

MIDWEST LAND GROUP PRESENTS

205 ACRES IN

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# LEAVENWORTH COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# BREATHTAKING RECREATIONAL FARM IN NORTHEAST KANSAS

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This remarkable 205 +/- acre property offers a multitude of opportunities and features that make it truly exceptional. With its breathtakingly beautiful views, maintained trails, and thriving wildlife population, this land has endless possibilities. One of the standout features of this property is its convenient access from both the north and south, allowing for easy navigation and the ability to hunt in various wind directions. The abundance of wildlife on the property further enhances the hunting experience, making it an ideal location for those seeking big mature whitetails that northeast Kansas is known for.

Moreover, this property serves as a blank canvas for those interested in creating their own hunting haven. With its vast expanse of untouched land, there is ample room to design and develop food plots that will attract and sustain a diverse range of wildlife. This flexibility allows hunters to tailor the property to their specific needs and preferences, ensuring a truly personalized and fulfilling hunting experience. Whether you are an avid hunter or simply appreciate the beauty of nature, this 205 +/- acre property in Leavenworth County, Kansas offers endless possibilities and is a rare gem waiting to be discovered.



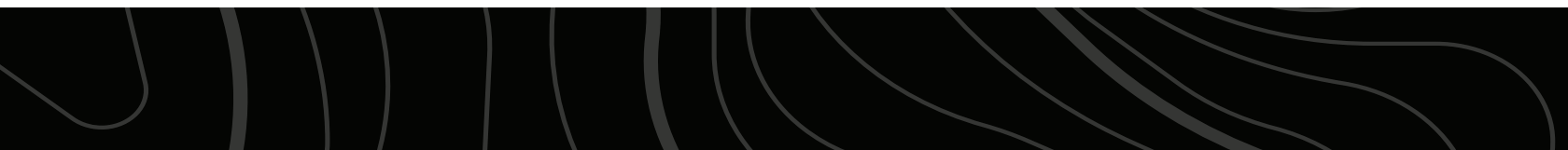
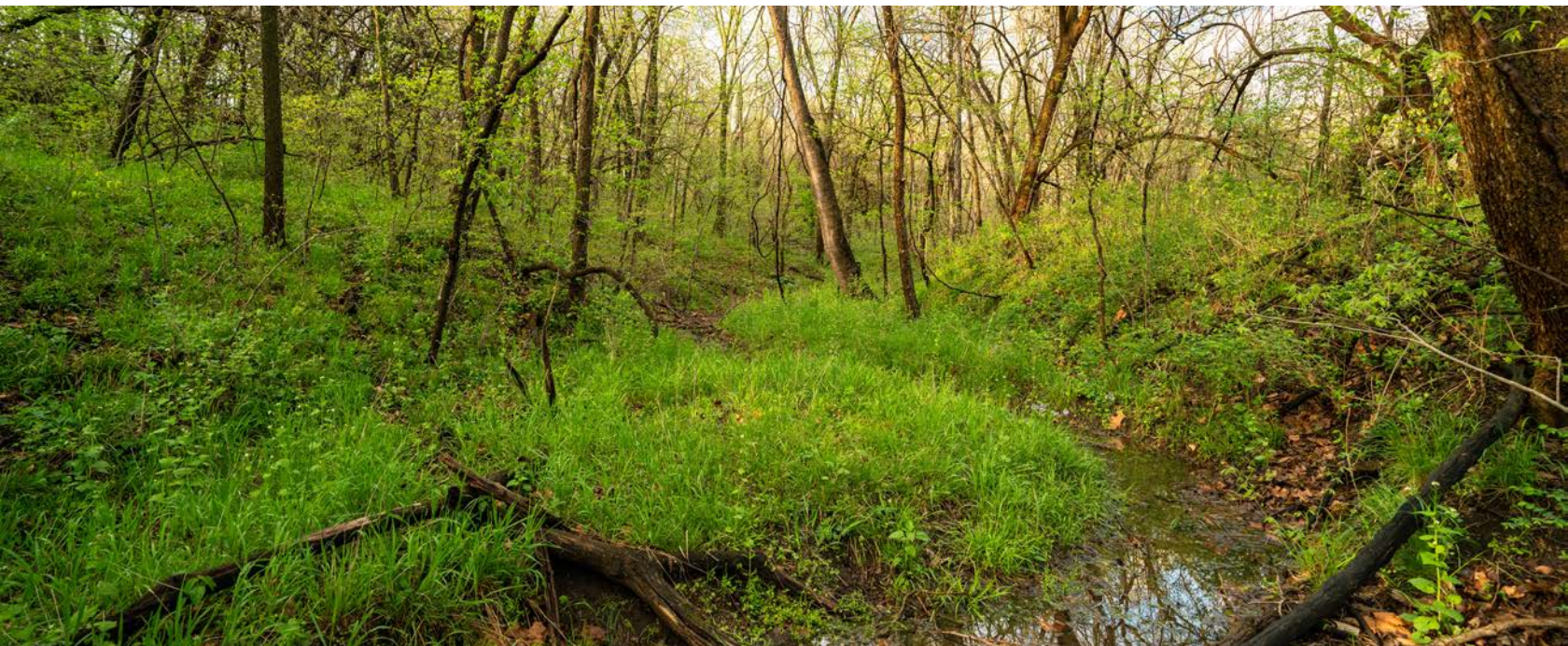


