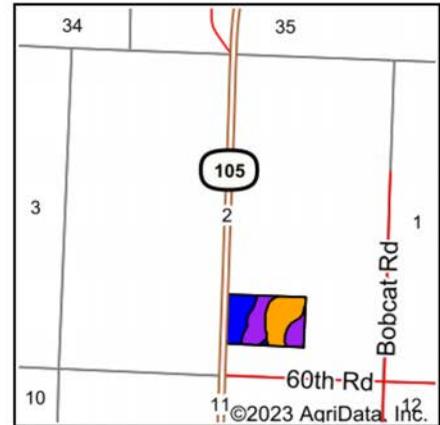
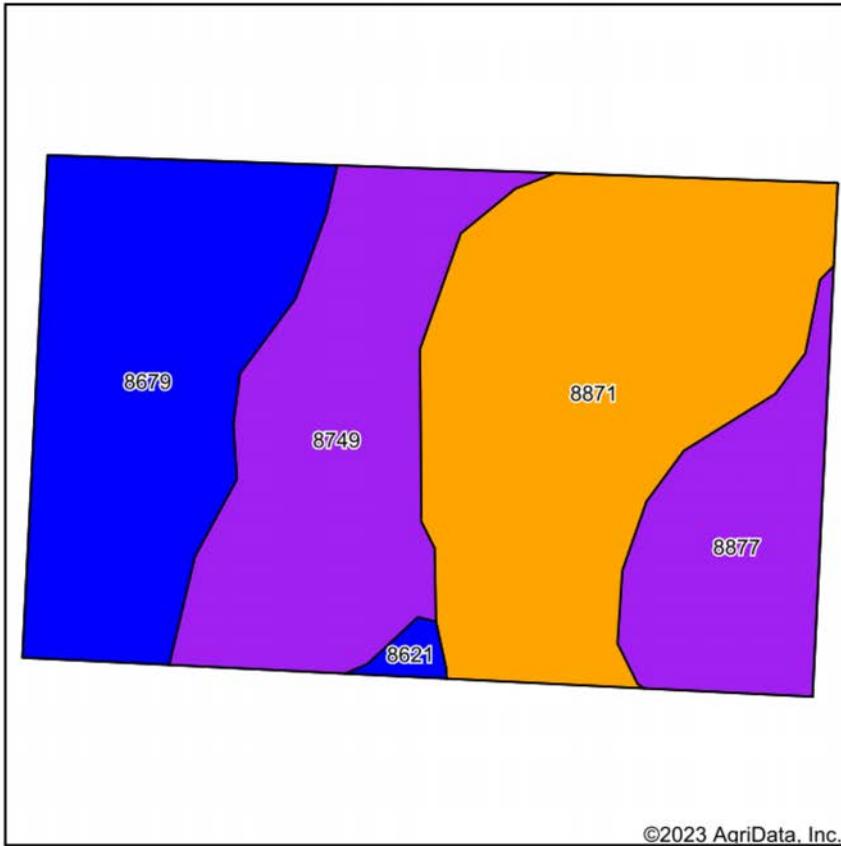


11/6/2023

2-26S-13E
Woodson County
Kansas

Boundary Center: 37° 48' 35.51, -95° 56' 59.9

SOIL MAP



State: **Kansas**
 County: **Woodson**
 Location: **2-26S-13E**
 Township: **Toronto**
 Acres: **23.94**
 Date: **11/6/2023**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: KS207, Soil Area Version: 22

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	*n NCCPI Cotton
8871	Ringo silty clay loam, 3 to 8 percent slopes	8.60	35.9%		4.1ft. (Paralithic bedrock)	IIIe	4008	32	24	32	29	11
8679	Dennis silt loam, 1 to 3 percent slopes	6.39	26.7%		> 6.5ft.	Ile	4838	79	78	59	64	69
8749	Eram-Collinsville complex, 5 to 15 percent slopes	5.61	23.4%		2.9ft. (Paralithic bedrock)	VIe	3846	47	45	42	36	43
8877	Ringo-Sogn complex, 5 to 15 percent slopes	3.14	13.1%		4.1ft. (Paralithic bedrock)	VIe	3510	32	30	28	29	12
8621	Bates loam, 1 to 3 percent slopes	0.20	0.8%		2.7ft. (Paralithic bedrock)	Ile	4735	65	65	57	52	59
Weighted Average							3.82	*n 48.3	*n 44.5	*n 41.2	*n 40.2	*n 34.5

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Tyler Heil is an avid outdoorsman with a love for all things hunting, fishing, and farming. Born in Carrollton, Missouri, Tyler graduated from Blue Valley High School in Stillwell, Kansas, and earned a degree in Agricultural Economics from Kansas State University. For over a decade, Tyler worked as a grain trader for several companies and cooperatives in the Midwest, giving him great agricultural and trading experience. Combine that with his vast knowledge of ranching, row crop farming, and income-producing properties and you've got an ideal land agent for buyers and sellers alike. At Midwest Land Group, Tyler uses his professional experience coupled with the relationships he's built to form a well-rounded approach to analyzing a property for its best practical use in order to market the maximum value for every piece of land he works on. When he's not working or out hunting, you can usually find Tyler entering crappie fishing tournaments, coaching youth sports, helping out on the farm, or spending time with his family. Tyler lives in Garden Plain, Kansas, with his wife, Heidi, and kids, Kylie and Hunter. If you're in the market to buy or sell land in Kansas, be sure to give Tyler a call.



TYLER HEIL, LAND AGENT
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THeil@MidwestLandGroup.com



MidwestLandGroup.com

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