

MIDWEST LAND GROUP PRESENTS

5.28 ACRES IN

CRAWFORD COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SMALL ACREAGE HUNTING CLOSE TO TOWN

Whether you're talking hunting or fishing, having a few 'secret spots' is something countless sportsmen and women strive for. With that being said, this 5.28 +/- acres, located just on the edge of Pittsburg, may well prove to be just that very thing for some lucky hunter!

Located along the famed Cow Creek, this small parcel is part of a larger block of timber that has been managed for years to provide quality hunting and has a history of producing many large bucks!

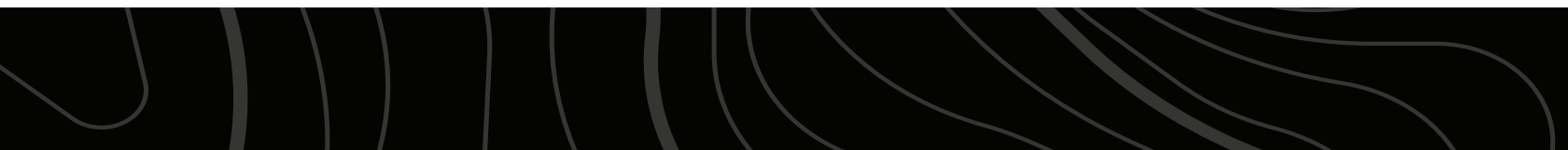
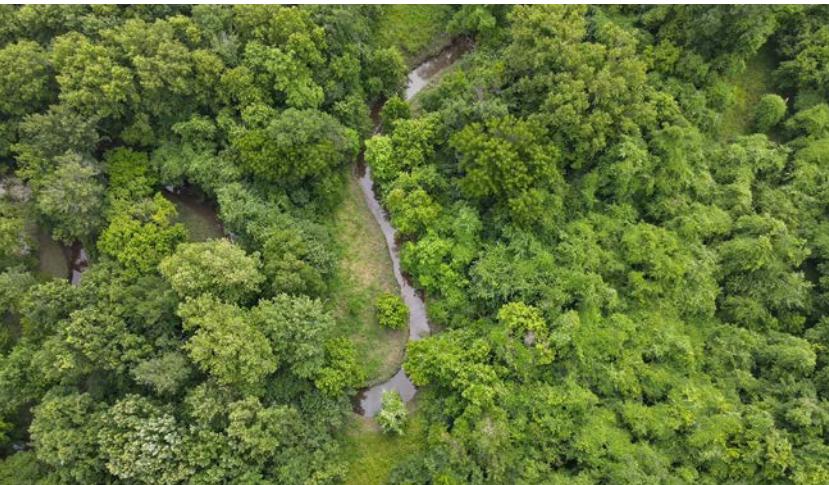
PROPERTY FEATURES

