

MIDWEST LAND GROUP PRESENTS

41 ACRES IN

CHEROKEE COUNTY KANSAS



MidwestLandGroup.com

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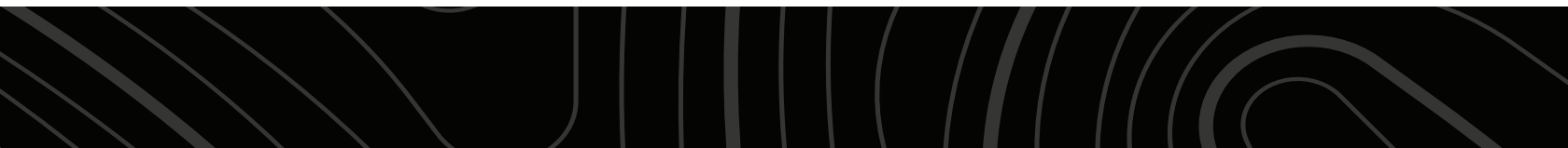
TILLABLE/RECREATIONAL COMBO FARM IN CHEROKEE COUNTY

Just north of Baxter Springs, Kansas sits this excellent 41 +/- combination farm, perfect for the investor, farmer, or outdoorsman looking to capitalize on great tillable acres but also the chance to chase big deer. Primarily Class II and III soils, this farm consists of 30 +/- tillable acres and around 11 +/- recreational acres. The tillable ground is currently fertilized for corn and the farmer lease is good for the 2024 crop season.

The wet weather creek on the south part of the farm is surrounded by timber and allows a healthy deer

herd to call this farm home. Deer sign is in abundance and several big bucks have been spotted cruising the property.

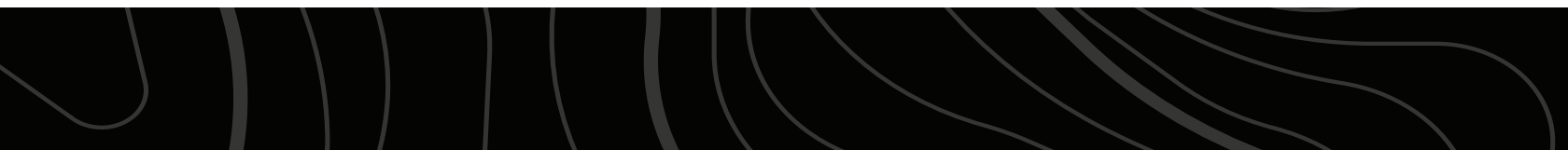
On top of being a great tillable/recreational farm, this acreage has blacktop frontage on two sides and electric at the road. A driveway is already established that leads to a perfect build site. Only a short drive north of Baxter Springs, this small acreage combo farm would make the perfect addition to your existing portfolio. Call land agent Kellen Bounous to set up your showing today!



PROPERTY FEATURES

PRICE: **\$267,670** | COUNTY: **CHEROKEE** | STATE: **KANSAS** | ACRES: **41**

- 30 +/- acres tillable
- 11 +/- acres recreational
- Potential build site
- Primarily Class II and III soils
- Dennis and Taloka silt loam
- Current farm lease through 2024
- Wet weather creek
- Blacktop road frontage
- Multiple entrances
- Electricity at the road
- 4.7 miles north of Baxter Springs
- 6.9 miles west of Galena
- 11.2 miles south of Columbus



30 +/- ACRES TILLABLE



POTENTIAL BUILD SITE



11 +/- ACRES RECREATIONAL



AERIAL MAP



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Boundary Center: 37° 4' 24.83, -94° 45' 23.78

