

MIDWEST LAND GROUP PRESENTS



78 ACRES
LINN COUNTY, KS

EAST 600 ROAD, PLEASANTON, KANSAS, 66075



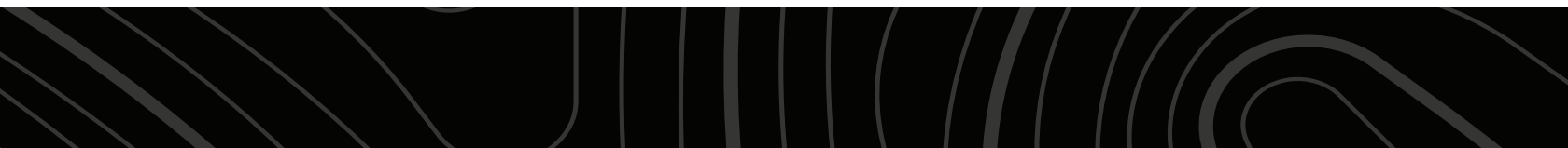
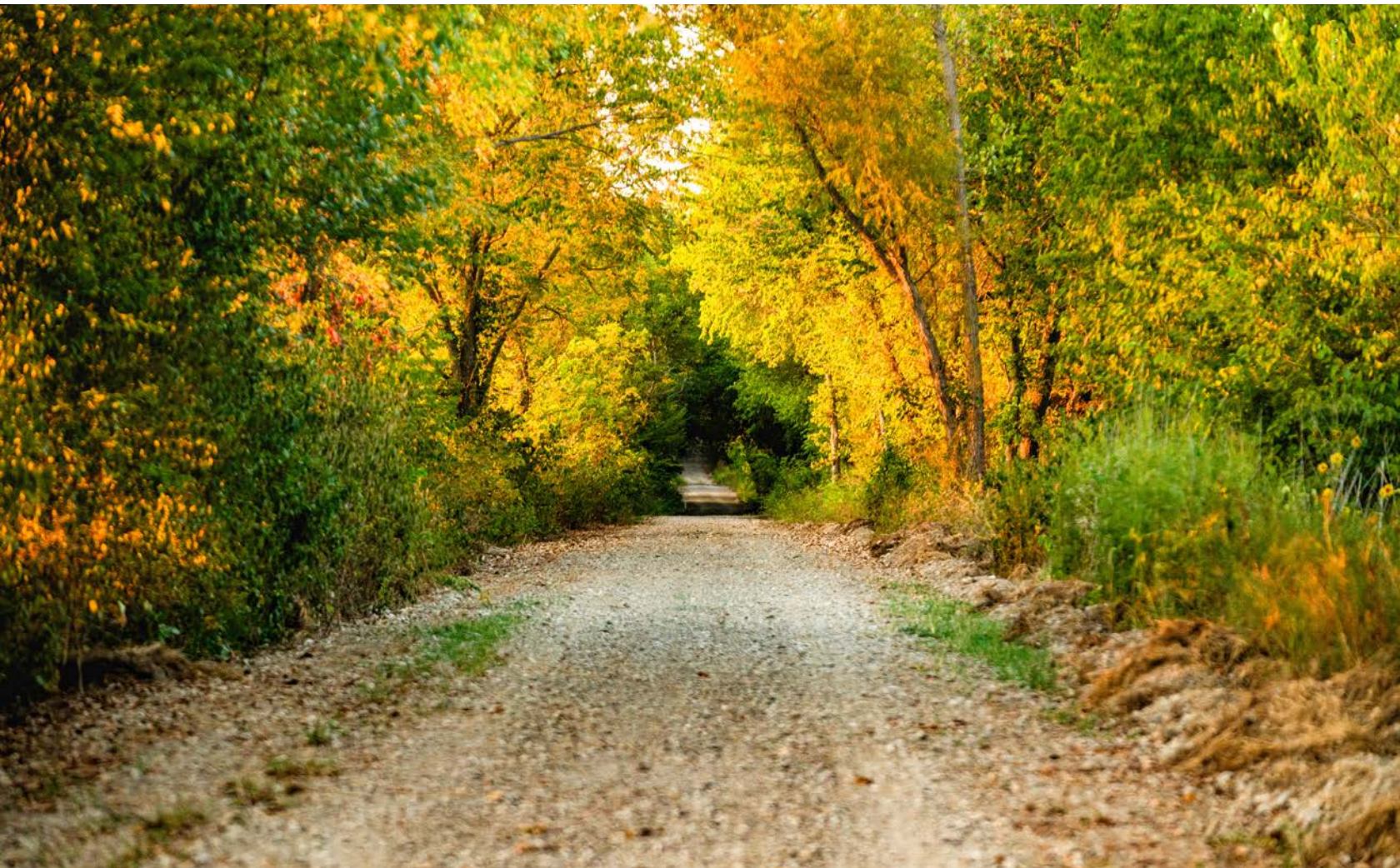
MIDWEST LAND GROUP IS HONORED TO PRESENT