PRICE: **\$23,760** | COUNTY: **CRAWFORD** | STATE: **KANSAS** | ACRES: **5.28**

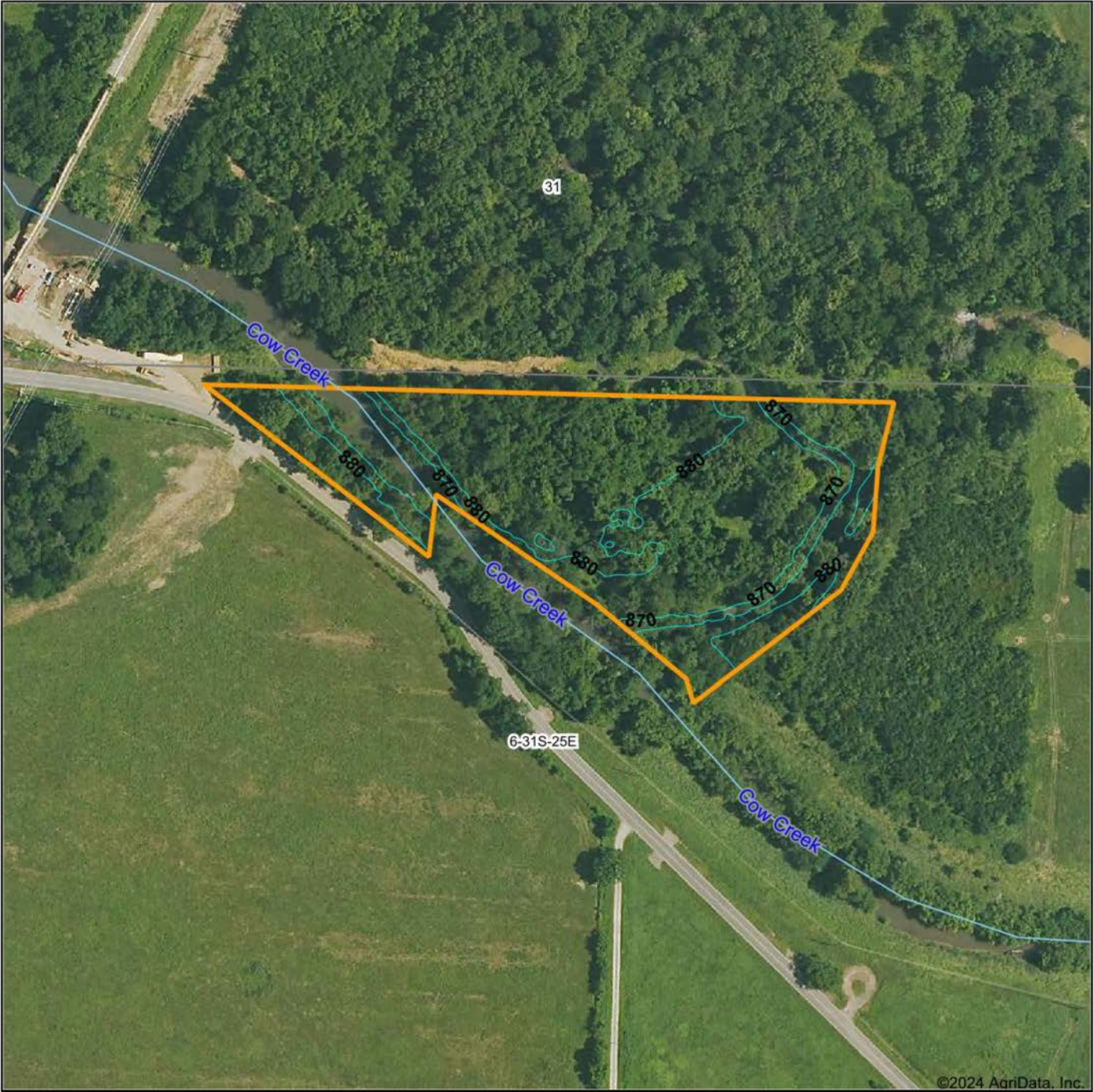
- 5.28 +/- acres of timber
- Property is part of a larger parcel that is managed for quality hunting
- Private Cow Creek access
- Property access via Cow Creek
- Ideal rut hunting property



5.28 +/- ACRES OF TIMBER



TOPOGRAPHY MAP



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 868.7
Max: 883.9
Range: 15.2
Average: 878.4
Standard Deviation: 4.33 ft

