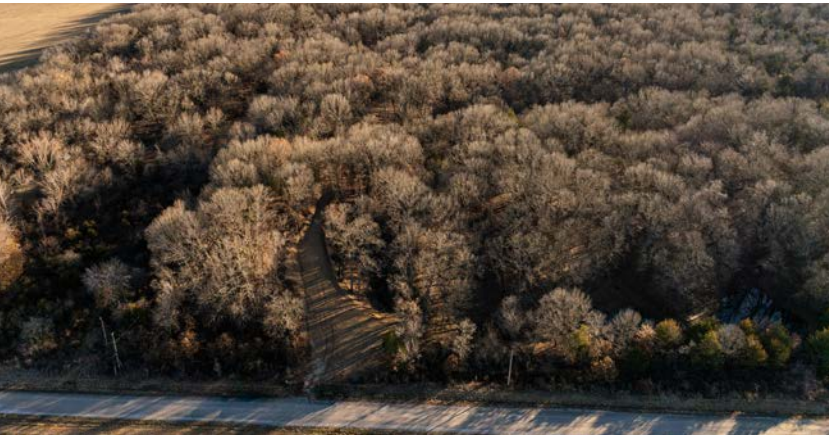
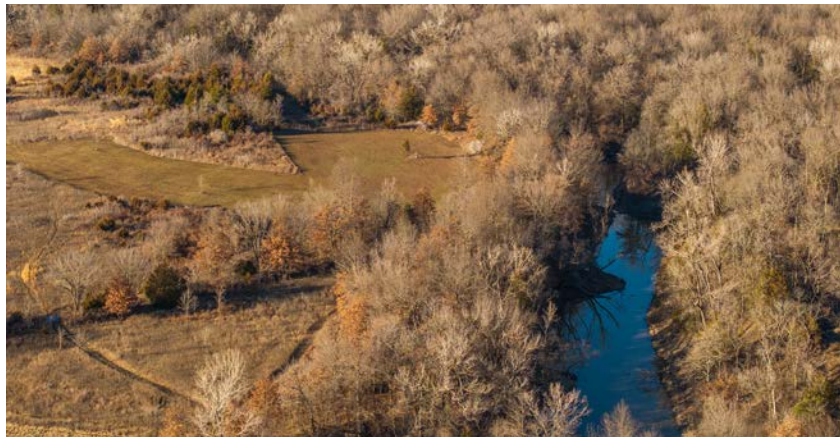


MIDWEST LAND GROUP PRESENTS



# CRAWFORD COUNTY, KS

67 ACRES



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# STRIP PIT PROPERTY WITH ENDLESS OPPORTUNITIES

This 67 +/- acres located just north of Mulberry, Kansas, and just a quarter mile from the Missouri line is jam-packed with opportunities. The property will check the boxes whether you hunt deer, turkey, or ducks, and don't forget about the fishing.

The farm has been set up with hunting in mind. You can access the property from the north and east sides, allowing you to use the wind to your advantage on those wary bucks. There is an established internal trail system giving you access to most of the farm. On the southwest corner of the farm, there is a 10' Redneck blind overlooking an established food plot. The terrain

on this property is very conducive to holding a ton of deer. As you walk the property you will notice the well-used deer trails throughout. The mature oaks across the farm are perfect for holding deer once the acorns start to drop and you will be impressed with the amount of deer that this farm holds from day to day.

The pit at the south end of the farm often has ducks gathered on it and has good access from the north and south. The two biggest pits are located at the north end of the farm and allow for the best fishing on the property. This property also qualifies for reclamation should the new owner decide it is advantageous to them.