TILLABLE ACREAGE JUST SOUTH OF MARAIS DES CYNES REFUGE

Located in Pleasanton, Kansas, just off State Line Road, sits a 78 +/- acre tract with endless possibilities. This predominantly tillable property boasts fertile soil, and four ponds, one of which is loaded with big largemouth bass, bluegill, catfish, and crappie. The potential of this land is unbeatable. Positioned conveniently off 600th and State Line and two sides of road frontage, it presents an ideal opportunity to construct your dream home, should the new owner desire.

For investors seeking portfolio diversification, this property is a gem. Currently, it is being cash-rented to a tenant.

As I ventured through the property, I could lay eyes on several deer feeding on the beans. The moment we arrived, blue-winged teal took flight from the pond. This property's proximity to some of the finest waterfowl hunting in Eastern Kansas is truly remarkable, opening up a world of possibilities for outdoor enthusiasts.



PROPERTY FEATURES

PRICE: **\$399,000** | COUNTY: **LINN** | STATE: **KANSAS** | ACRES: **78**

- Roughly 70 acres of tillable
- Cash rented
- 4 ponds
- 3.5 acre stocked pond with bass, bluegill, catfish, and crappie
- Utilities available on the southwest corner
- Gravel access on State Line Road and East 600 Road
- 5 miles south of Marais Des Cynes Refuge
- 1 hour from Overland Park
- 15 minutes to Pleasanton, Kansas



TILLABLE ACREAGE

This predominantly tillable property boasts fertile soil. For investors seeking portfolio diversification, this property is a gem. Currently, it is being cash-rented to a tenant.