0ft 223ft 447ft



6/13/2024

6-31S-25E
Crawford County
Kansas

Boundary Center: 37° 22' 52.29, -94° 42' 37

31

Cow Creek

880

870

860

6-31S-25E

Cow Creek

880

870

860

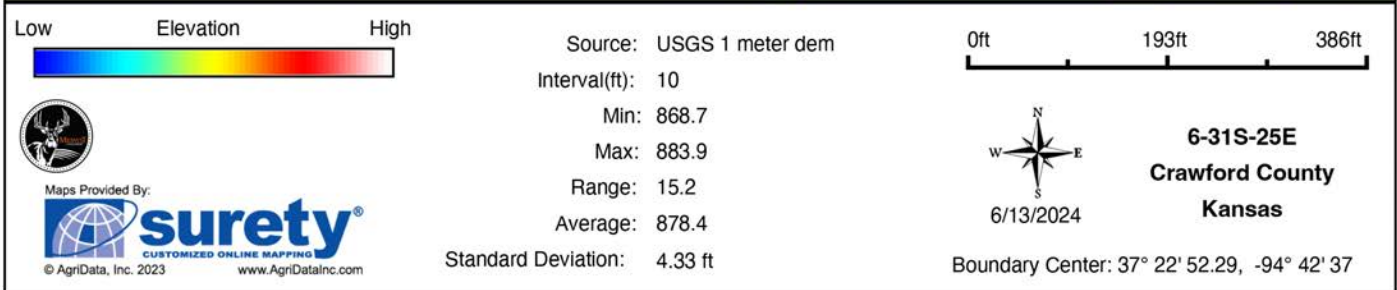
Cow Creek

880

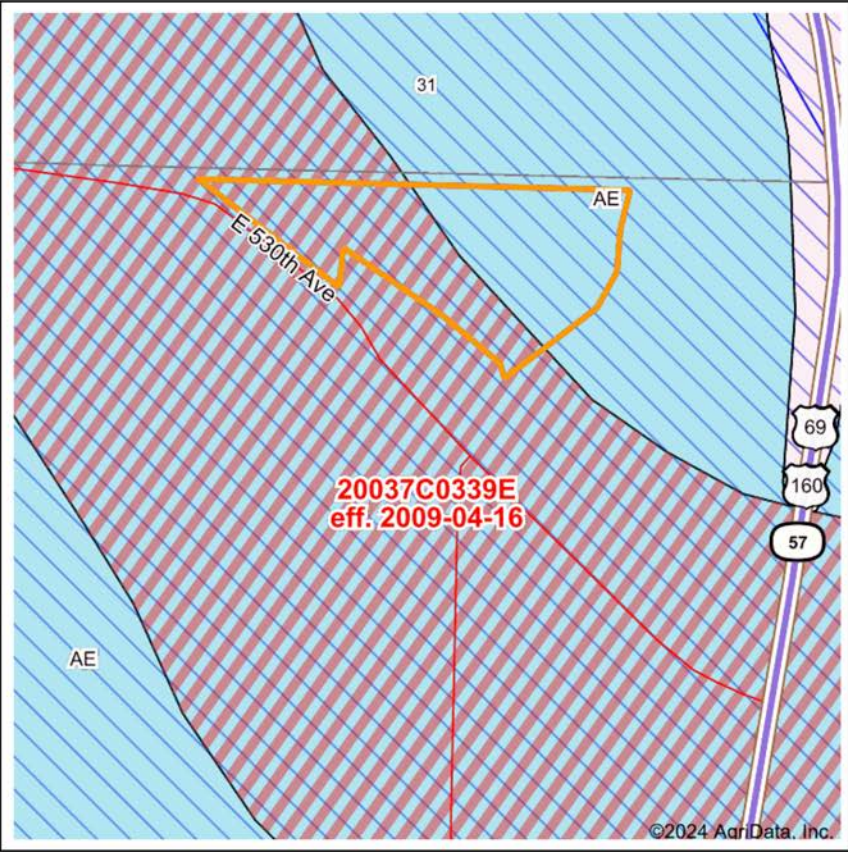
870

860

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FEMA MAP



Map Center: 37° 22' 48.99, -94° 42' 36.52
State: KS Acres: 5.28
County: Crawford Date: 6/13/2024
Location: 6-31S-25E
Township: Baker

