

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

BOURBON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BOURBON COUNTY 80 +/- ACRES OF HUNTING & INCOME

The perfect 80 may not exist, but this one is pretty close! Just south of the Little Osage lays this 80 +/- acre farm consisting of everything you'd want in an all-around hunting farm with some income. Let's start with the 27 +/- acres currently in tillable production on a corn and bean rotation. This has been on a cash rent basis with a local farmer who is an asset to keeping an eye on things as well. There is an opportunity to turn more acres into tillable but currently, the seller has a couple of acres planted in a food plot overlooked by a Redneck blind on a tower. The entire northwest corner is timber with a wet weather creek that runs out of the Little Osage River. This is prime bedding cover as well as a travel corridor during the rut.

The farm is surrounded by a mix of agriculture and timber strips, very typical for this part of the state. There are 30 +/- acres in the southwest currently fenced off with two ponds creating a natural buffer between the road to the south and your bedding cover on the north portion of the farm. The big buck history in this part of the county is well known and farms in this area are sought after for that reason. Even with the declining turkey populations in southeast Kansas over the past few years, the seller has still had birds on the farm every spring. If you are looking for an 80 to hunt every year with some income as a bonus, this is the one! Call Land Agent Ryan Litwin today for a tour of this farm before it's gone, you won't be sorry!



PROPERTY FEATURES

PRICE: **\$360,000** | COUNTY: **BOURBON** | STATE: **KANSAS** | ACRES: **80**

- Great deer & turkey hunting
- 27 +/- acres in tillable
- Income
- Food plot
- Redneck on tower
- Lots of edge
- Habitat diversity
- Build site
- 30 +/- acres fenced with 2 ponds for livestock
- North of Fort Scott off Highway 7
- 1 ½ hours to KC airport



27 +/- ACRES IN TILLABLE

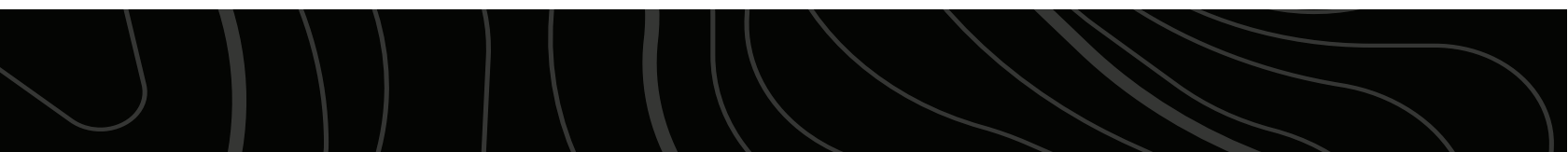
Just south of the Little Osage lays this 80 +/- acre farm consisting of everything you'd want in an all-around hunting farm with some income. Let's start with the 27 +/- acres currently in tillable production on a corn and bean rotation.



REDNECK ON TOWER

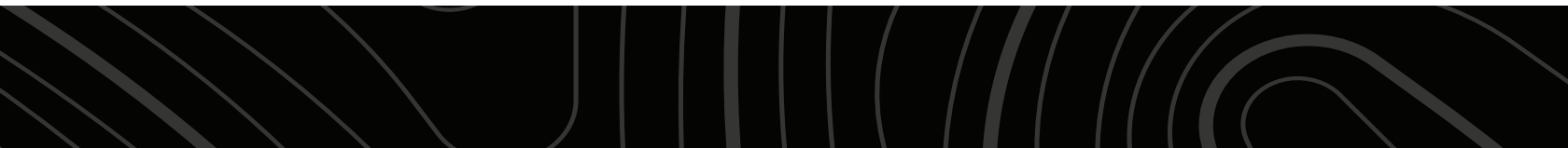


FOOD PLOT



30 +/- ACRES FENCED WITH 2 PONDS

There are 30 +/- acres in the southwest currently fenced off with two ponds creating a natural buffer between the road to the south and your bedding cover on the north portion of the farm.