# PROPERTY FEATURES

PRICE: **\$1,080,000** | COUNTY: **LEAVENWORTH** | STATE: **KANSAS** | ACRES: **205**

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- 205 +/- acres
- Approximately 45 +/- acres of pasture
- Mowed driving trails around entire property
- North and south access
- Native grasses study done by Kansas State University
- Abundance of wildlife
- 5 miles from Easton, KS
- 10 miles From Leavenworth, KS
- 45 miles from Kansas City

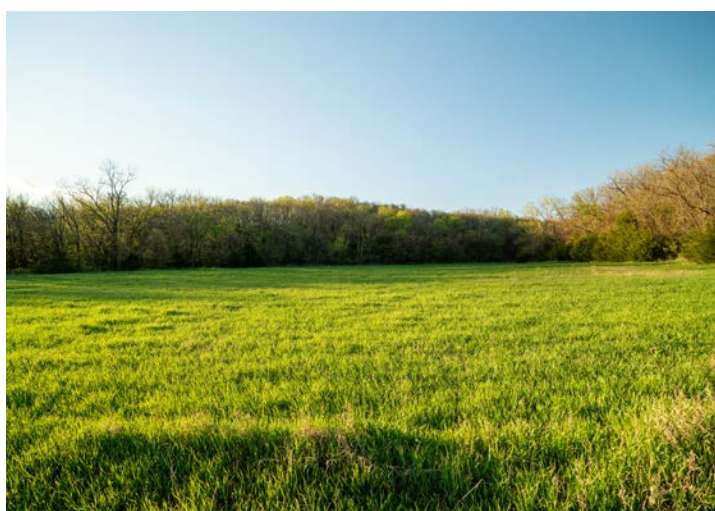




# 45 +/- ACRES OF PASTURE

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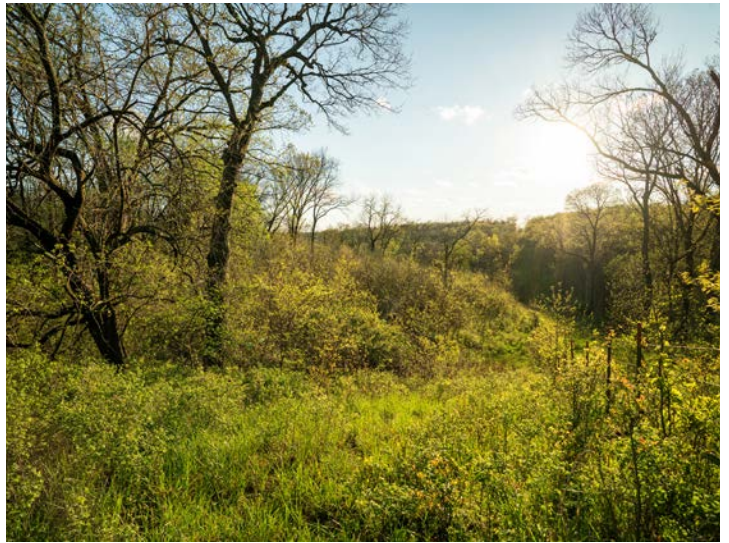
As you explore this breathtaking property, you will be captivated by the natural beauty that surrounds you. The land features a diverse landscape, including rolling hills, lush pastures, timber draws, thickets and so much more. Approximately 55 +/- acres of well-maintained pasture are available for livestock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





