

MIDWEST LAND GROUP PRESENTS



# CHEROKEE COUNTY, KS

81 ACRES



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



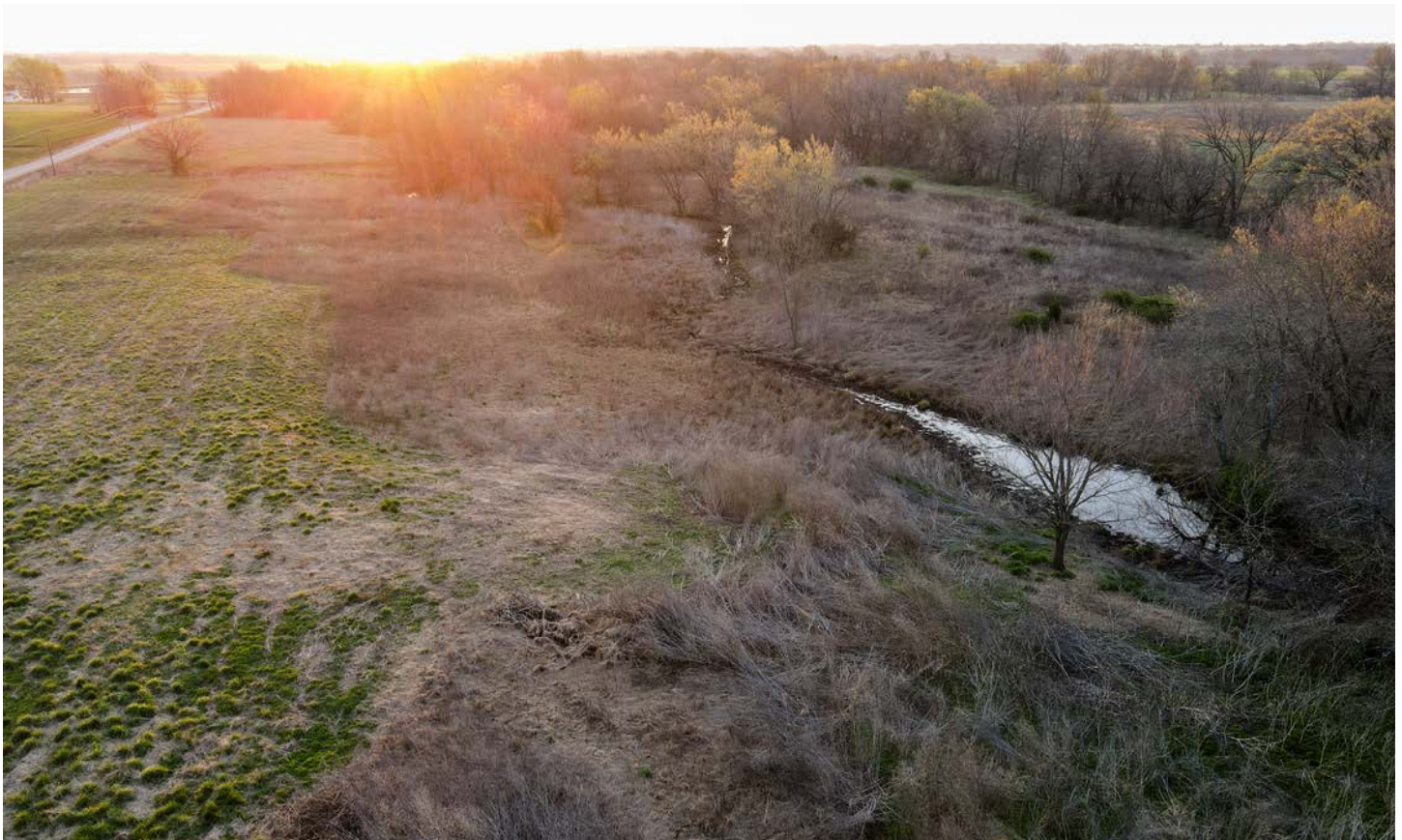
MIDWEST LAND GROUP IS HONORED TO PRESENT