GREAT DEER & TURKEY HUNTING



AERIAL MAP



Boundary Center: 37° 59' 50.83, -94° 49' 0.23

0ft 643ft 1286ft

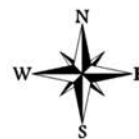


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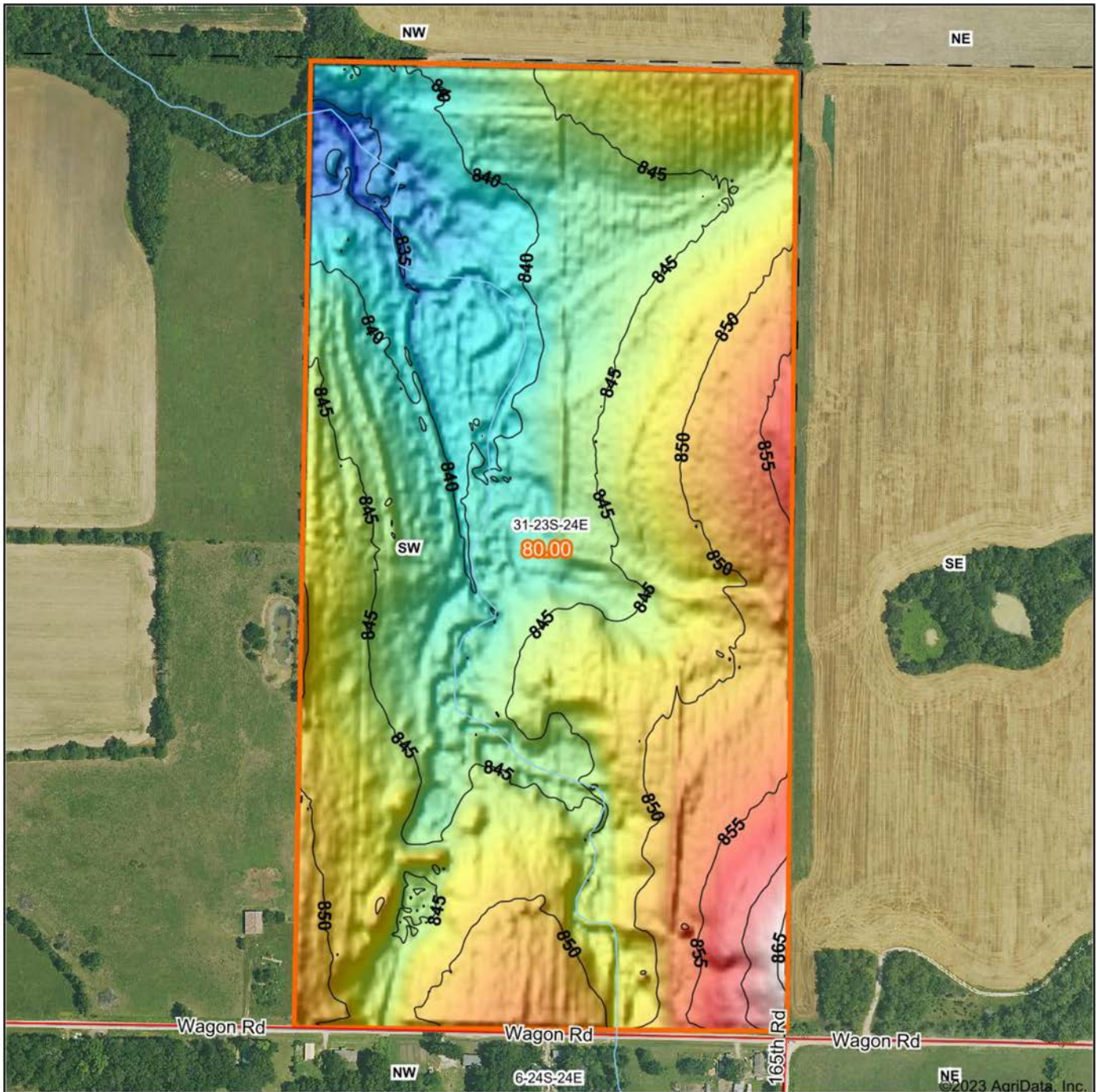
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31-23S-24E
Bourbon County
Kansas