# PROPERTY FEATURES

PRICE: **\$309,500** | COUNTY: **CRAWFORD** | STATE: **KANSAS** | ACRES: **67**

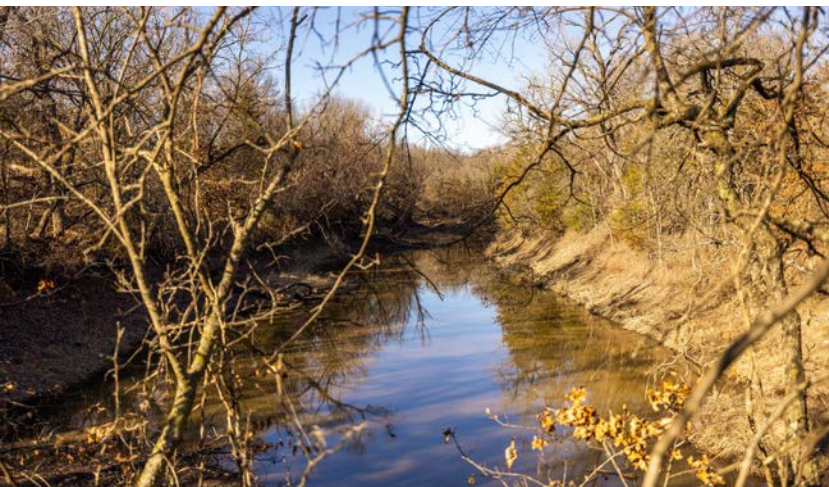
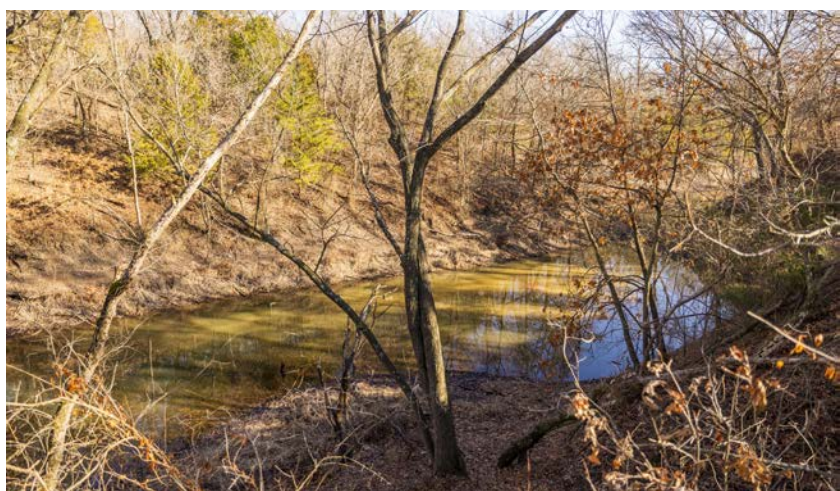
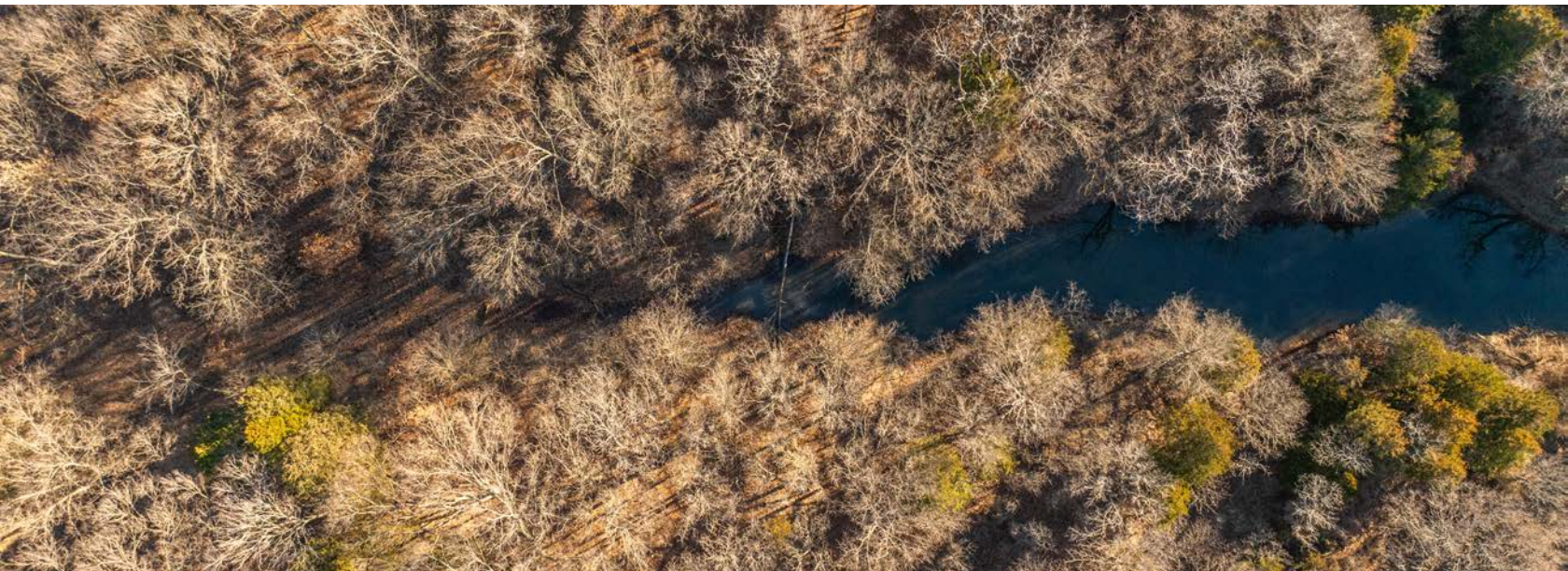
- 67 +/- acres of strip pits
- Established food plot on the southwest corner of the property
- 10' Redneck blind
- Three ladder stands
- Internal trail system
- Access from the north and east
- Fishing in the two largest pits on the north end
- Ducks gather on the southernmost pit
- Mature oaks throughout the farm
- 20 minutes to Pittsburg, KS
- Hour and a half to Kansas City metro
- Two and a half hours to Wichita
- Forty-five minutes to Joplin