4 PONDS



POTENTIAL BUILD SITE



3.5 ACRE STOCKED POND

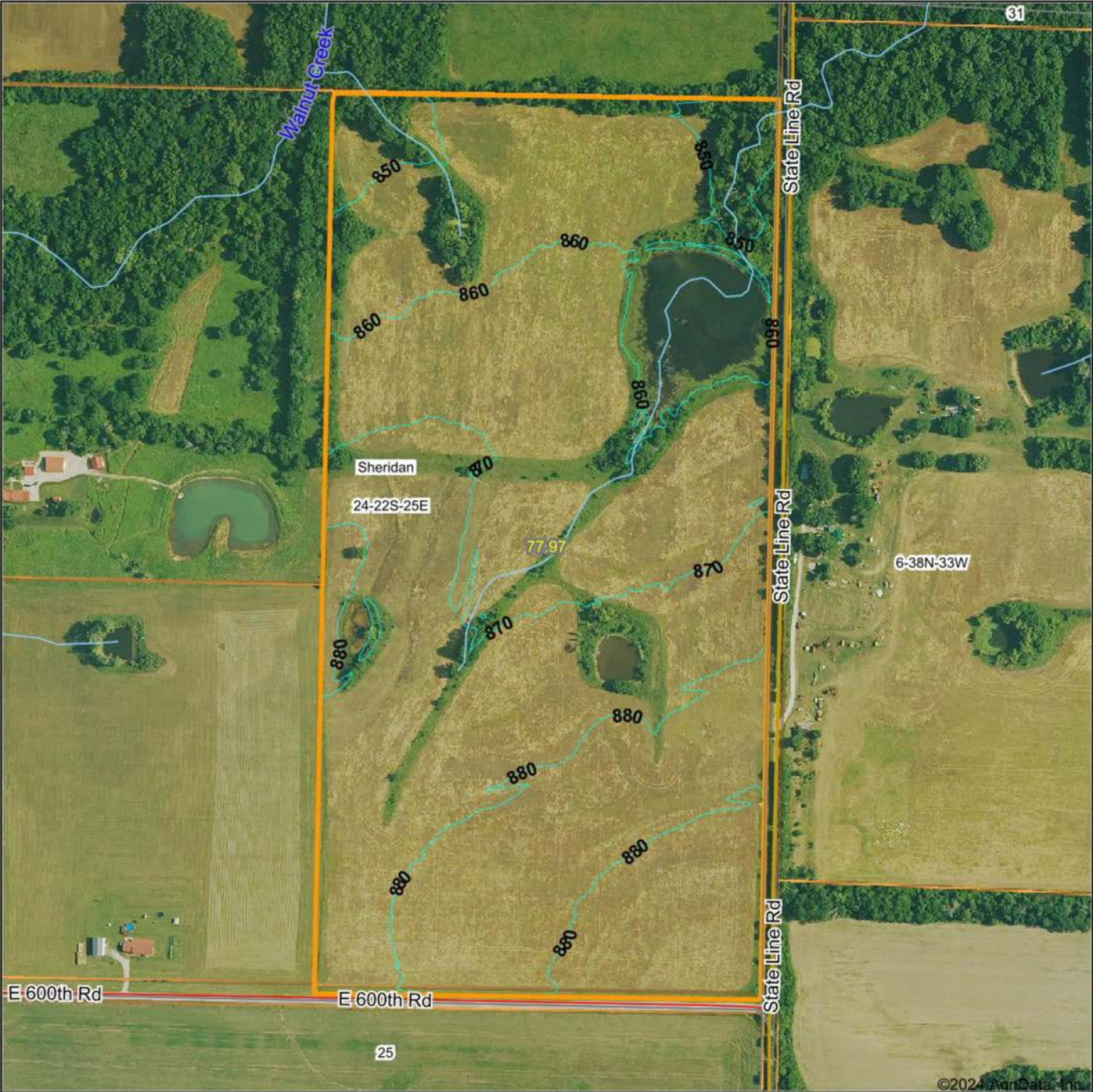
One of the four ponds is 3.5 acres and is loaded with big largemouth bass, bluegill, catfish, and crappie.



ADDITIONAL PHOTOS

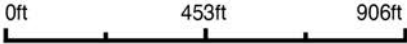


TOPOGRAPHY MAP



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 839.5
Max: 886.5
Range: 47.0
Average: 868.9
Standard Deviation: 10.33 ft