12/30/2023

HILLSHADE MAP



Maps Provided By:
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Source: USGS 3 meter dem
 Interval(ft): 5
 Min: 830.2
 Max: 865.6
 Range: 35.4
 Average: 846.1
 Standard Deviation: 5.25 ft

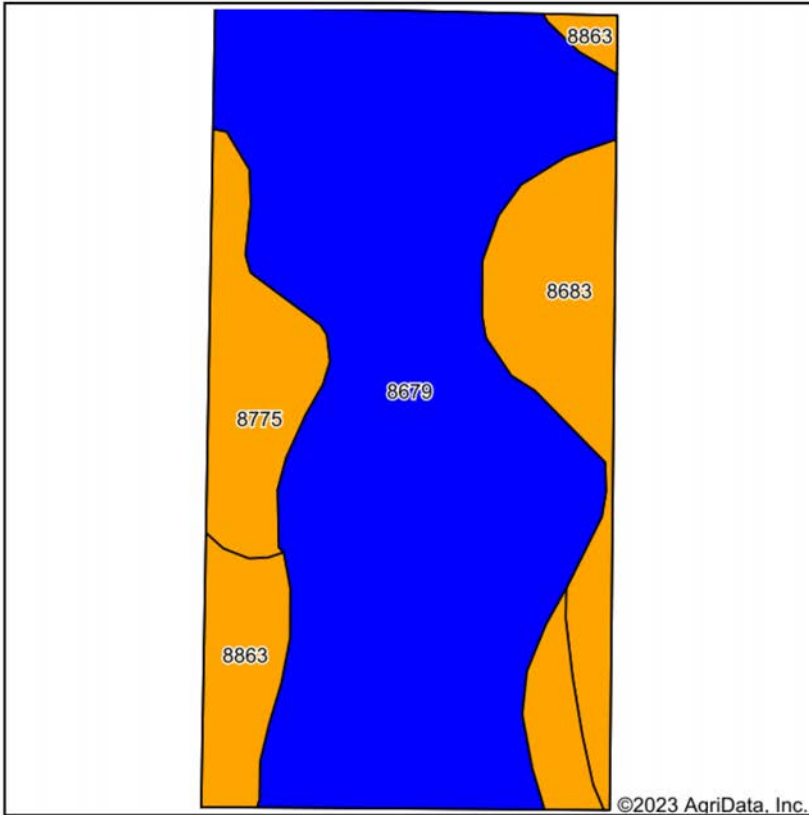


12/30/2023

31-23S-24E
Bourbon County
Kansas

Boundary Center: 37° 59' 50.83, -94° 49' 0.23

SOIL MAP



State: **Kansas**
 County: **Bourbon**
 Location: **31-23S-24E**
 Township: **Freedom**
 Acres: **80**
 Date: **12/30/2023**