# 67 +/- ACRES OF STRIP PITS

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The pit at the south end of the farm often has ducks gathered on it and has good access from the north and south. The two biggest pits are located at the north end of the farm and allow for the best fishing on the property.



# 10' REDNECK BLIND

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# ESTABLISHED FOOD PLOT

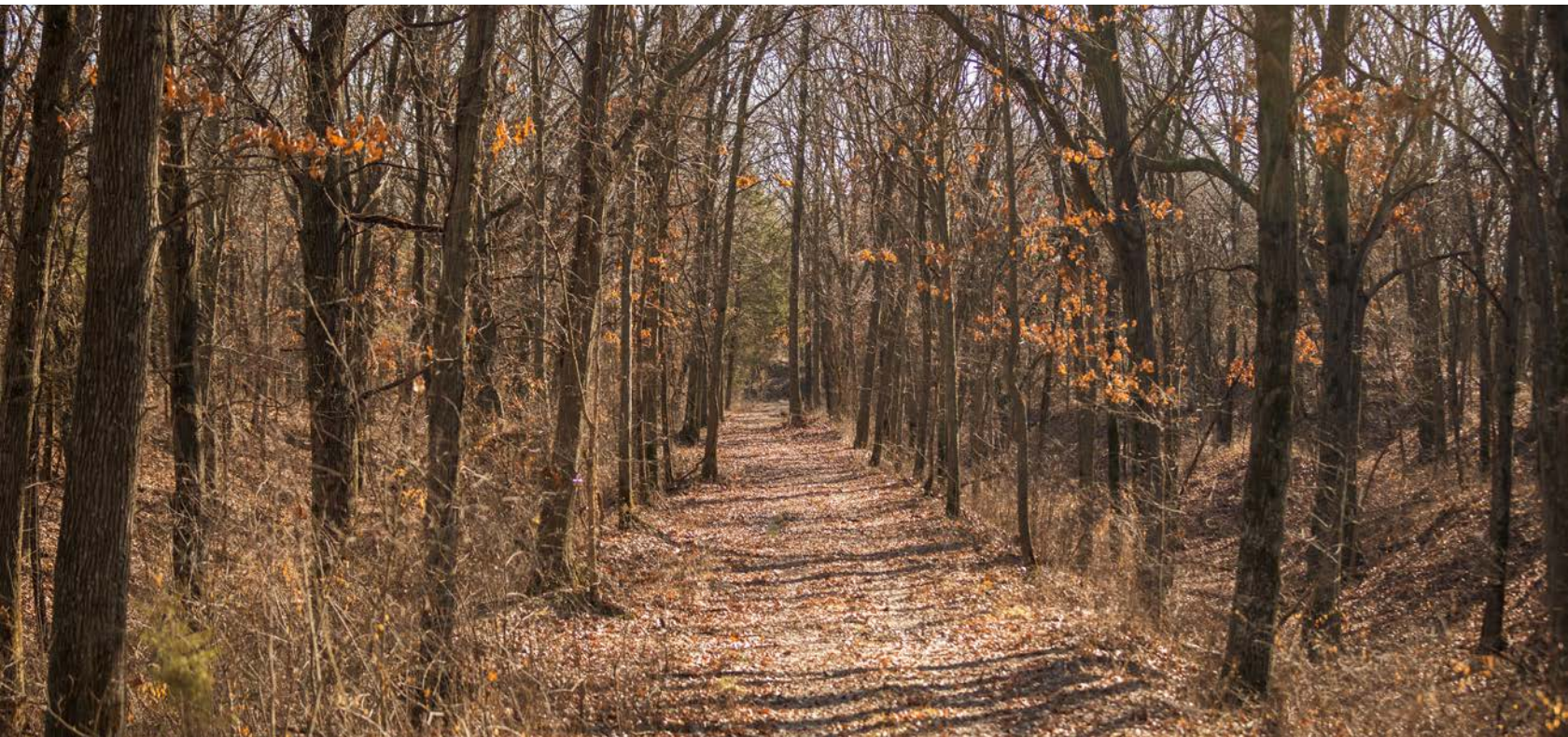
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# INTERNAL TRAIL SYSTEM

