

MIDWEST LAND GROUP PRESENTS

222 ACRES IN

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# LEAVENWORTH COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# BREATHTAKING LAND & HOME IN LEAVENWORTH COUNTY

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This property in Leavenworth County, Kansas spans approximately 222 +/- acres and offers stunning views that will leave you amazed. As you explore this breathtaking property, you will be captivated by the natural beauty that surrounds you. The land features a diverse landscape, including rolling hills, lush pastures, timber draws, thickets and so much more. Approximately 55 +/- acres of well-maintained pasture are available for livestock grazing or crop cultivation.

In addition to its natural features, this land provides a unique opportunity for outdoor enthusiasts. Mowed driving trails traverse the entire property, making it easy to explore every corner of this vast estate. Whether you enjoy hiking or ATV riding, these trails offer the perfect setting for your outdoor adventures.

Furthermore, the land has undergone a native grasses study conducted by Kansas State University, pointing

out hundreds of varieties of native grasses located on the property. This study demonstrates a commitment to preserving the land's natural beauty. With an abundance of wildlife, including deer, turkey, and various bird species, this property provides a special opportunity for all types of hunting and outdoor activities.

Within this little slice of heaven, you will find a stunning 3,500 square foot home. Built in 1996, with 4 bedrooms and 3.5 bathrooms, this spacious residence offers ample space for you and your family to relax and unwind. Brand-new carpets can be found in the home in some areas of the home. My favorite part about the home is the beautiful wrap-around porch and back patio. With the house sitting on the hill you can see for miles, watching the sun go down out there is absolutely stunning. Just outside of the home is a nice shop to store any and all farming equipment ATVs etc. The shop even has a bathroom in it!



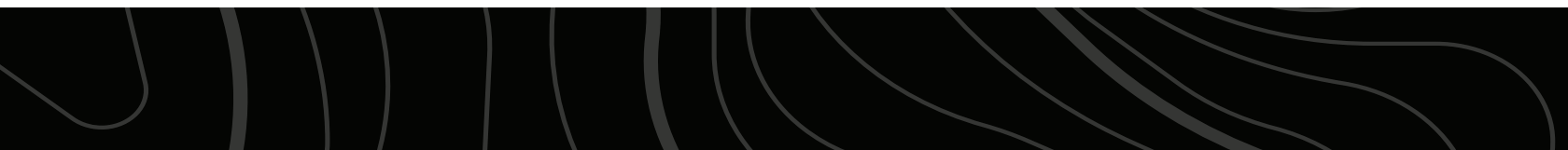


# PROPERTY FEATURES

PRICE: **\$1,611,500** | COUNTY: **LEAVENWORTH** | STATE: **KANSAS** | ACRES: **222**

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- 3,500 sq. ft. home
- 4 bedroom, 3.5 bath
- 45'x30' ft. shop w/ utilities and bathroom
- Approximately 55 +/- acres of pasture
- Mowed driving trails around entire property
- North, central, and south access
- Native grasses study done by Kansas State University
- Abundance of wildlife
- 5 miles from Easton, KS
- 10 miles From Leavenworth, Kansas
- 45 miles from Kansas City





# 3,500 SQ. FT. HOME

Within this little slice of heaven, you will find a stunning 3,500 square foot home. Built in 1996, with 4 bedrooms and 3.5 bathrooms, this spacious residence offers ample space for you and your family to relax and unwind.





# 4 BEDROOM, 3.5 BATH

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# WRAP-AROUND PORCH & BACK PATIO