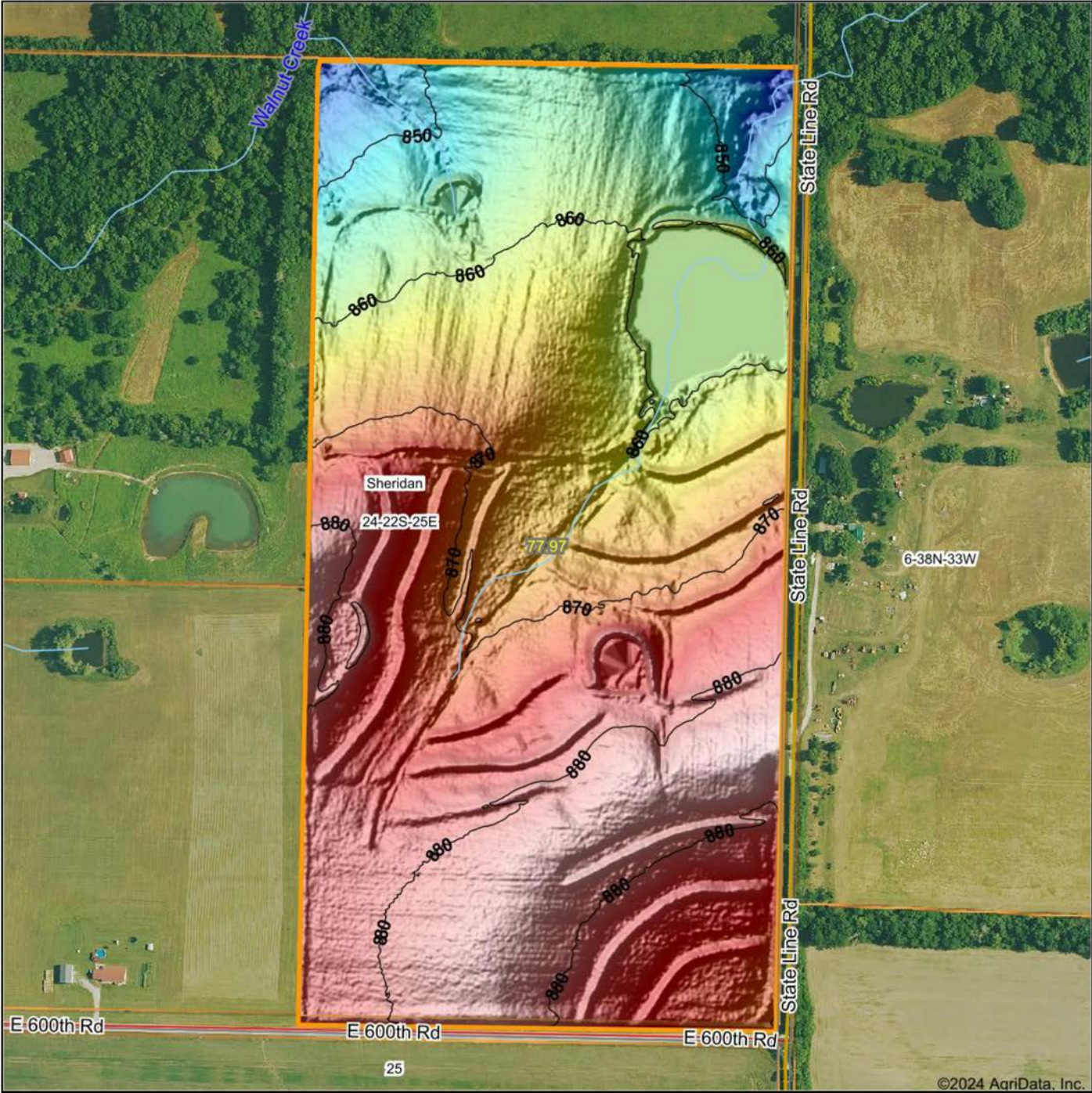


9/16/2024

24-22S-25E
Linn County
Missouri

Boundary Center: 38° 6' 48.92, -94° 36' 58.1

HILLSHADE MAP



Low Elevation High

Source: USGS 1 meter dem
Interval(ft): 10
Min: 839.5
Max: 886.5
Range: 47.0
Average: 868.9
Standard Deviation: 10.33 ft