# **SURVEYED 81 ACRE MULTIPURPOSE RECREATIONAL FARM WITH INCOME AND BUILD SITE**

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This 81 acre tract has everything to offer the outdoor enthusiast! Finding land with this many features jammed into one property is difficult! Multiple ponds, a stretch of Four Mile Creek, good pasture, rural water, and electricity at the road for a potential build site 1/2 mile off blacktop are all wrapped together in this do-it-all property. It has everything you need to hold and attract deer and wildlife while getting a little income on pasture. The open ground is made up of Dennis, Hepler, Parsons Silt Loam, and Bates Loam which produces good black dirt. 45 +/- acres of the hay ground could easily be covered to tillable to get some more income and help hold the deer and turkey

close. From a habitat standpoint, the farm has lots of browse, water, bedding, tons of edge, mixed hardwoods, and slight elevation change for escape cover. All of these property features are a perfect recipe for being able to manage this farm for deer, turkeys, and some income to boot. The deer hunting potential is good but don't let it distract you from spring activities of calling in turkeys, looking for morels, fishing, and camping. If you want to own a Kansas farm that has food, cover, and water to hold deer and turkeys offering year-round enjoyment, this is it. Contact Clayton Campbell for more details or a private showing at (620) 808-3085.





# PROPERTY FEATURES

PRICE: **\$349,965** | COUNTY: **CHEROKEE** | STATE: **KANSAS** | ACRES: **81**

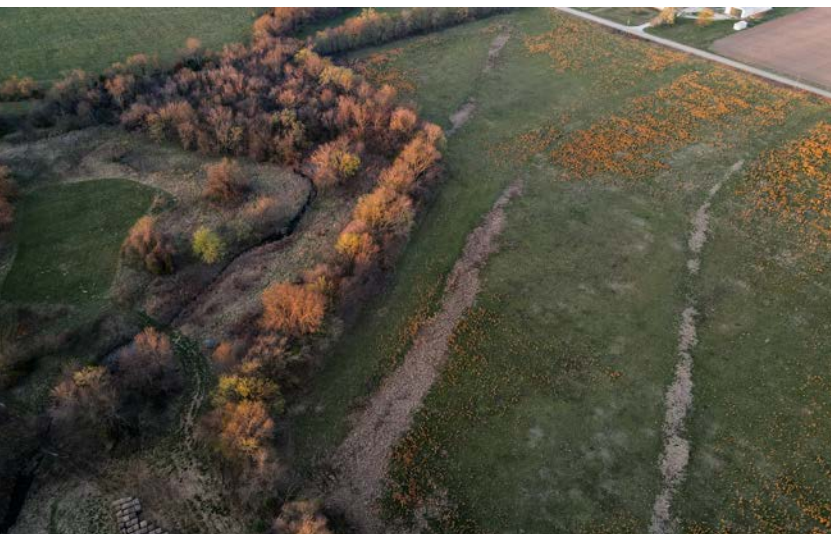
- 81 surveyed acres with good hunting and income
- Multiple ponds and a stretch of Four Mile Creek
- Class II/III soil - Dennis, Hepler, Parsons Silt Loam, and Bates Loam
- Rural water and electricity at the road
- 45 +/- acres of the hayed acres could easily be converted to tillable
- 23 acres already terraced
- Diverse habitat will hold deer, turkeys, and waterfowl
- Sets up well for bow or rifle hunting
- Mostly fenced with multiple entrances
- Potential build site 1/2 mile off blacktop
- Around 2 hours from Wichita, Kansas City, Springfield, Bentonville, and Tulsa
- Less than 30 minutes from Joplin