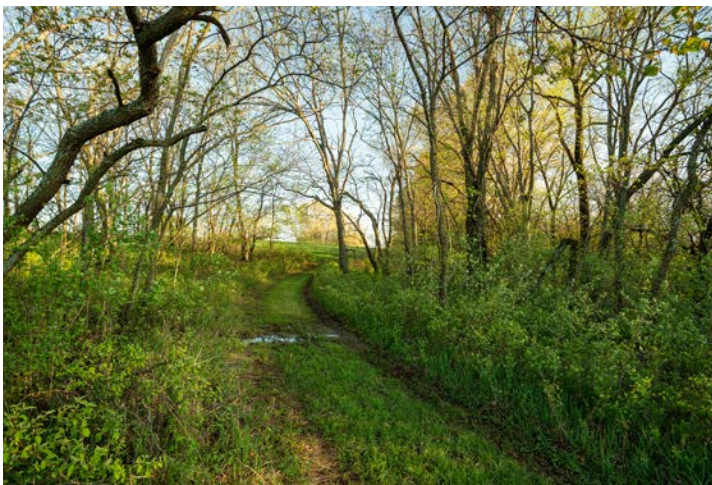
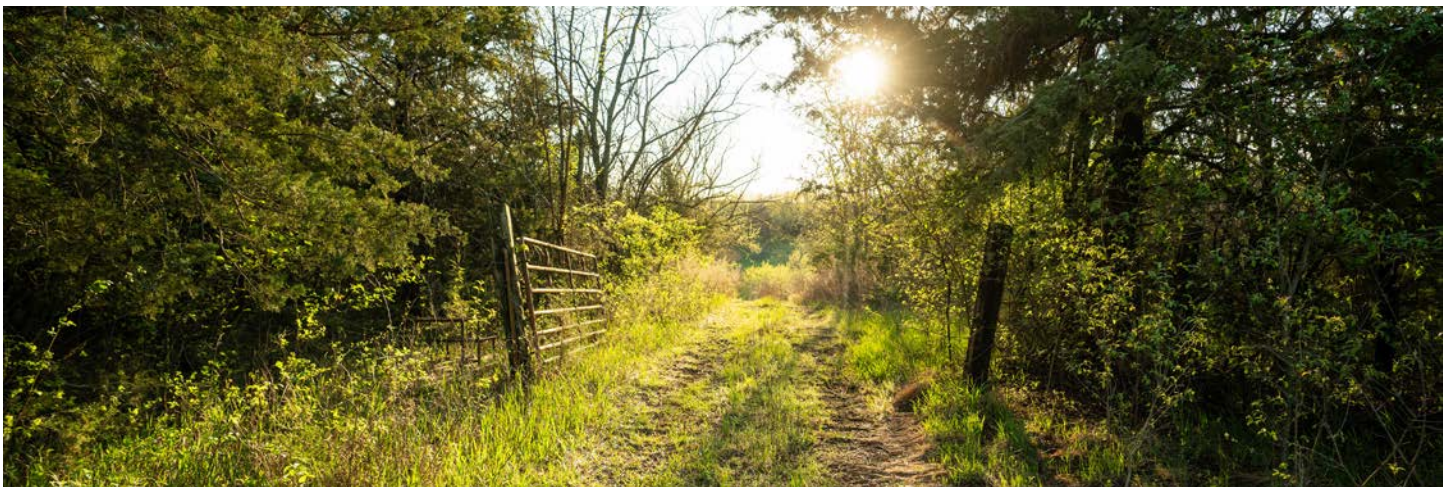
# TIMBER DRAWS & THICKETS