0ft 282ft 563ft



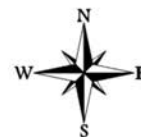
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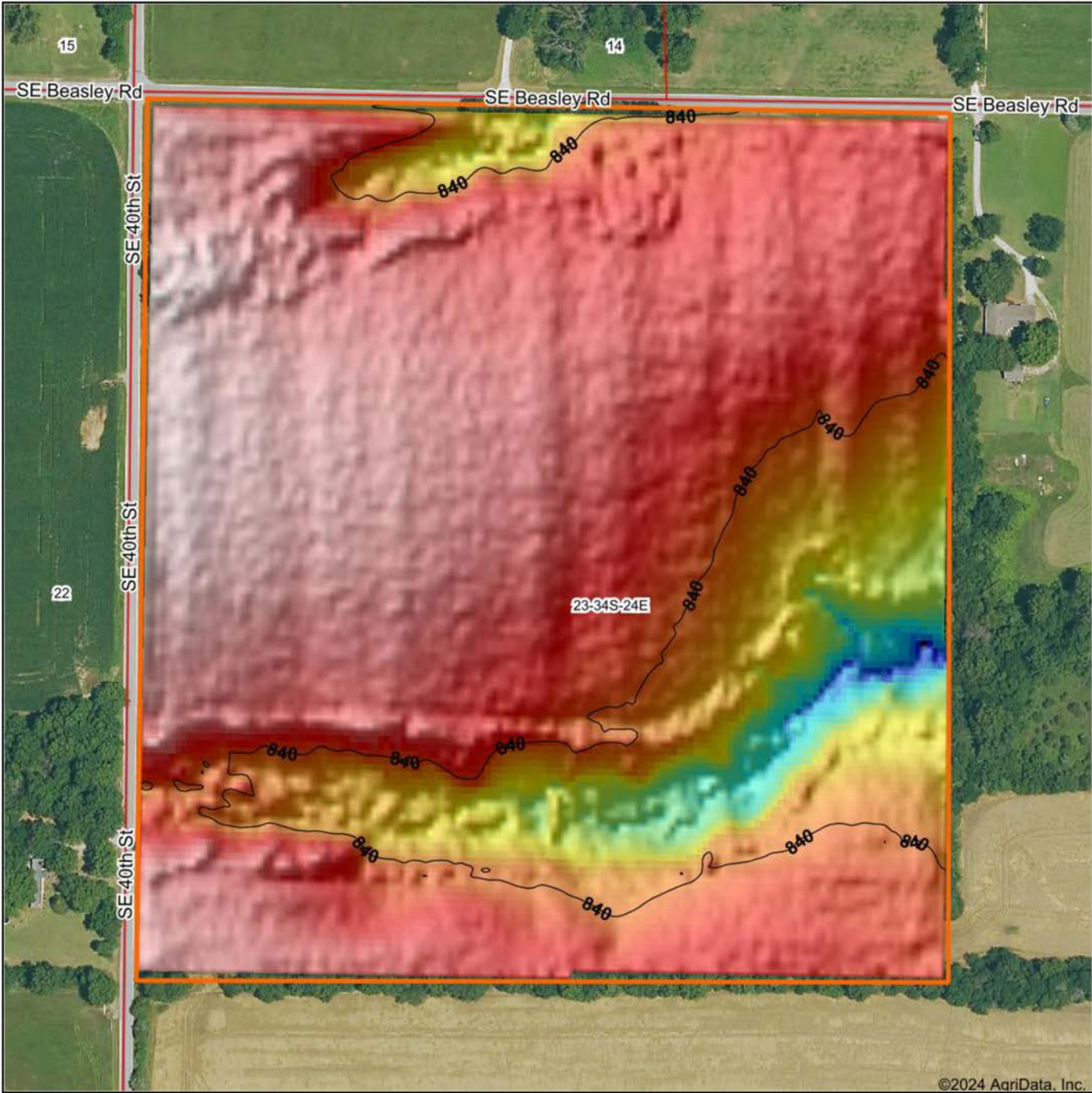
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23-34S-24E
Cherokee County
Kansas

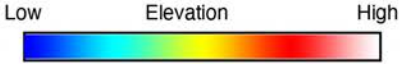


3/11/2024

HILLSHADE MAP



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Source: USGS 3 meter dem
 Interval(ft): 40
 Min: 825.4
 Max: 847.6
 Range: 22.2
 Average: 841.7
 Standard Deviation: 3.48 ft