81 ACRES

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## MULTIPLE PONDS

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## DEER HUNTING

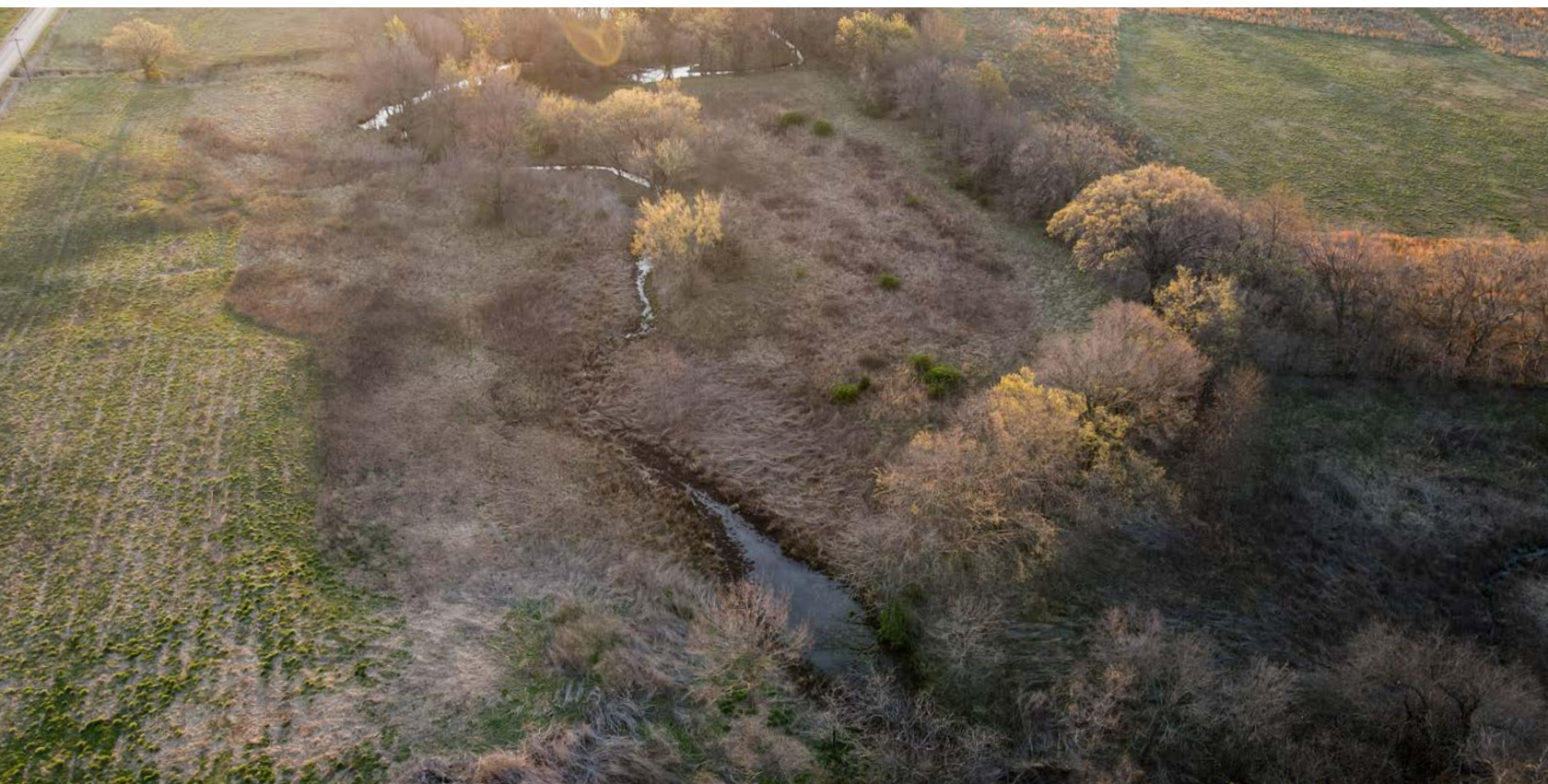
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# FOUR MILE CREEK