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# MOWED DRIVING TRAILS

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# ADDITIONAL PHOTOS

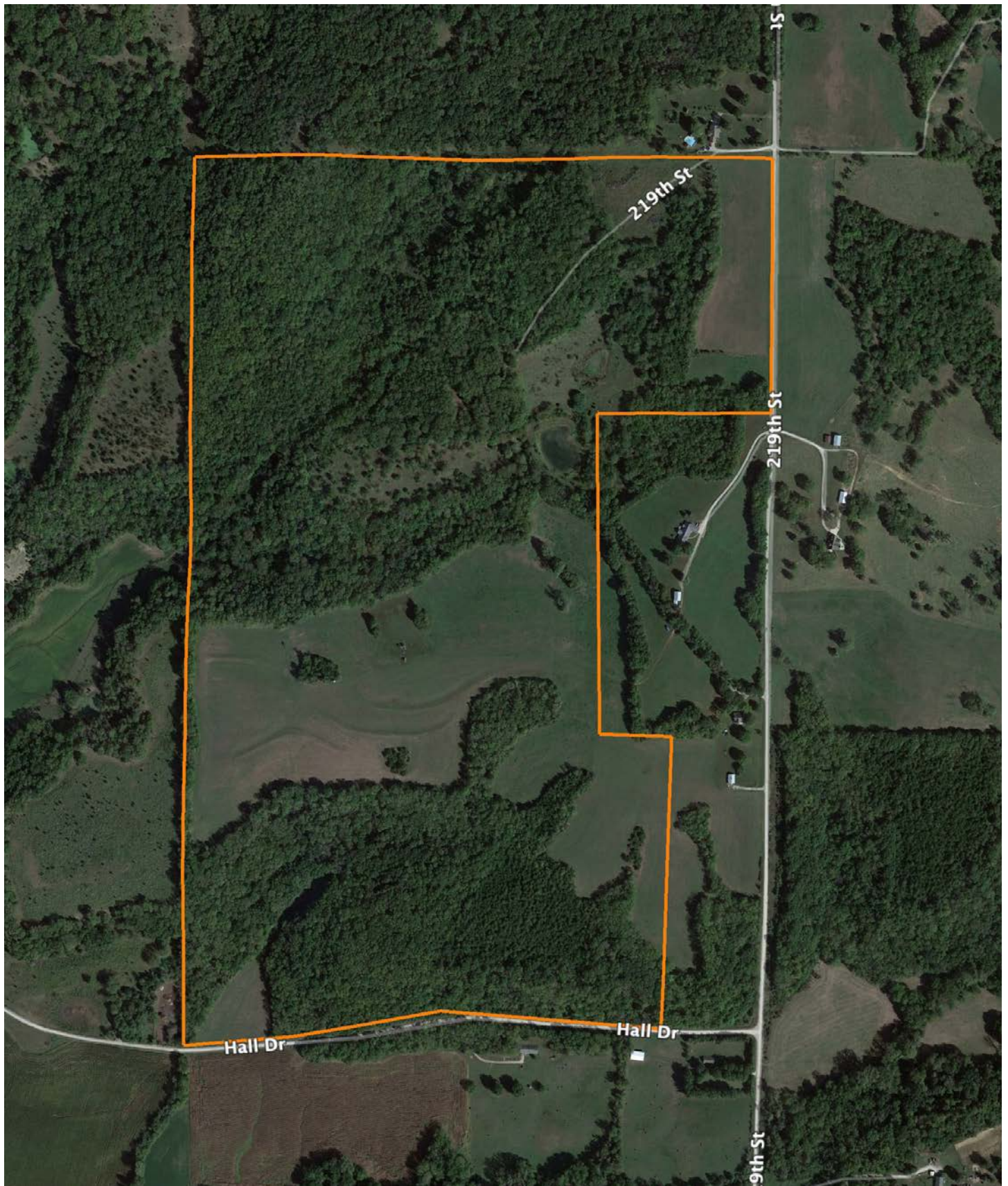
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# AERIAL MAP

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# OVERVIEW MAP





# 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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## MidwestLandGroup.com

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