3/11/2024

23-34S-24E
Cherokee County
Kansas

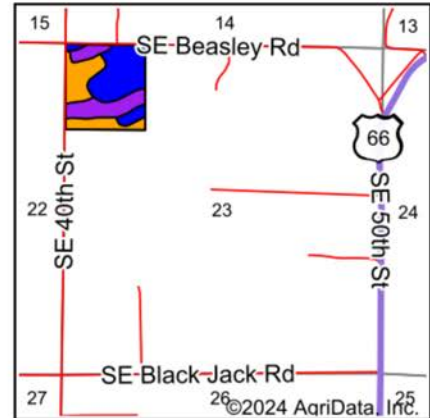
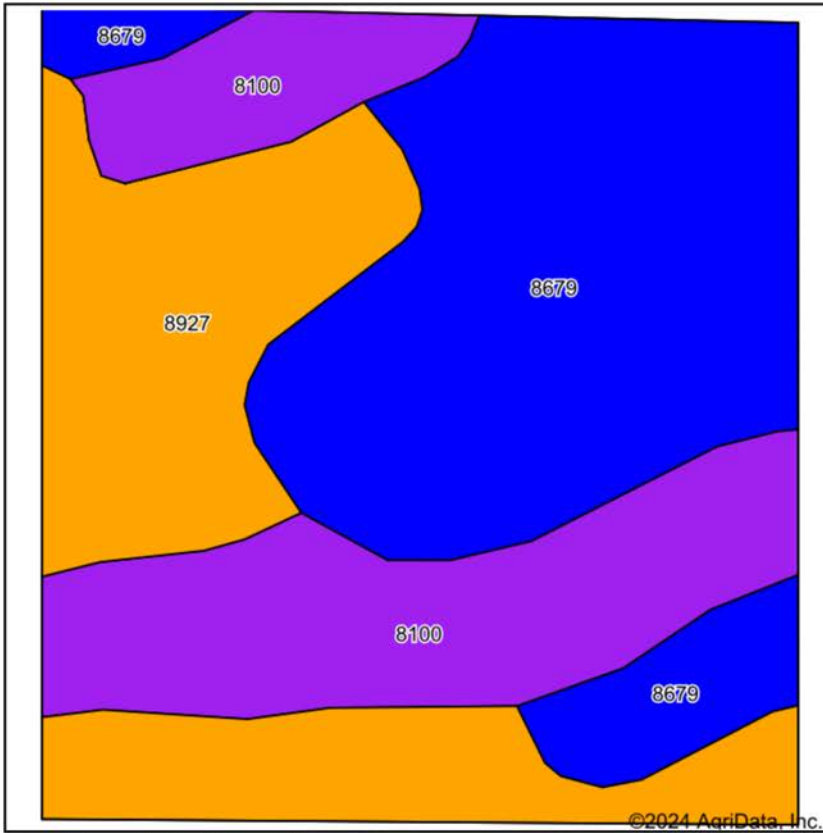
Boundary Center: 37° 4' 24.83, -94° 45' 23.78



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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SOIL MAP



State: **Kansas**
 County: **Cherokee**
 Location: **23-34S-24E**
 Township: **Spring Valley**
 Acres: **42.1**
 Date: **2/15/2024**