## 45'X30' FT. SHOP

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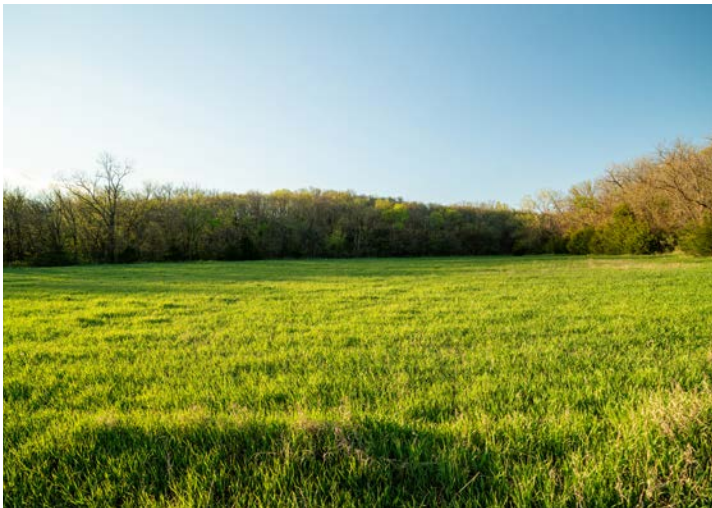




# 55 +/- ACRES OF PASTURE

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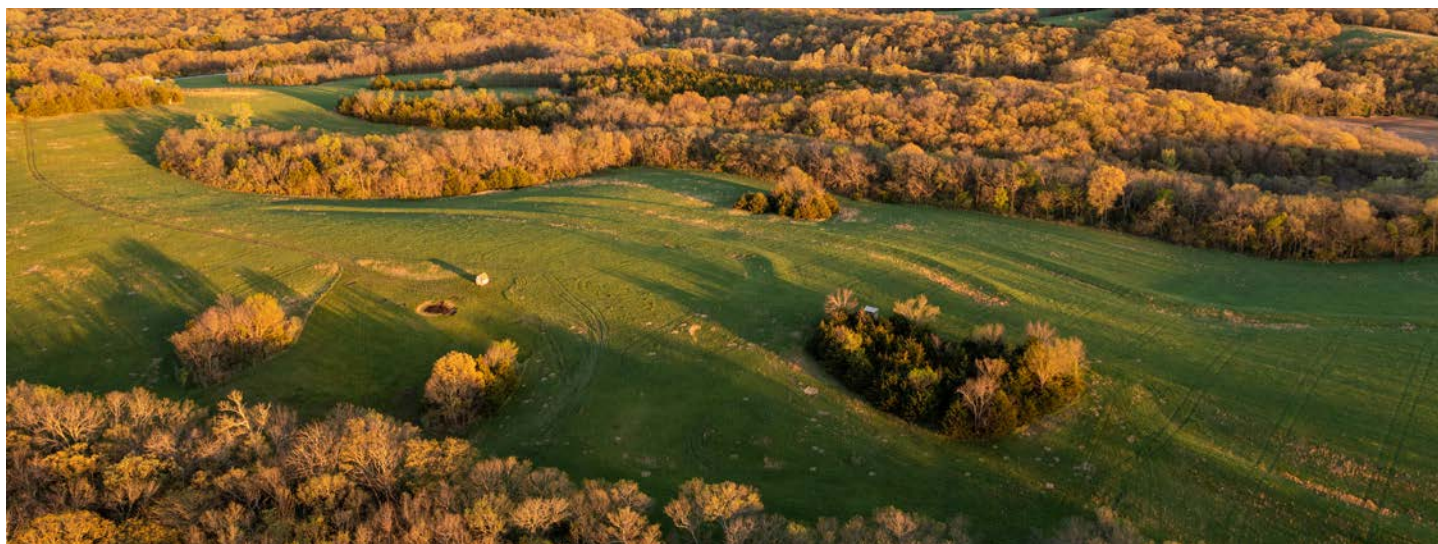
As you explore this breathtaking property, you will be captivated by the natural beauty that surrounds you. The land features a diverse landscape, including rolling hills, lush pastures, timber draws, thickets and so much more. Approximately 55 +/- acres of well-maintained pasture are available for livestock grazing or crop cultivation.





