

MIDWEST LAND GROUP PRESENTS

5 ACRES IN

ALLEN COUNTY KANSAS



11276 2200TH STREET, IOLA, KANSAS, 64834

MIDWEST LAND GROUP IS HONORED TO PRESENT

INCREDIBLE HOME JUST OUTSIDE THE CITY LIMITS ON 5 ACRES WITH SEVERAL BUILDINGS SET UP FOR EVENT VENUE INCOME

It's hard to find a house on a small acreage just outside of town. This 4 bedroom, 2 bath home spanning almost 2,000 square feet and sitting off blacktop has many value features built in. The layout of the house makes it perfect for any size of family. The downstairs has an open-concept feel that connects the living room, dining room, and kitchen. There are 3 bedrooms downstairs along with an oversized 2 car garage and safe room. With a big front porch and a massive back deck, the house sets up well to enjoy sunrises or sunsets while sipping on a coffee or cold beverage in the quiet of the country. The backyard is set up to entertain a wide range of guests. The pond has a covered deck out over the water creating a unique and relaxing atmosphere. If that wasn't enough, there is a water feature that makes water cascade off the back of the roof of the deck creating a mini waterfall. This space is perfect for relaxing with the family or hosting small weddings for

extra income. There is ample seating with 3 pergolas near the ramp of the covered deck. In addition, there are two large metal buildings set up and ready to use for extra income from a venue standpoint. If the weather is a concern for a scheduled outdoor wedding, the 40 X 80-foot metal barn has a gravel floor with a ton of seating and has been set up and used for a backup wedding ceremony area that'll keep you out of the elements. The 40 X 100-foot building is a fully finished event center/reception venue that includes several bars, a bathroom, a pool table, a projector, and a sound system that is very tastefully done. There is a very real opportunity for extra income from renting out the event space or throwing great holiday parties for personal entertainment. This income-producing property is truly unique! Contact Clayton Campbell for more details and or a private tour. Please allow 48-hour notice for scheduling a showing (620) 808-3085.



PROPERTY FEATURES

PRICE: **\$518,600** | COUNTY: **ALLEN** | STATE: **KANSAS** | ACRES: **5**

- To be surveyed 5 +/- acres
- 4 bedroom/2 bath house sitting off blacktop
- Pond with a covered deck spanning over the water
- 40x100 fully finished event center with lots of extras
- 40x80 metal building with extra space for entertainment / storage
- Large gravel parking area for events
- Country living close to town
- Opportunity for extra income with event center rent
- Under two 2 hours from Wichita, Kansas City, and Joplin, Missouri



HOME PERFECT FOR ANY SIZE FAMILY

The downstairs has an open-concept feel that connects the living room, dining room, and kitchen. There are 3 bedrooms downstairs along with an oversized 2 car garage and safe room. With a big front porch and a massive back deck, the house sets up well to enjoy sunrises or sunsets while sipping on a coffee or cold beverage in the quiet of the country.



LARGE GRAVEL PARKING AREA FOR EVENTS



40X80 METAL BUILDING



POND WITH COVERED DECK

The pond has a covered deck out over the water creating a unique and relaxing atmosphere. If that wasn't enough, there is a water feature that makes water cascade off the back of the roof of the deck creating a mini waterfall.