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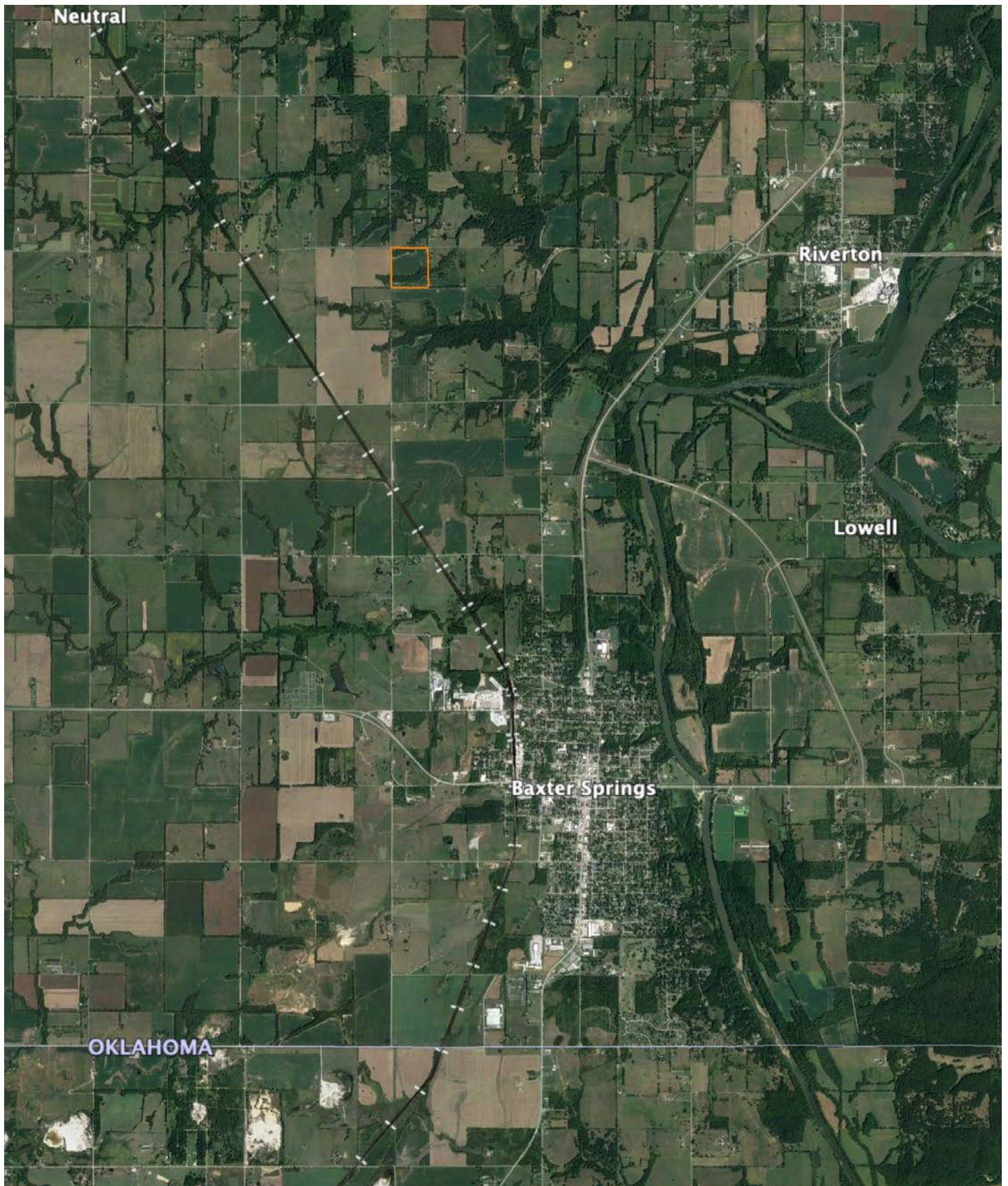


Area Symbol: KS021, Soil Area Version: 23

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	18.05	42.9%		Ile	79	78	64	
8927	Taloka silt loam, 0 to 1 percent slopes	12.86	30.5%		Ills	62	59	62	
8100	Hepler silt loam, 0 to 3 percent slopes, frequently flooded	11.19	26.6%		Vw	72	72	64	
Weighted Average						3.10	*n 71.9	*n 70.6	*n 63.4

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

With a passion for customer service, Kellen Bounous is ready to help his clients achieve their land dreams. Sellers and buyers alike benefit from his drive and determination, as well as his promise to stick by them throughout the entire process, going above and beyond to ensure the smoothest and most stress-free transaction possible.

Kellen's commitment to customer service comes from a background of managing more than 200 farmers and truckers in the grain industry. Previously, he was a district sales manager for an ag company, as well as a grain merchandiser for a grain company, buying and selling corn, soybeans, and wheat in Missouri, Kansas, and Arkansas.

Born in Springfield, MO, Kellen grew up on a farm near Monett, MO, helping his dad with row crops and Kentucky 31 fescue seed. After graduating from Monett High School, he attended the University of Missouri-Columbia, where he obtained a degree in Agriculture Business as a three-year student-athlete wrestler. Kellen earned Master's in Business Administration from William Woods University in Fulton, MO, and, to this day, still helps his dad with harvest on the farm when he can.

Kellen has a strong passion for anything outdoors, in particular chasing whitetail deer. He enjoys bow hunting turkey, duck hunting, farming, fishing, and golf. He serves as a volunteer wrestling coach for Carthage High School and lives in Carthage, MO, with his wife, Torie.



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