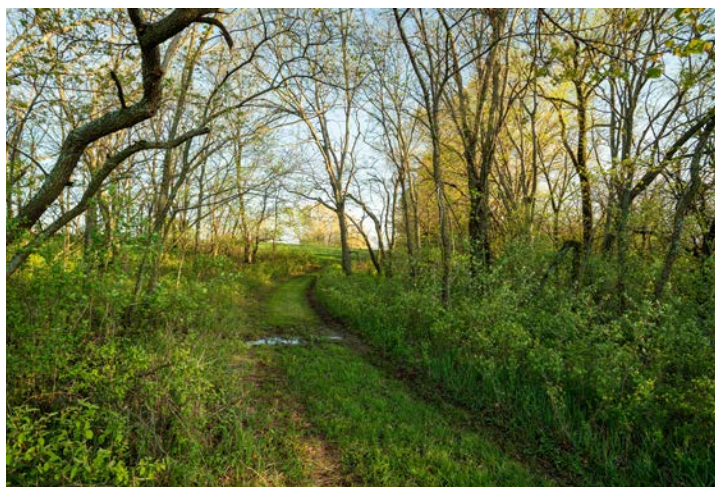
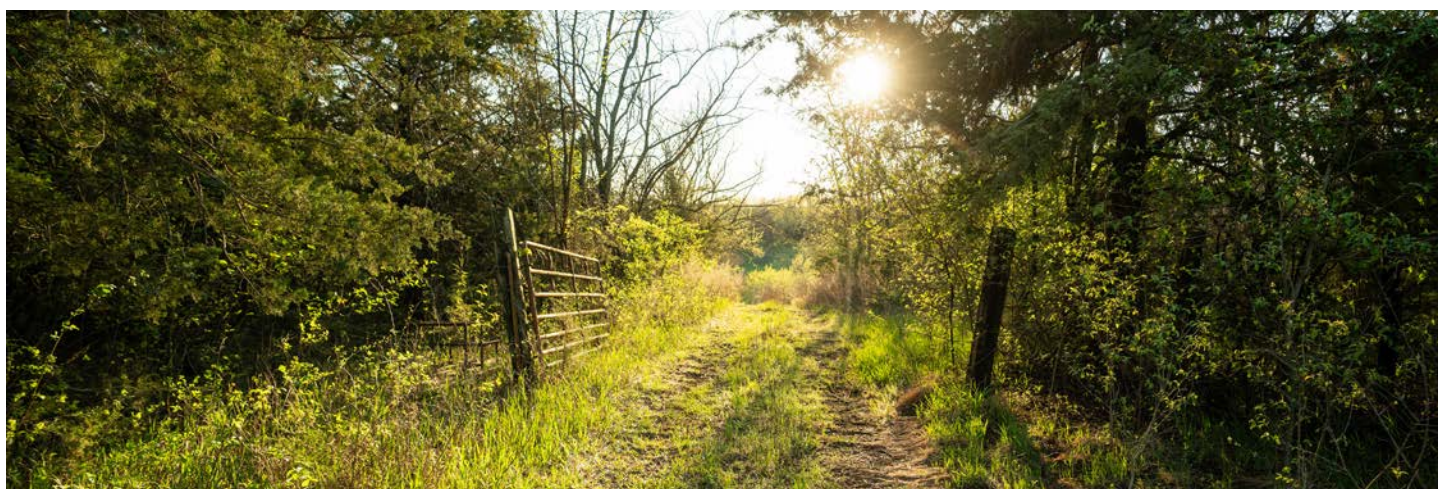
# TIMBER DRAWS & THICKETS