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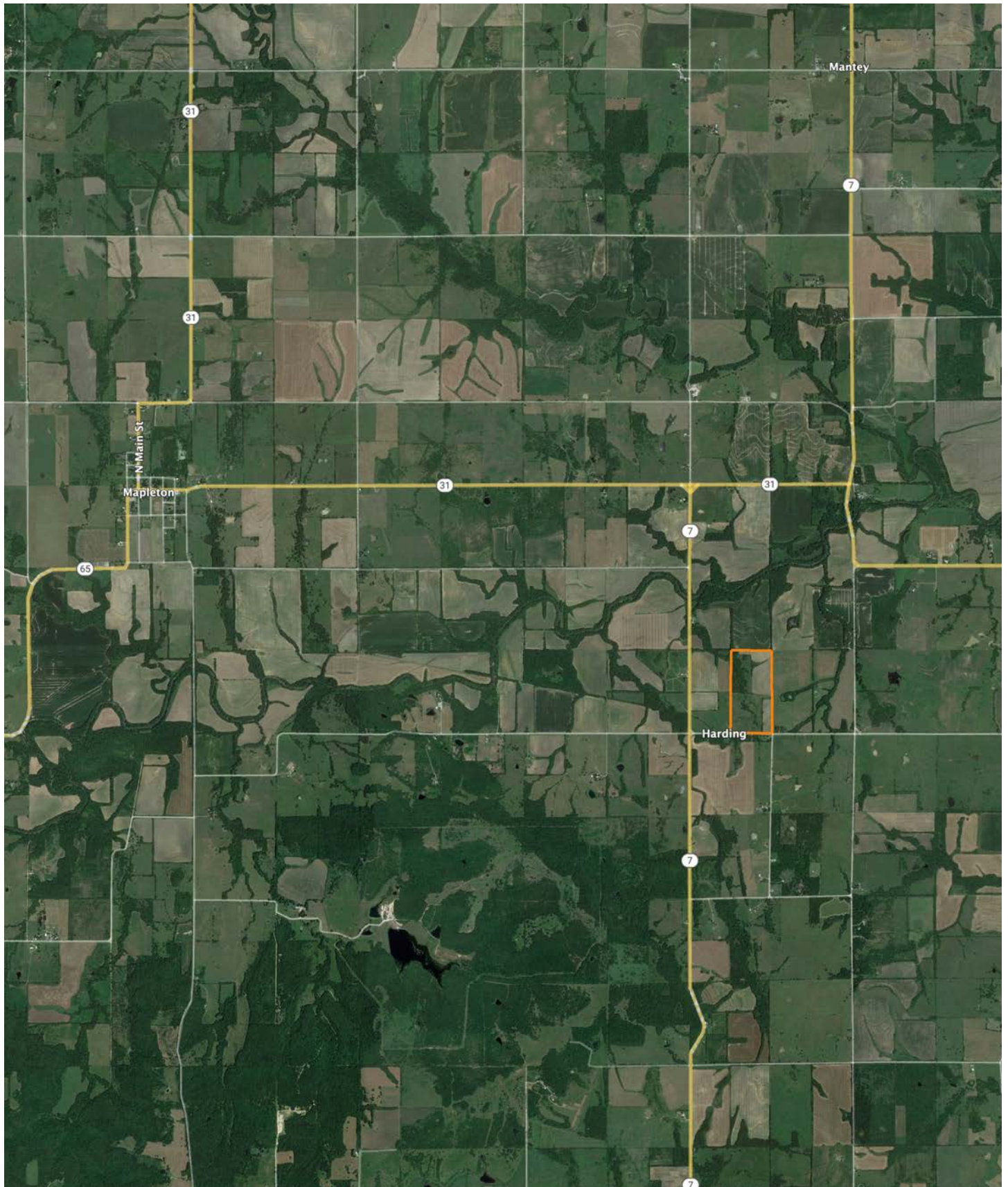
Soils data provided by USDA and NRCS.

Area Symbol: KS011, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
8679	Dennis silt loam, 1 to 3 percent slopes	55.10	68.9%		Ile	79	78	64
8683	Dennis silt loam, 3 to 7 percent slopes	9.91	12.4%		IIle	76	76	65
8863	Parsons silt loam, 0 to 1 percent slopes	7.64	9.6%		IIIw	83	82	69
8775	Kenoma silt loam, 1 to 3 percent slopes	7.35	9.2%		IIle	59	56	59
Weighted Average					2.31	*n 77.2	*n 76.1	*n 64.1

*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

Working with Ryan Litwin is sure to put a smile on your face. This energetic agent comes with a 20+ year background as a professional rodeo clown and entertainer. Ryan spent most of his adult life in Montana, hunting and guiding elk hunters. He attended Montana State University—Bozeman and, after getting married and moving to Texas, Texas A&M's Beef Cattle Short Course and the intensive Ranch Management University. He and his wife, Alyssa, built and grew a small cow calf operation, managing several lease properties and a family ranch in College Station. A lifelong hunter, Ryan's been involved in the outfitting industry for over two decades as a guide, outfitter and booking agent with experience out west as well as Kansas, Texas and Missouri. While elk and elk hunting remain Ryan's number one passion, Midwest whitetails have consumed his mind since moving to Missouri with his wife and son, Bridger, and managing farms both in his home state and in Kansas. Ryan's passion is designing properties that can sustain the balance between ranching and hunting, and at Midwest Land Group, Ryan is able to heed the natural call to follow his passion for land and use his sales and marketing experience to achieve his dream of helping sellers and buyers. Ryan is a member of QDMA, NWTF and RMEF.



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