FULLY FURNISHED 40 X 100 EVENT CENTER

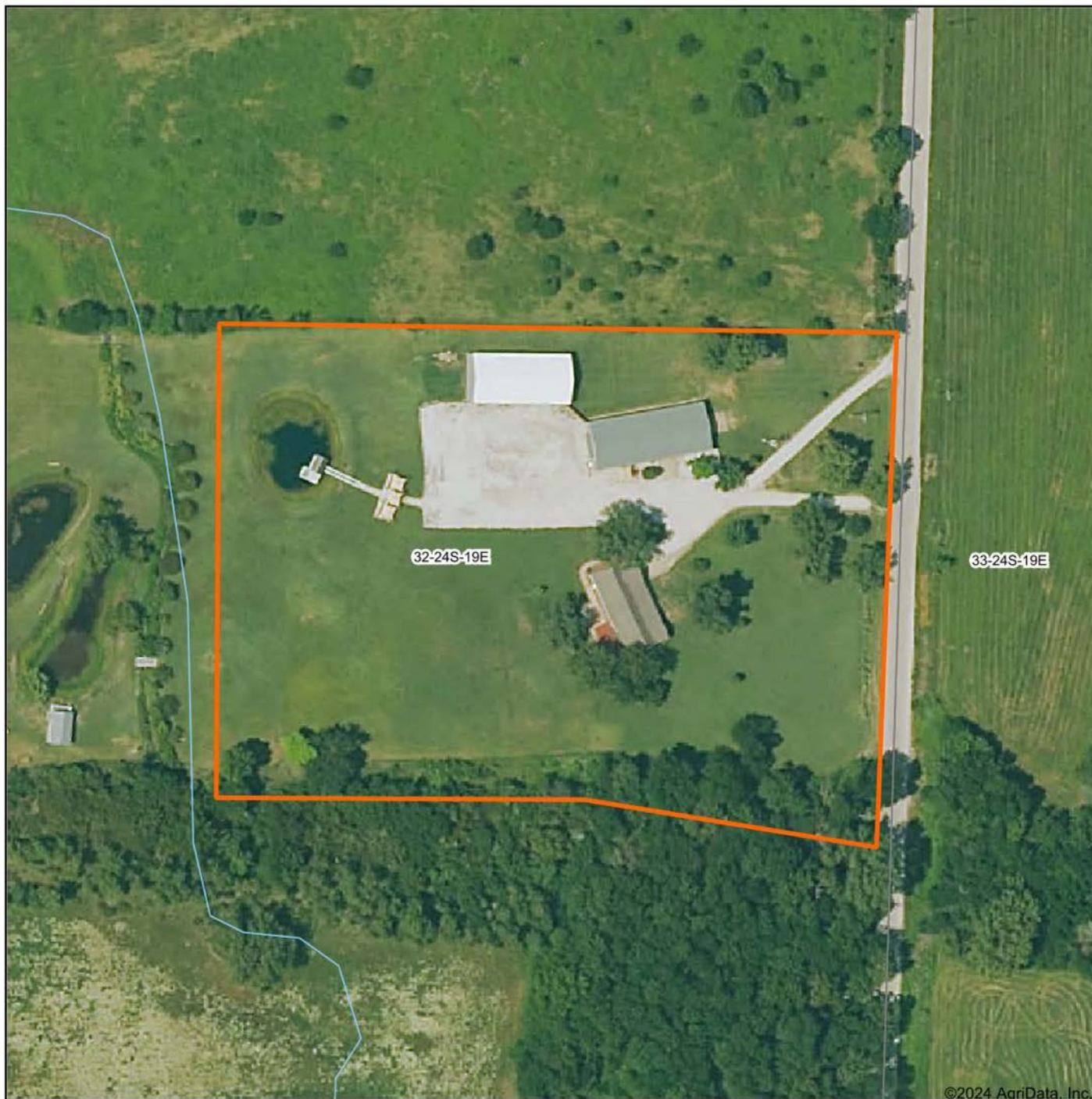
The 40 X 100-foot building is a fully finished event center/reception venue that includes several bars, a bathroom, a pool table, a projector, and a sound system that is very tastefully done. There is a very real opportunity for extra income from renting out the event space or throwing great holiday parties for personal entertainment.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 37° 55' 4.14, -95° 20' 12.44