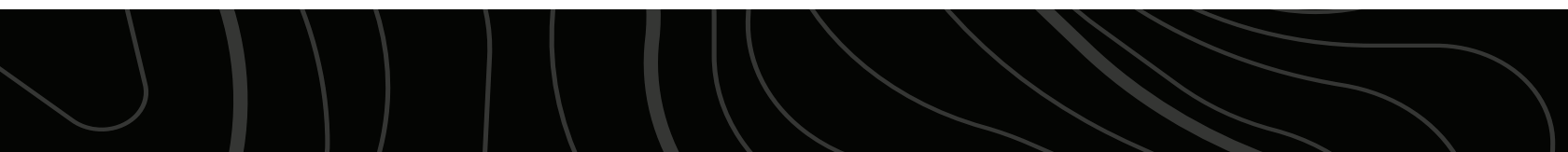
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You can access the property from the north and east sides, allowing you to use the wind to your advantage on those wary bucks. There is an established internal trail system giving you access to most of the farm.

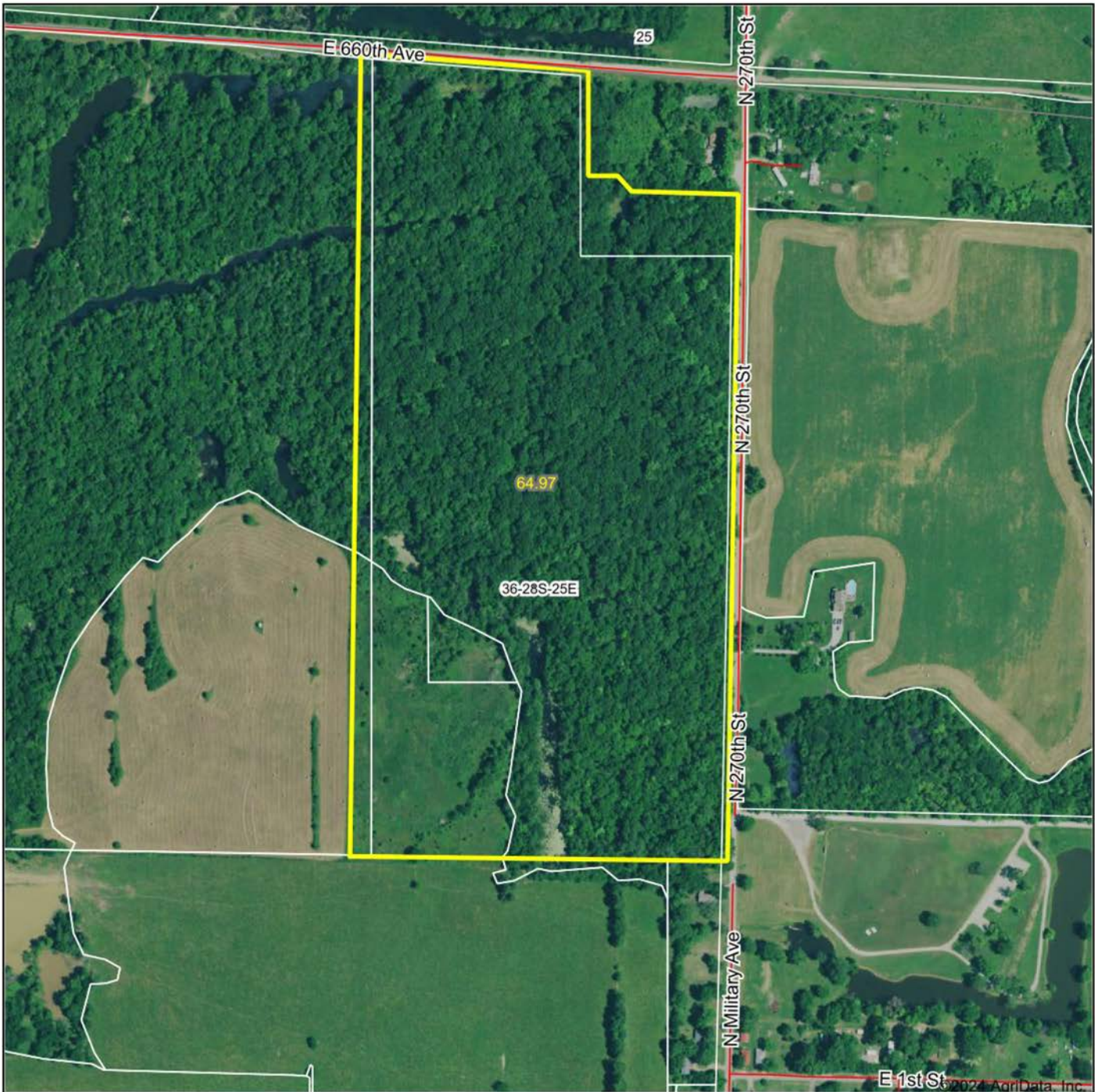


# TRAIL CAM PICTURES

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# AERIAL MAP



Boundary Center: 37° 34' 5.15, -94° 37' 24.33

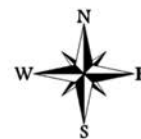


Maps Provided By:



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**36-28S-25E**  
**Crawford County**  
**Kansas**