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# MOWED DRIVING TRAILS

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# DIVERSE LANDSCAPE

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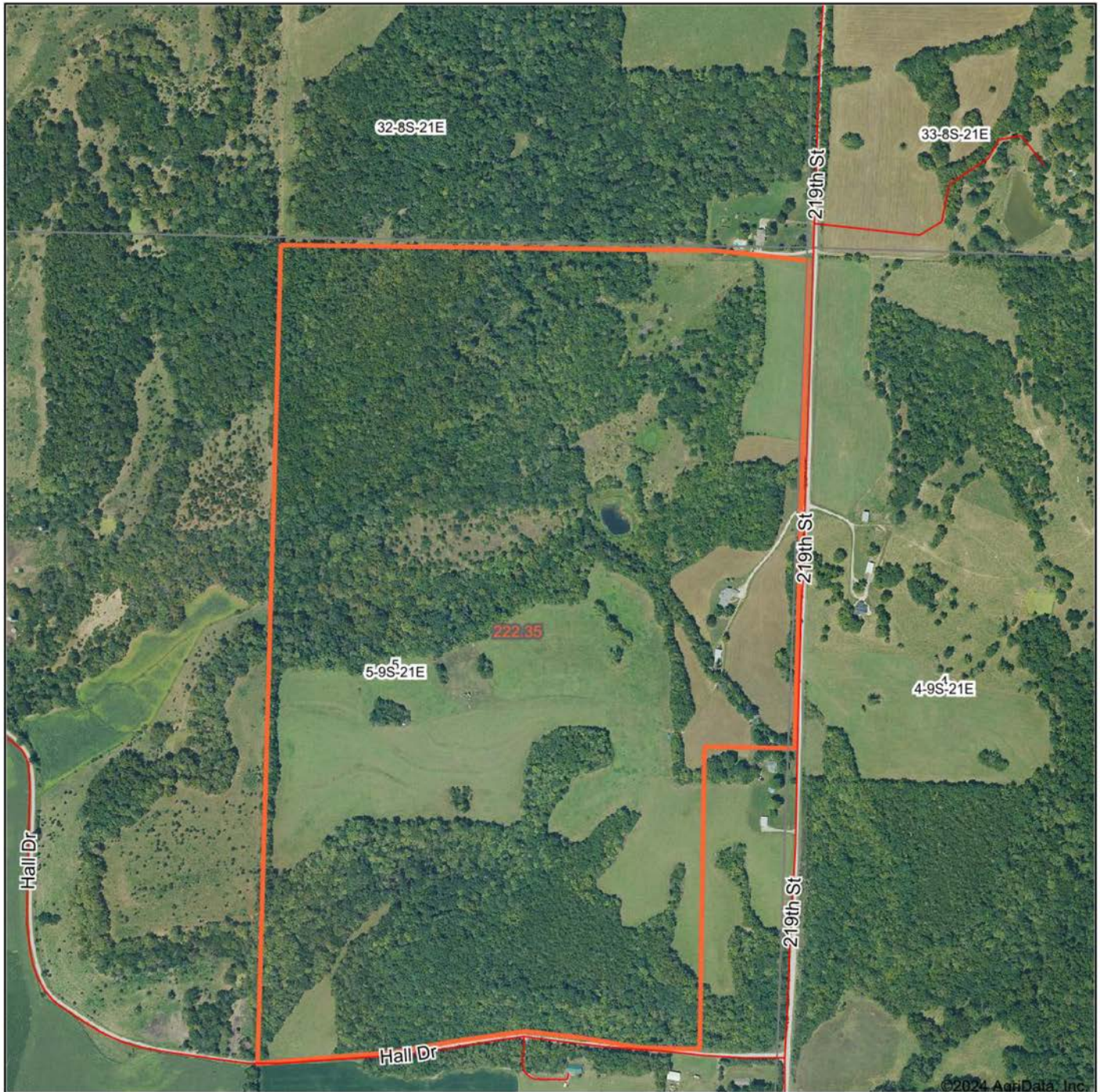
# TRAIL CAM PICTURES

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# AERIAL MAP

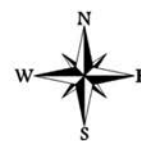


Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Boundary Center: 39° 17' 50.3, -95° 5' 28.75