0ft 129ft 257ft



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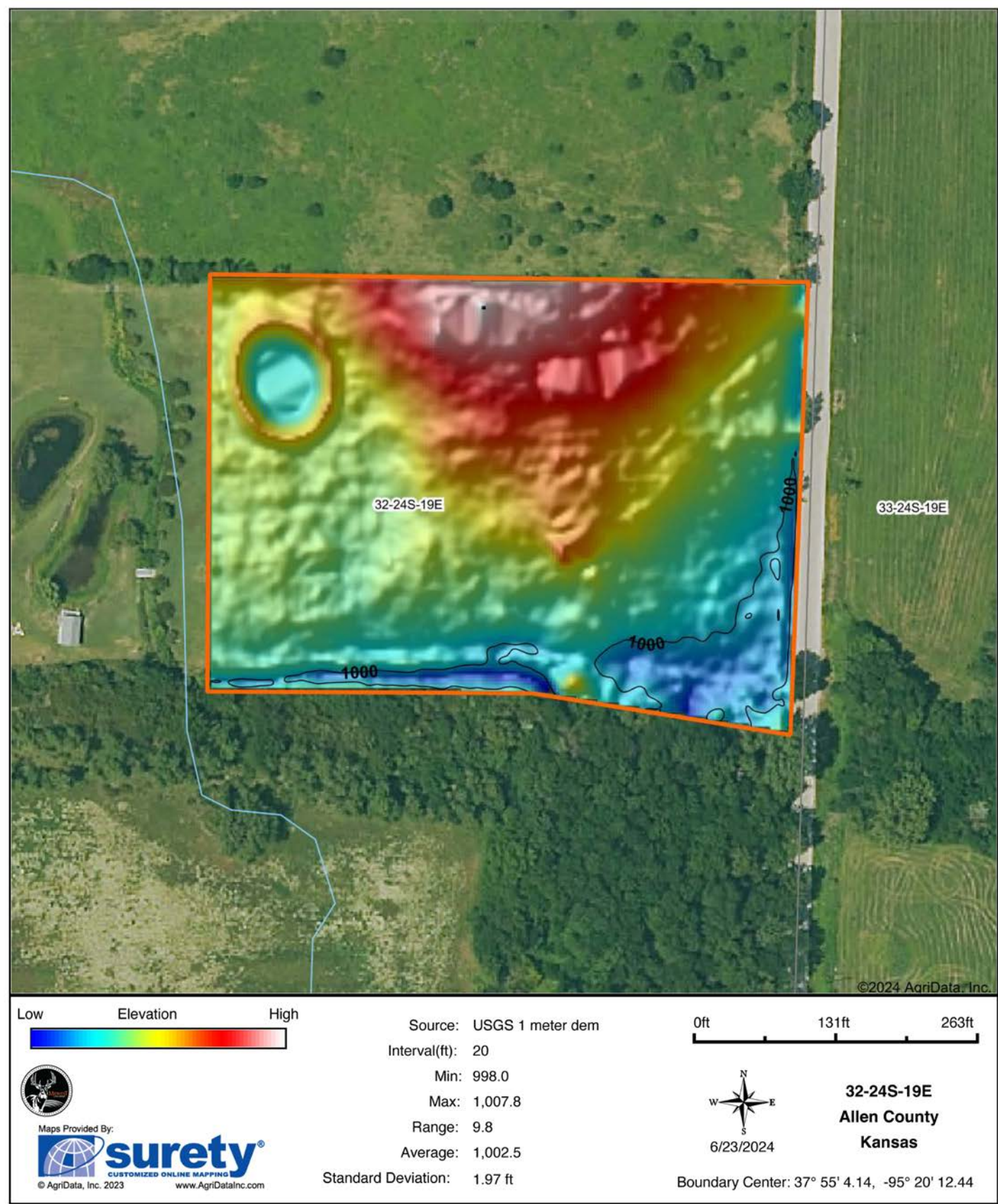
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32-24S-19E
Allen County
Kansas

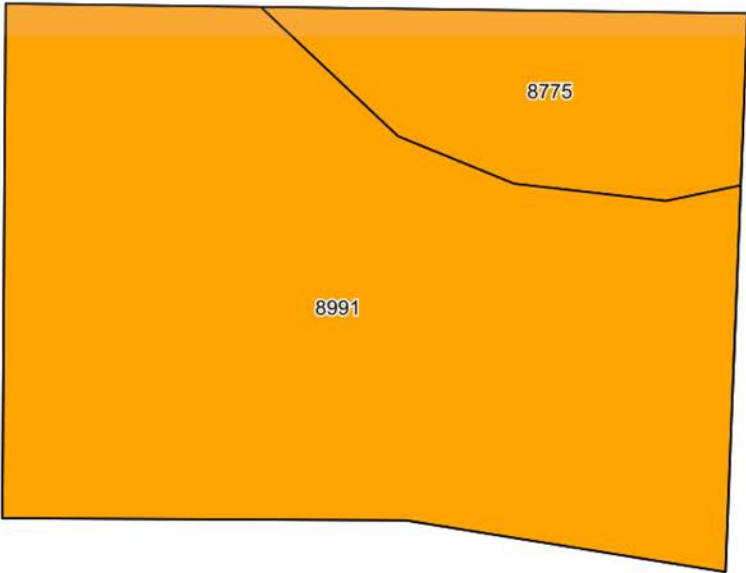


6/23/2024

HILLSHADE MAP



SOIL MAP



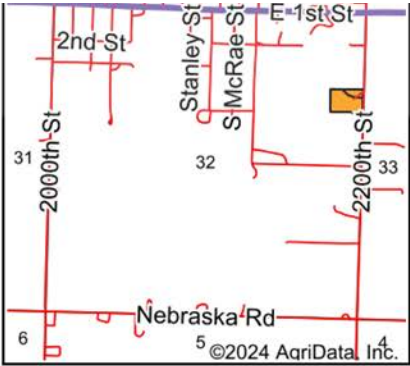
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Soils data provided by USDA and NRCS.

Area Symbol: KS001, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
8991	Zaar silty clay, 1 to 3 percent slopes	4.12	82.2%		IIIe	4300	51	44	50	47
8775	Kenoma silt loam, 1 to 3 percent slopes	0.89	17.8%		IIIe	3888	59	56	58	59
Weighted Average					3.00	4226.8	*n 52.4	*n 46.1	*n 51.4	*n 49.1

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



State: **Kansas**
County: **Allen**
Location: **32-24S-19E**
Township: **Elm**
Acres: **5.01**
Date: **6/23/2024**



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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

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MidwestLandGroup.com

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