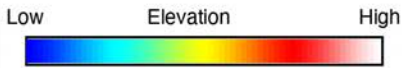
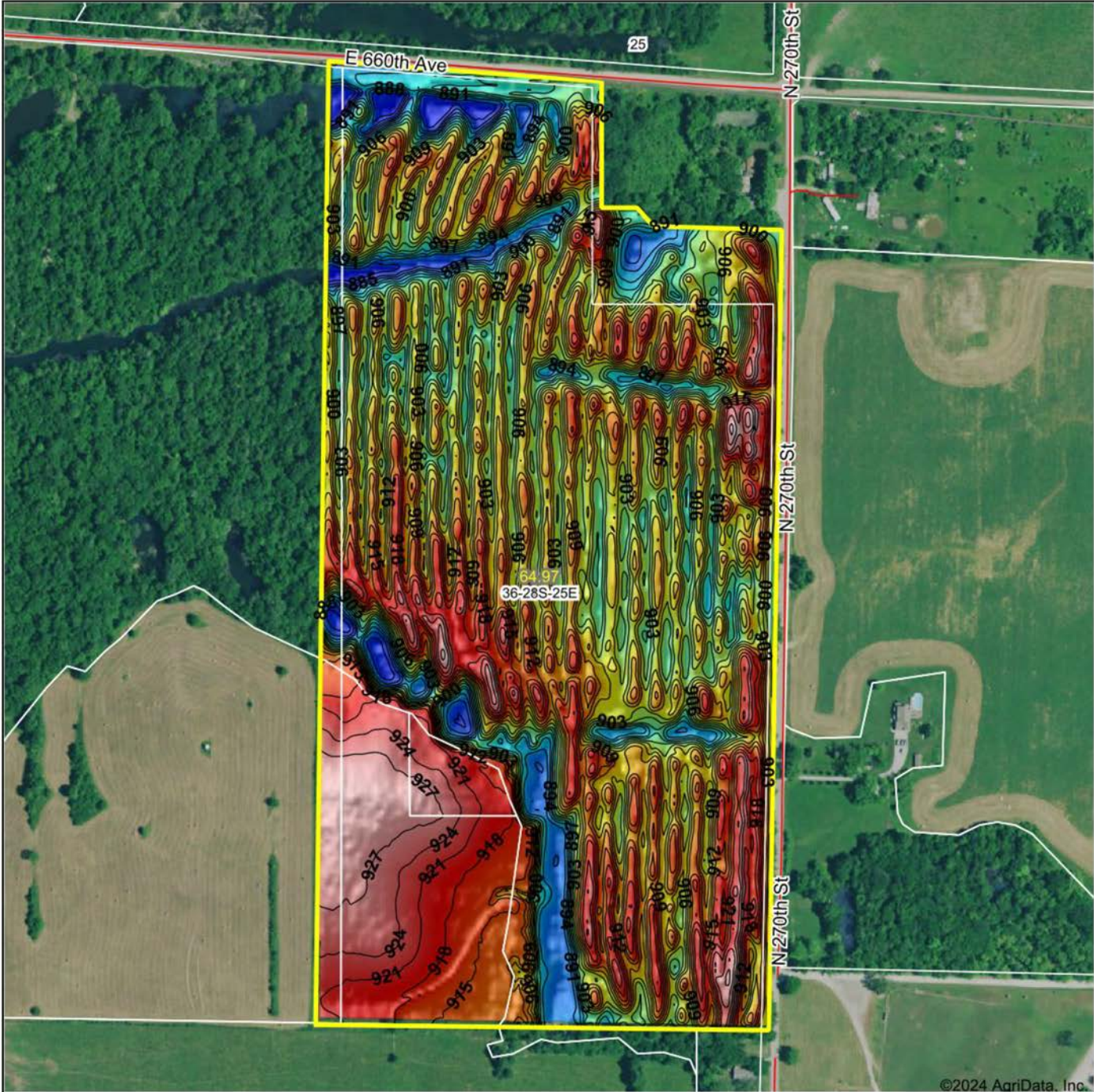


1/11/2024

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



# HILLSHADE MAP



Source: USGS 3 meter dem  
 Interval(ft): 3  
 Min: 879.6  
 Max: 932.3  
 Range: 52.7  
 Average: 908.2  
 Standard Deviation: 10.76 ft