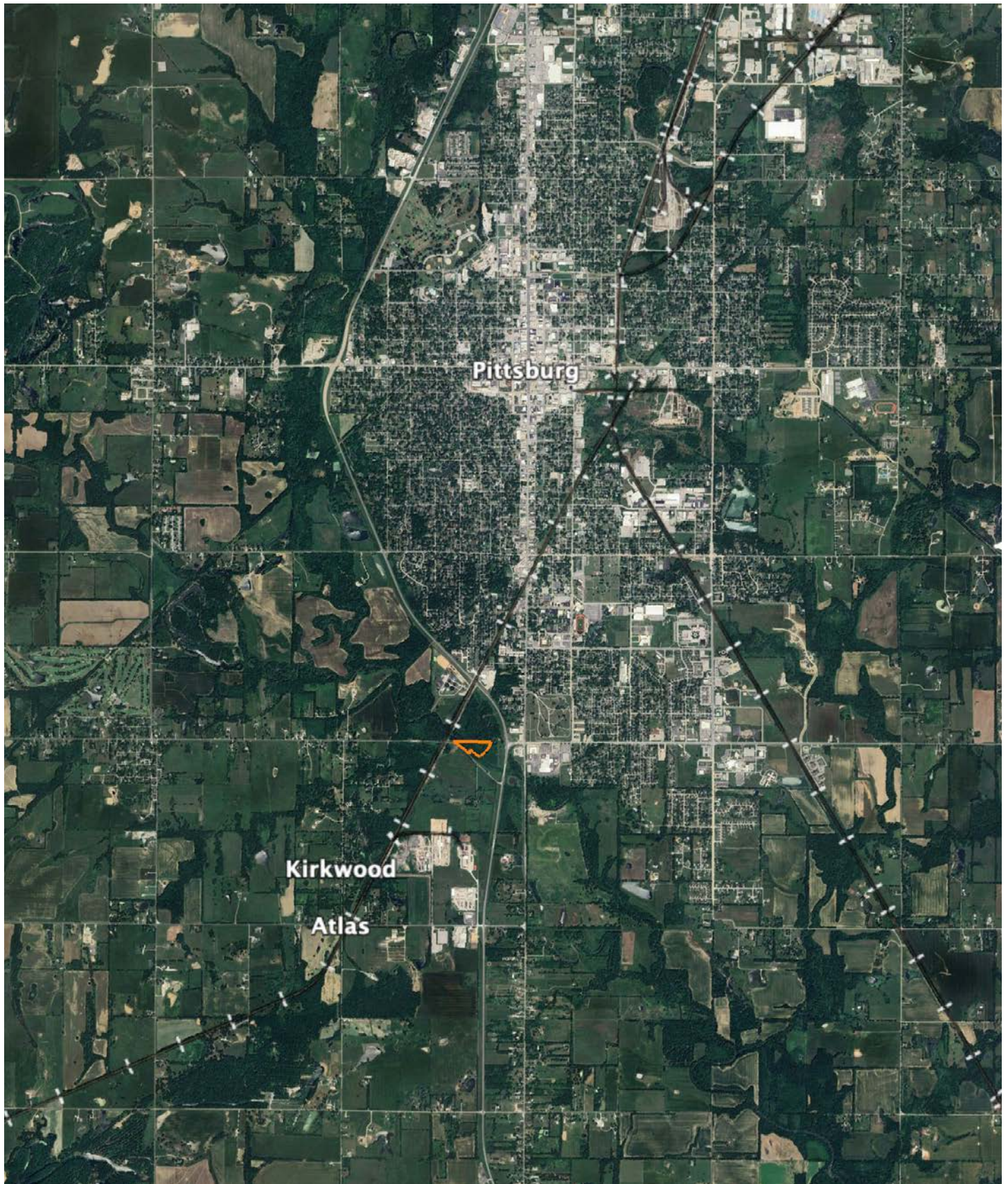


Maps Provided By:



Name		Number	County	NFIP Participation	Acres	Percent
CRAWFORD COUNTY		200564	Crawford	Regular	5.28	100%
Total					5.28	100%
Map Change		Date	Case No.		Acres	Percent
No					0	0%
Zone	SubType		Description		Acres	Percent
AE	FLOODWAY		100-year Floodplain		2.72	51.5%
AE			100-year Floodplain		2.56	48.5%
Total					5.28	100%
Panel			Effective Date		Acres	Percent
20037C0339E			4/16/2009		5.28	100%
Total					5.28	100%

OVERVIEW MAP



AGENT CONTACT

Kyle Wilkinson understands the value of land and how it can mean different things to different people. With this perspective, he's able to better understand his clients' needs and work hard to help them fulfill their goals. Buyer and sellers alike come to Kyle for his strong communication skills, excellent customer service, and passion and skill in handling each transaction.

Kyle grew up on a family farm in Southeast Kansas where they raised corn, wheat, and soybeans, as well as ran cattle. He graduated from Pittsburg High School and attended the University of Kansas, where he earned a Bachelor's Degree in Communications and a Business Minor. He spent several years in the finance/banking industry, running a fly-fishing guide business in Colorado, and serving as a licensed real estate broker. He's thrilled to bring his lifelong passion for land and the outdoors to Midwest Land Group, where he's able to share these passions with others.

An avid outdoorsman, Kyle is very passionate about bowhunting and waterfowl/upland hunting. He loves fly-fishing, particularly for bass and saltwater species, having fly-fished extensively throughout the West and Midwest, as well as nearly a dozen saltwater locations. Kyle is a published author, has written countless articles for various fly-fishing magazines and blogs, and serves as a pro-staff member for R.L. Winston Fly Rods and Bauer Fly Reels. He lives in Pittsburg, Kansas, with fiancé Briten, and children, James, Hope and Caden.



KYLE WILKINSON, LAND AGENT

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