**5-9S-21E**  
**Leavenworth County**  
**Kansas**

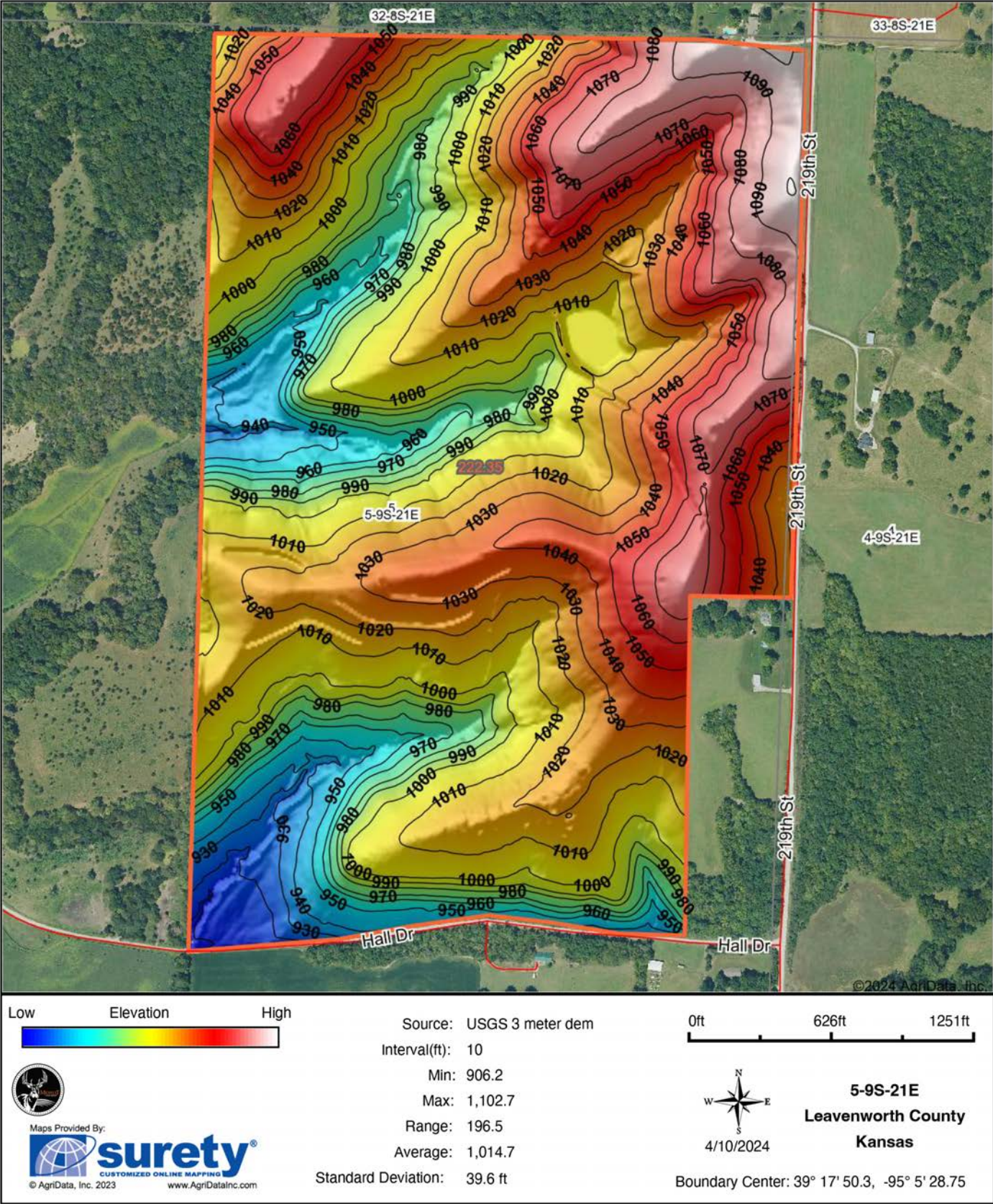
0ft 771ft 1543ft



4/10/2024

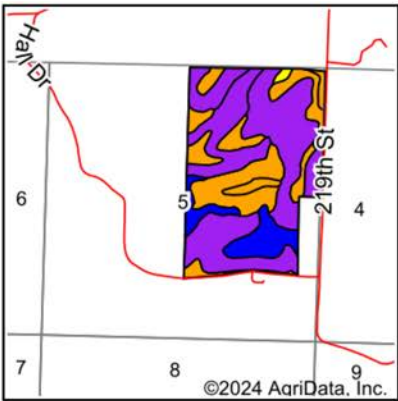
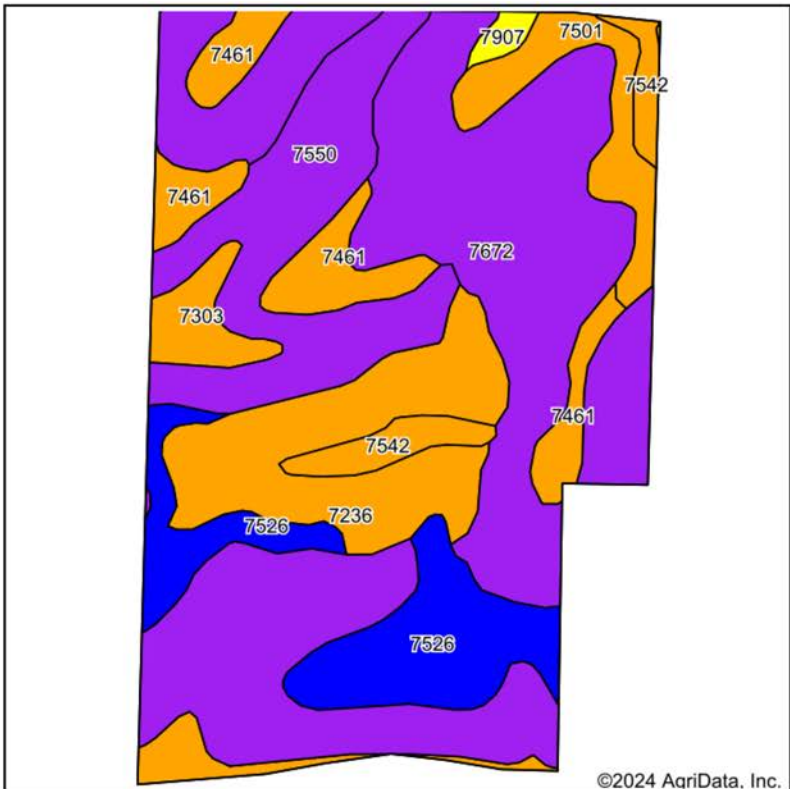


# HILLSHADE MAP





# SOIL MAP



State: **Kansas**  
County: **Leavenworth**  
Location: **5-9S-21E**  
Township: **Alexandria**  
Acres: **222.35**  
Date: **4/10/2024**