1/11/2024

**36-28S-25E**  
**Crawford County**  
**Kansas**

Boundary Center: 37° 34' 5.15, -94° 37' 24.33



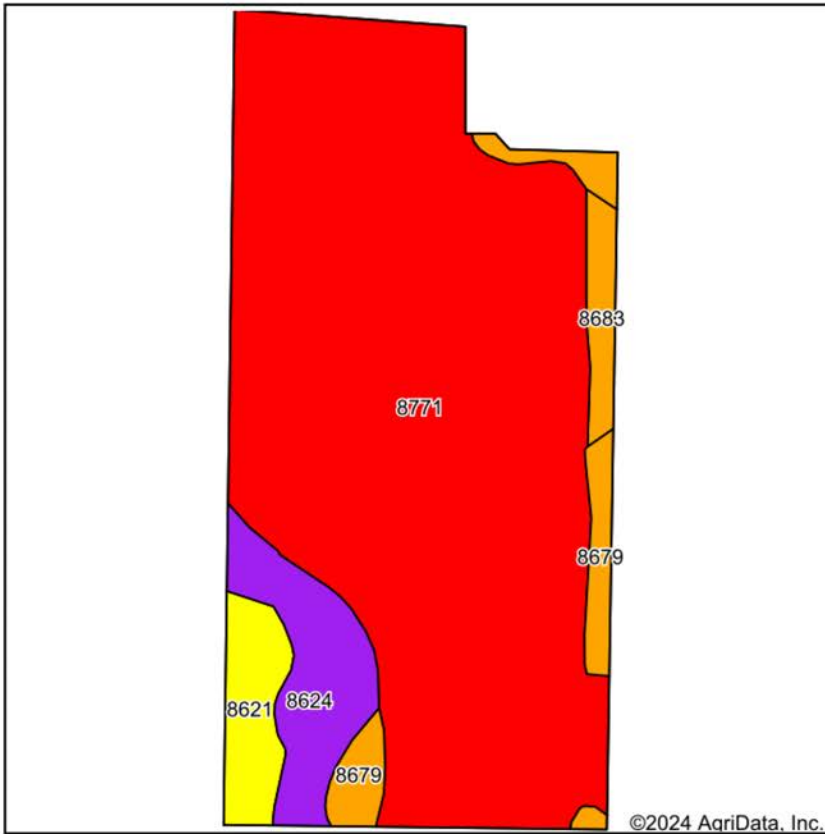
Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING

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

# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Crawford**  
 Location: **36-28S-25E**  
 Township: **Lincoln**  
 Acres: **64.97**  
 Date: **1/11/2024**



Maps Provided By:



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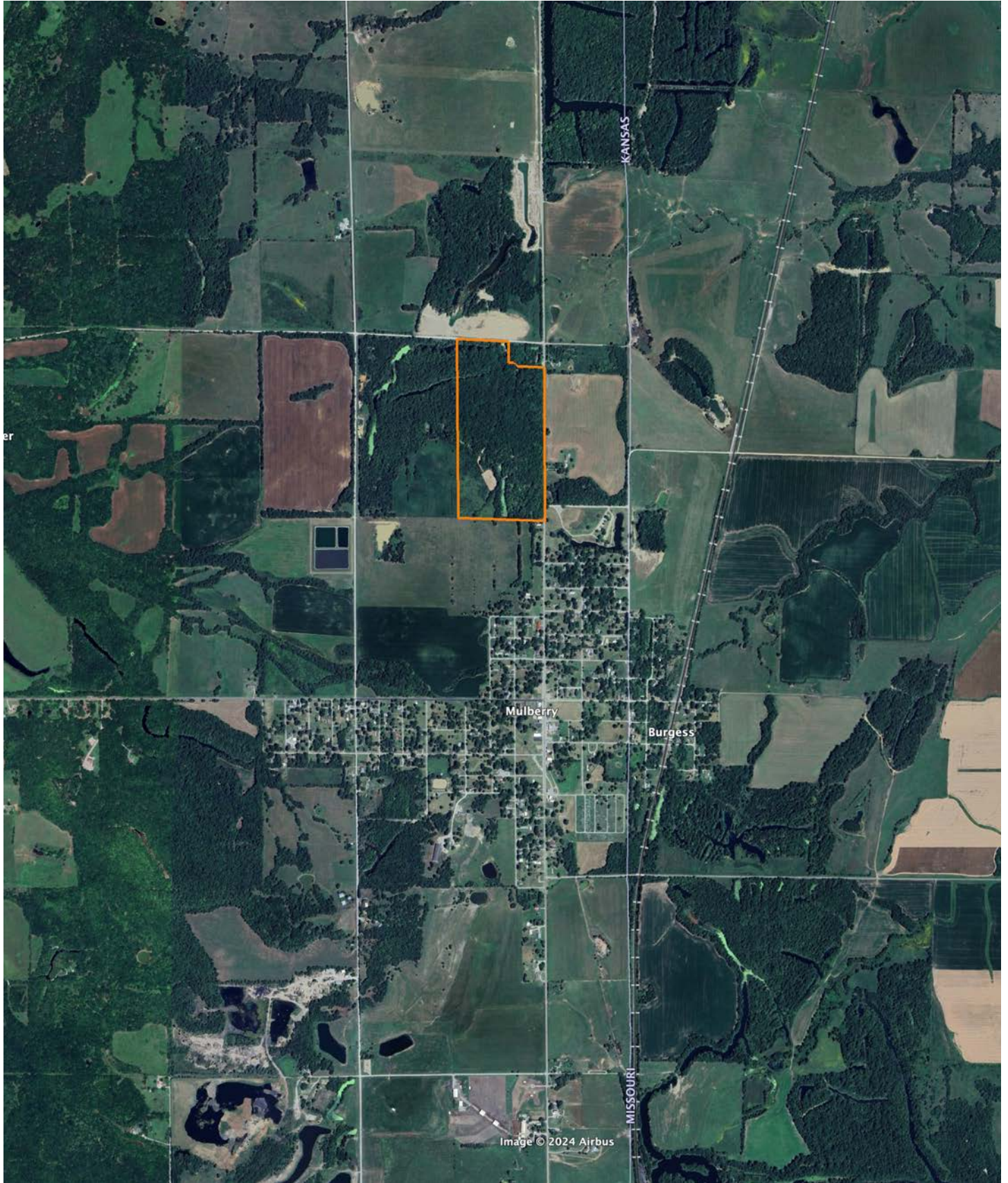
Area Symbol: KS037, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	NCCPI Corn Legend	Non-Irr Class *c	*n NCCPI Corn	*n NCCPI Soybeans
8771	Kanima silty clay loam, 15 to 50 percent slopes	52.56	80.9%		Vlls	24	16
8624	Bates loam, 3 to 7 percent slopes, eroded	4.88	7.5%		llle	52	34
8679	Dennis silt loam, 1 to 3 percent slopes	3.23	5.0%		lle	78	64
8621	Bates loam, 1 to 3 percent slopes	2.83	4.4%		lle	65	52
8683	Dennis silt loam, 3 to 7 percent slopes	1.47	2.3%		llle	76	65
<b>Weighted Average</b>					<b>6.14</b>	<b>*n 31.8</b>	<b>*n 22.4</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP



# AGENT CONTACT

Andy Anderson came to Midwest Land Group with a 20-year history of successful business ownership. Whether working with customers or other companies, Andy's business philosophy of being open and honest gains customers for life is always spot on. His customers appreciate the truth, even if it's not what they want to hear. They are astonished by his ability to remember them years down the road, and many gladly refer Andy to their friends and family. Andy applies this same business philosophy to his land sales every day. He joined Midwest Land Group because he liked being treated the way he treats others. A Midwest Land Group agent helped Andy sell his personal farm years ago. Being on the client side of the transaction, he appreciated his agent's honesty and realistic approach, which matched Andy's business philosophy to a T, and it's what his clients have come to expect from him as their Midwest Land Group agent. "Some agents with other companies are too worried about the purchase or sale right now. I want my clients to call me again 10 years from now. I work hard to deserve their trust and ensure they are comfortable recommending me to their closest family and relatives," explains Andy. Being upfront and realistic gives his clients peace of mind that they will receive the best value for their land.

Andy knows Missouri property. He's not only owned local farmland, but he's a state native. Andy is from Springfield and attended Missouri State University. "I was a sports guy, but have always loved the outdoors. It was my father-in-law who took me under his wing and taught me how to hunt and fish," Andy says. He found his niche behind a camera, capturing hunts on video. He's passionate about hunting, but finds even more excitement in filming other hunters on their big day. Andy is an active member in his local branch of the Quality Deer Management Association and through that association he was given the opportunity to film a youth hunt held for military children who'd never hunted before. These types of activities are near and dear to Andy as the video not only preserved child's excitement, but also can now be with him and shared with family and friends forever.

Andy is an active New City Church member and a discipleship leader where he helps others lead a more altruistic life. He and his wife, Christie, are empty nesters with a son studying pre-law at K-State. While Christie earns her master's in geography, Andy puts his love of the outdoors to work, helping his clients navigate land deals with confidence and giving them the honesty they deserve. Contact him today for sound advice when you're ready to buy or sell your next farm.



**ANDY ANDERSON,**  
LAND AGENT

**913.530.8730**

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



**MidwestLandGroup.com**

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