0ft 423ft 845ft

N
W E
S

9/16/2024

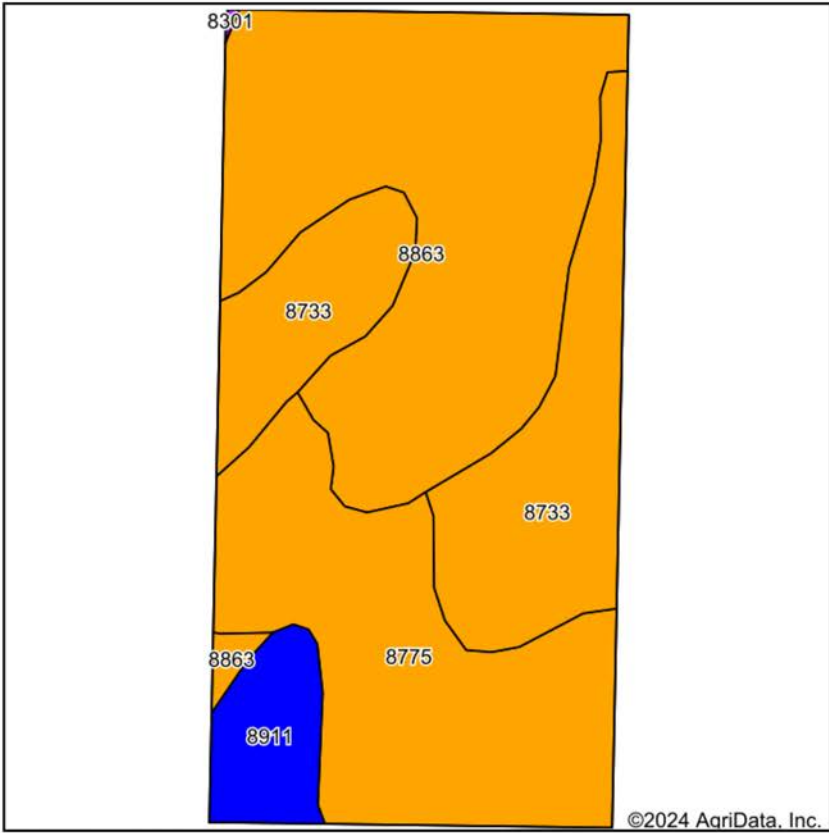
24-22S-25E
Linn County
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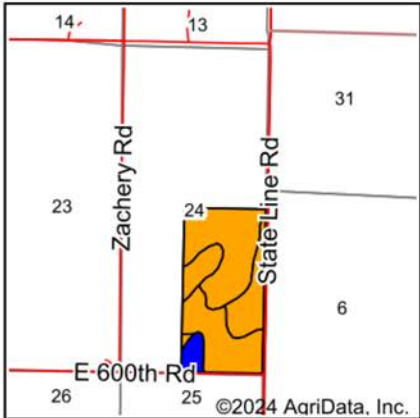
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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Linn**
Location: **24-22S-25E**
Township: **Sheridan**
Acres: **77.97**
Date: **9/16/2024**



Maps Provided By:



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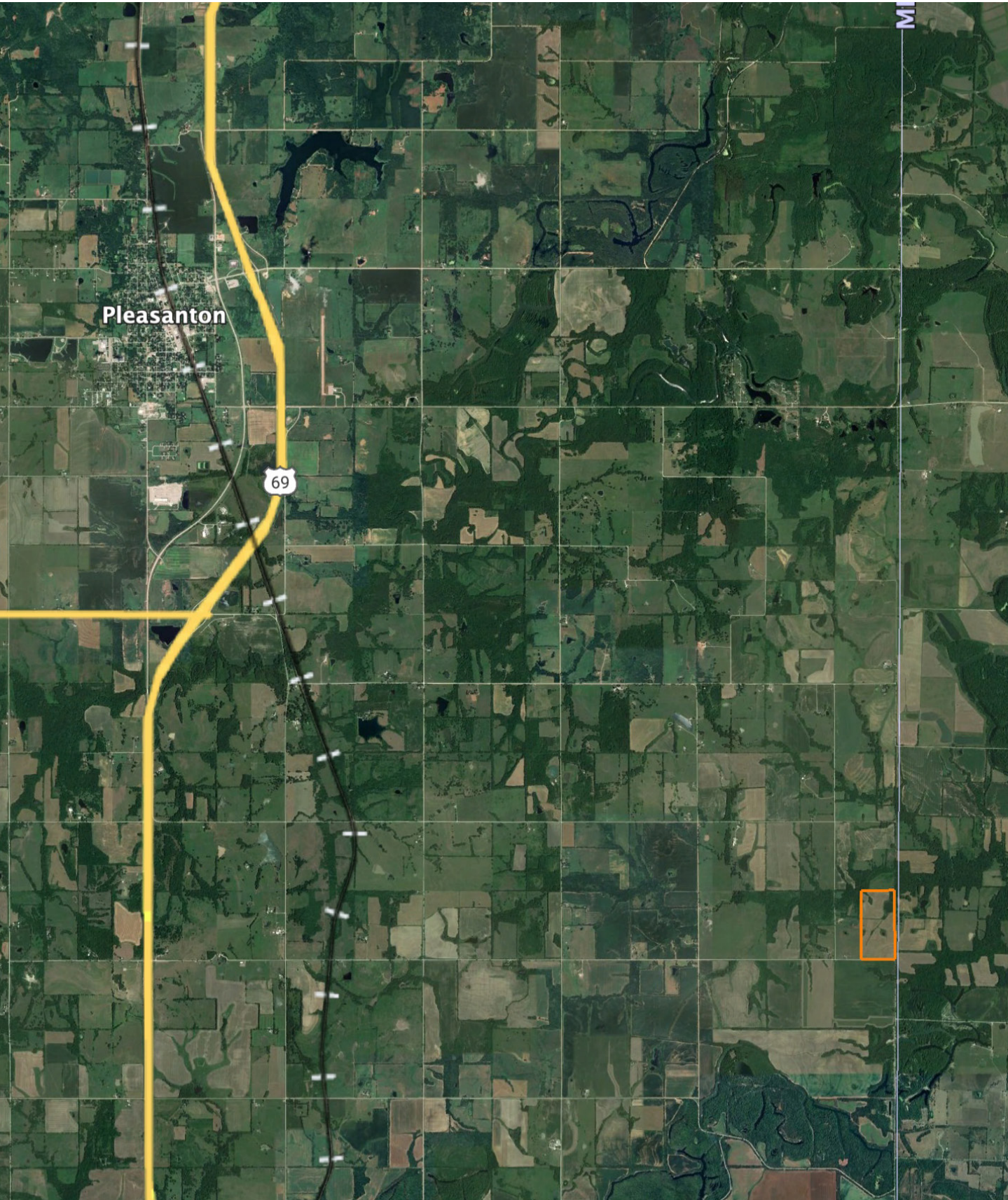
Area Symbol: KS107, Soil Area Version: 23

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
8863	Parsons silt loam, 0 to 1 percent slopes	32.19	41.3%		1.1ft. (Abrupt textural change)	IIIw	3761	83	82	66	69	62
8775	Kenoma silt loam, 1 to 3 percent slopes	22.26	28.5%		5.7ft. (Lithic bedrock)	IIIe	3888	59	56	58	59	54
8733	Eram silty clay loam, 1 to 3 percent slopes	19.08	24.5%		2.6ft. (Paralithic bedrock)	IIIe	4100	54	54	40	39	34
8911	Summit silty clay loam, 1 to 3 percent slopes	4.44	5.7%		> 6.5ft.	Ile	4828	61	61	58	60	47
Weighted Average						2.94	3941	*n 67.8	*n 66.5	*n 56.9	*n 58.3	*n 52

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Agent Clay Craft was born and raised in Madison, Mississippi, and grew up with a great passion for the outdoors. As a well-seasoned hunter, Clay managed to harvest his first deer at the age of 4. Shortly after, he started having success with bow hunting. Growing up in a family that was full of hunting and the outdoors, Clay always knew he wanted to make a career out of his passion.

Now, living in Overland Park, Kansas, Clay hunts on his family farms in Kansas and Missouri every year. He's been a part of several hunting TV shows and is currently filming with Heartland Bowhunter, an award-winning show on The Outdoor Channel, which he's done for over a decade. Clay stays true to his roots and loves bow hunting the giant whitetails that the Midwest has to offer. When he's not working, Clay enjoys spending time with his family, playing sports, and setting up his family farms for the next deer and turkey seasons.

Clay takes pride in how to improve and create better hunting farms. From increasing cover to strategic food plot placements, he has the knowledge to find and take farms to the next level. With the experience of hunting thousands of acres, Clay's love for land can't be missed. If you're in the market to buy or sell land in Eastern Kansas, let Clay put his knowledge and expertise to work for you.



CLAY CRAFT,

LAND AGENT

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