Maps Provided By:  
**surety**  
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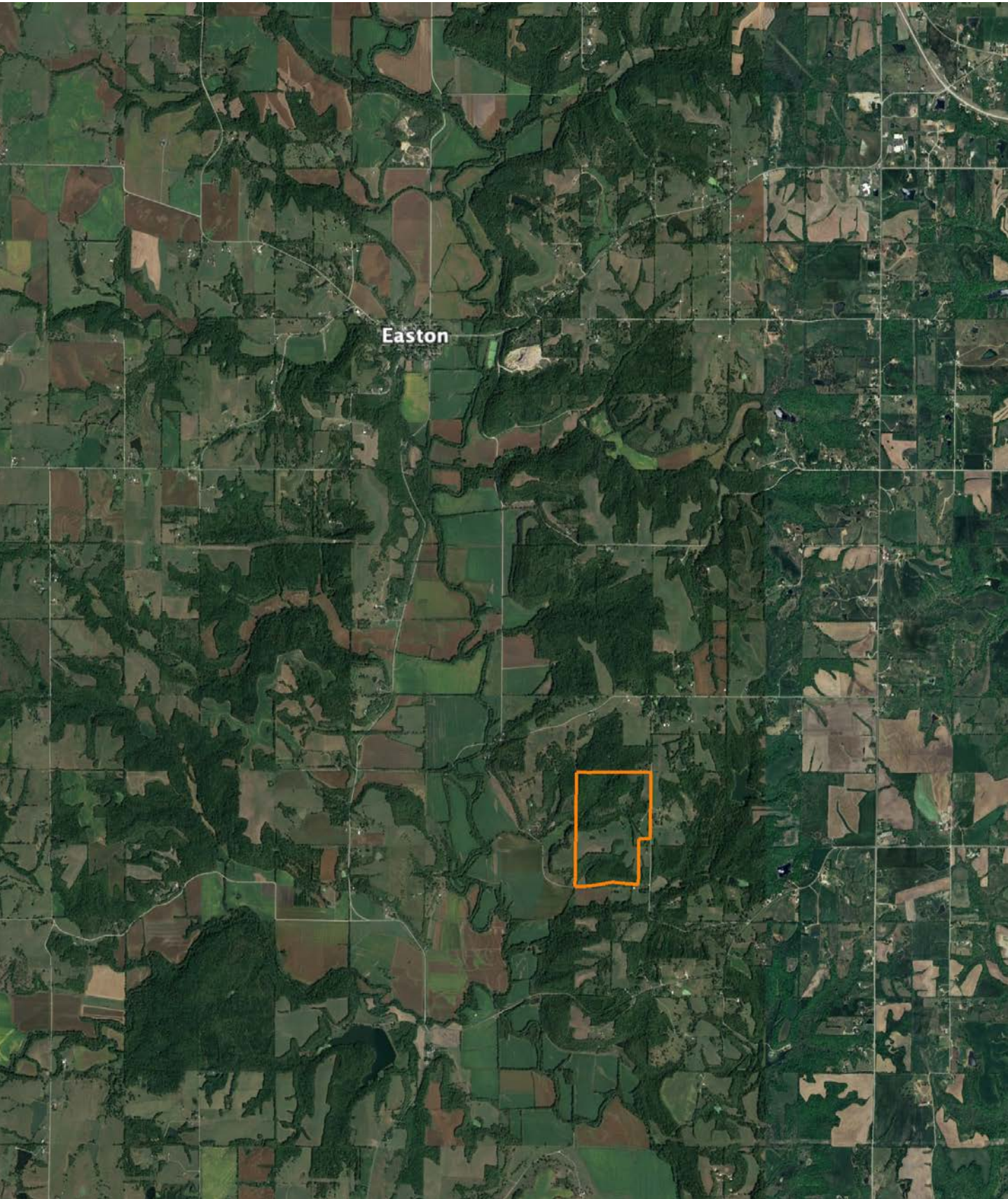
Area Symbol: KS103, Soil Area Version: 18											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
7672	Wallula-Vinland complex, 5 to 40 percent slopes	67.05	30.2%		4.9ft. (Paralithic bedrock)	Vle	4225	43	43	38	38
7550	Rosendale-Bendena silty clay loams, 3 to 40 percent slopes	61.91	27.8%		3.2ft. (Paralithic bedrock)	Vlle	3623	38	33	38	29
7236	Elmont silt loam, 7 to 12 percent slopes, eroded	26.89	12.1%		4.6ft. (Paralithic bedrock)	Ille	4250	78	78	64	58
7526	Chillicothe-Osaka silty clay loam, 3 to 8 percent slopes, eroded	24.15	10.9%		> 6.5ft. (Lithic bedrock)	Ile	4056	58	58	53	44
7461	Osaka silty clay loam, 3 to 8 percent slopes, eroded	16.03	7.2%		2.8ft. (Lithic bedrock)	Ille	4065	41	40	41	33
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	9.97	4.5%		> 6.5ft.	Ille	3883	46	38	45	39
7303	Martin silty clay loam, 3 to 7 percent slopes, eroded	8.90	4.0%		> 6.5ft.	Ille	4190	47	44	47	39
7542	Sharpsburg silty clay loam, 4 to 8 percent slopes, eroded	6.15	2.8%		> 6.5ft.	Ille	4241	63	63	58	54
7907	Armster clay loam, 8 to 12 percent slopes, eroded	1.30	0.6%		> 6.5ft.	IVe	3875	64	64	54	47
Weighted Average						4.92	4012.2	*n 48.3	*n 46.4	*n 44.3	*n 38.8

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



# OVERVIEW MAP

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# AGENT CONTACT

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



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## MidwestLandGroup.com

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