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# HAY INCOME

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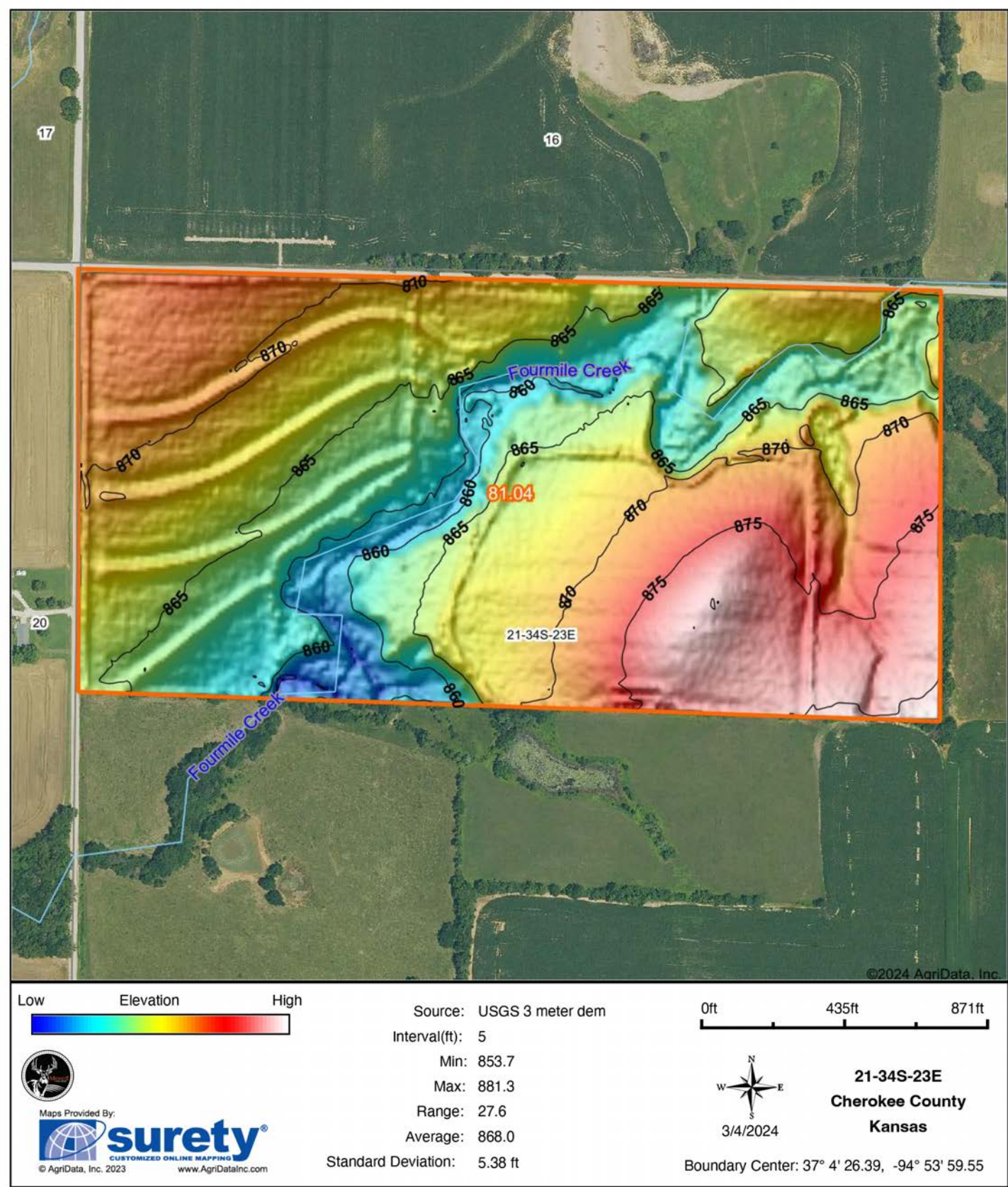


# AERIAL MAP



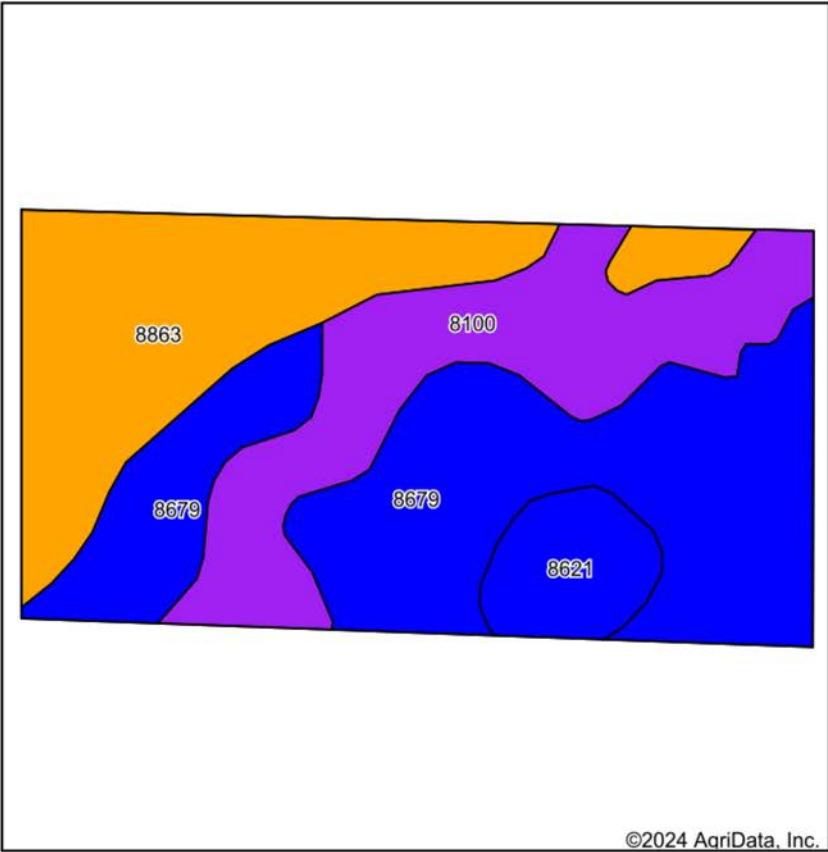


# HILLSHADE MAP



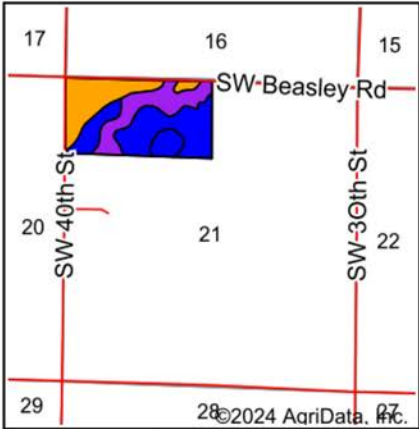


# SOIL MAP



Soils data provided by USDA and NRCS.

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State: **Kansas**  
County: **Cherokee**  
Location: **21-34S-23E**  
Township: **Lyon**  
Acres: **81.04**  
Date: **3/4/2024**



Maps Provided By:



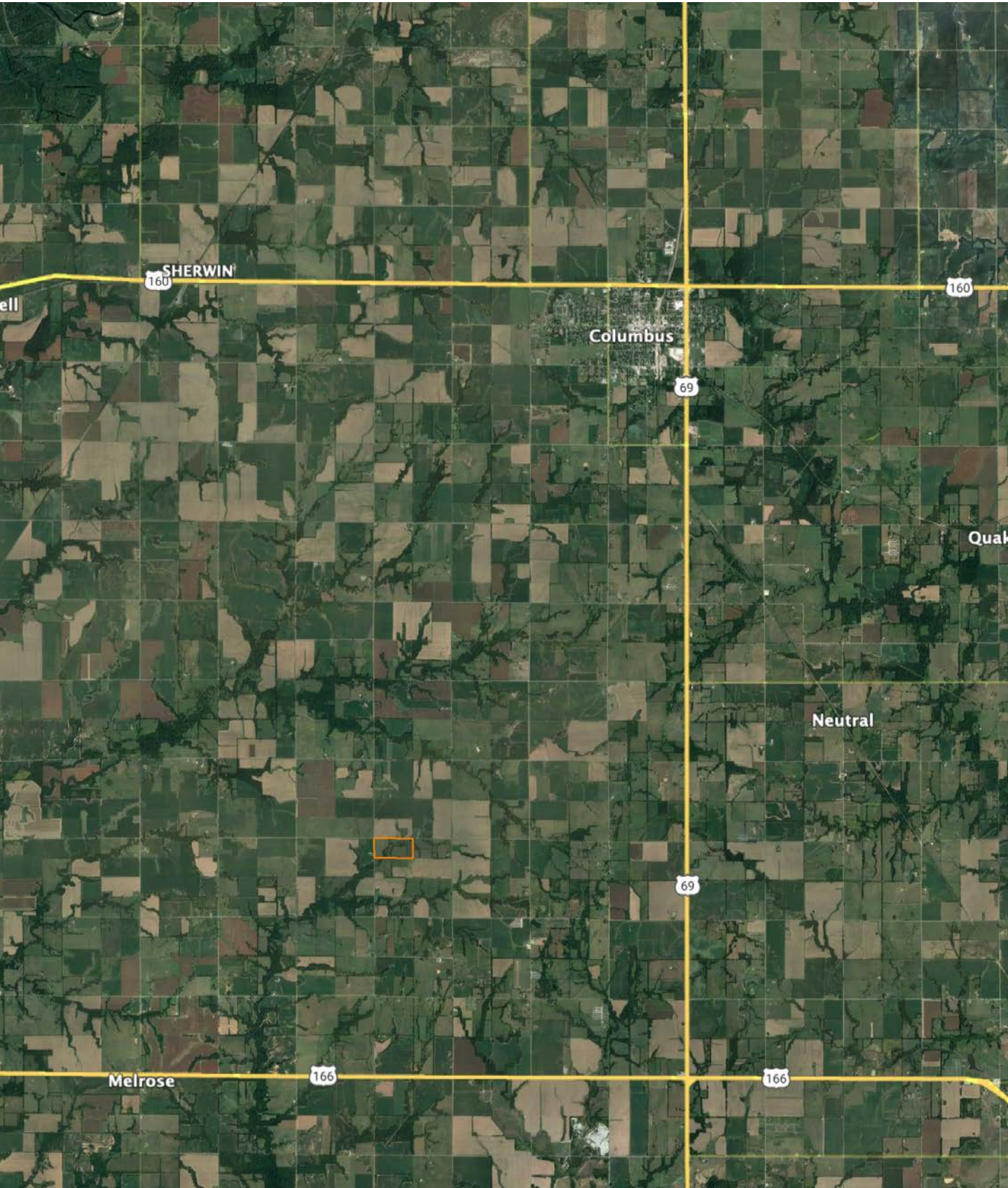
Area Symbol: KS021, Soil Area Version: 23								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
8679	Dennis silt loam, 1 to 3 percent slopes	33.58	41.4%		Ile	79	78	64
8863	Parsons silt loam, 0 to 1 percent slopes	22.40	27.6%		IIIw	83	82	69
8100	Heppler silt loam, 0 to 3 percent slopes, frequently flooded	19.72	24.3%		Vw	72	72	64
8621	Bates loam, 1 to 3 percent slopes	5.34	6.6%		Ile	65	65	52
Weighted Average					3.01	*n 77.5	*n 76.8	*n 64.6

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# OVERVIEW MAP





# AGENT CONTACT

Clayton Campbell's journey from growing up in a small town in central Kansas to becoming a dedicated land agent reflects his deep-rooted passion for the environment and land stewardship. Raised in an environment surrounded by farming on both sides of the family, Clayton developed a profound appreciation for land ownership and its role in shaping legacies.

After completing his education at Pittsburg State University, Clayton embarked on a career that aligned with his passion. His experience as an account executive and sales manager at the nation's largest privately held environmental laboratory equipped him with the skills to protect water and soil across the Midwest. Following this, he transitioned to a national sales manager role at a leading educational company specializing in building STEM labs nationwide.

Clayton's background in sales and service has proven invaluable in his current role as a land agent. He leverages his problem-solving abilities, negotiation skills, and a commitment to finding mutually beneficial solutions for all parties involved.

In addition to his professional endeavors, Clayton is an integral part of the pro-staff for the award-winning outdoor TV show, Heartland Bowhunter, since its inception in 2007. This affiliation has provided him with unique opportunities to travel across the country, engaging in hunting experiences for nearly two decades. His expertise in harvesting turkey, deer, and elk, coupled with his understanding of quality deer management, serves him well in assisting his land clients.

Beyond his outdoor pursuits, Clayton enjoys spending quality time with his wife, Courtney and their four children. Their shared interests include hiking, camping, and cooking together. They have a passion for exploring different regions and savoring the local culinary scene. Actively involved in their local church, the couple also volunteers for various local ministries.

If you're in the market for land in Southeast Kansas and Southwest Missouri, Clayton Campbell is positioned as the go-to agent. With a commitment to providing a personal touch, he ensures that each client walks away with a positive and memorable experience, reflecting his dedication to land preservation and client satisfaction.



**CLAYTON CAMPBELL,**  
LAND AGENT

**620.687.2789**

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## MidwestLandGroup.com

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