

MIDWEST LAND GROUP PRESENTS

147 ACRES IN

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# BOURBON COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# HIGHLY TILLABLE INVESTMENT FARM

Located off blacktop in Bourbon County, Kansas just north of 54 Highway lies this 147 acre investment farm. With 130 FSA tillable acres, the farm pays a solid return with the cash rent. The farm is planted in beans this year and the tenant farmer would love to continue with the new owner. With blacktop on the west side of the farm and a gravel county road on the south, power and rural water are available. The southeast corner of the farm has a beautiful build site that wouldn't affect the tillable income or the hunting.

That's right, there's a hunting opportunity as well! Don't let the many open tillable acres fool you, that's just more food for the big bucks Bourbon County is known for. The deer steadily use the thick stuff on the north end

of the farm as a travel corridor. While this isn't a turnkey hunting farm or a farm you can set a half dozen stands on you could hang a stand on either side of that draw for different winds and be in some action. There is also the opportunity to plant some warm-season grasses and switch grass in some areas to increase the wildlife habitat.

Great income, hunting opportunity, and build site, this one won't last very long! Contact Land Agent Ryan Litwin today for a private showing of this incredible opportunity to own a piece of southeast Kansas farm ground with a great return from the tillable acres and the opportunity to hunt.





# PROPERTY FEATURES

PRICE: **\$714,000** | COUNTY: **BOURBON** | STATE: **KANSAS** | ACRES: **147**

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- 130 FSA tillable acres
- Great farmer wants to continue
- Power and water from 2 sides
- Build site
- Deer hunting history
- Opportunity to expand the hunting area
- Blacktop access
- Just west of Fort Scott
- 100 miles south of Kansas City





# 130 FSA TILLABLE ACRES

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With 130 FSA tillable acres, the farm pays a solid return with the cash rent. The farm is planted in beans this year and the tenant farmer would love to continue with the new owner.





# BLACKTOP ACCESS

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# BUILD SITE

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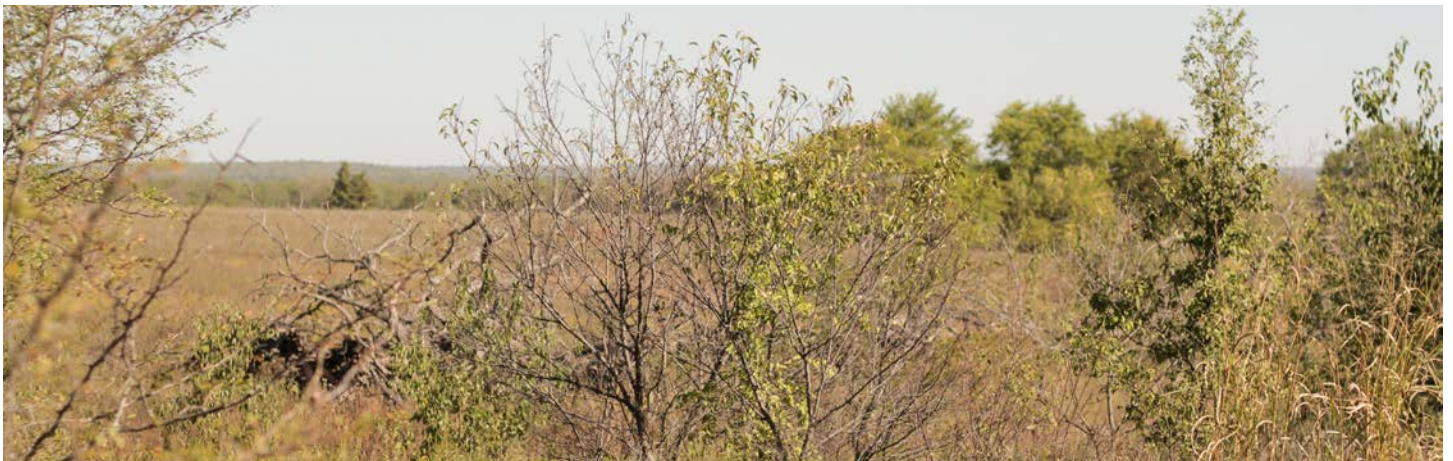




# HUNTING OPPORTUNITIES

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Don't let the many open tillable acres fool you, that's just more food for the big bucks Bourbon County is known for. The deer steadily use the thick stuff on the north end of the farm as a travel corridor.





# TRAIL CAM PHOTOS

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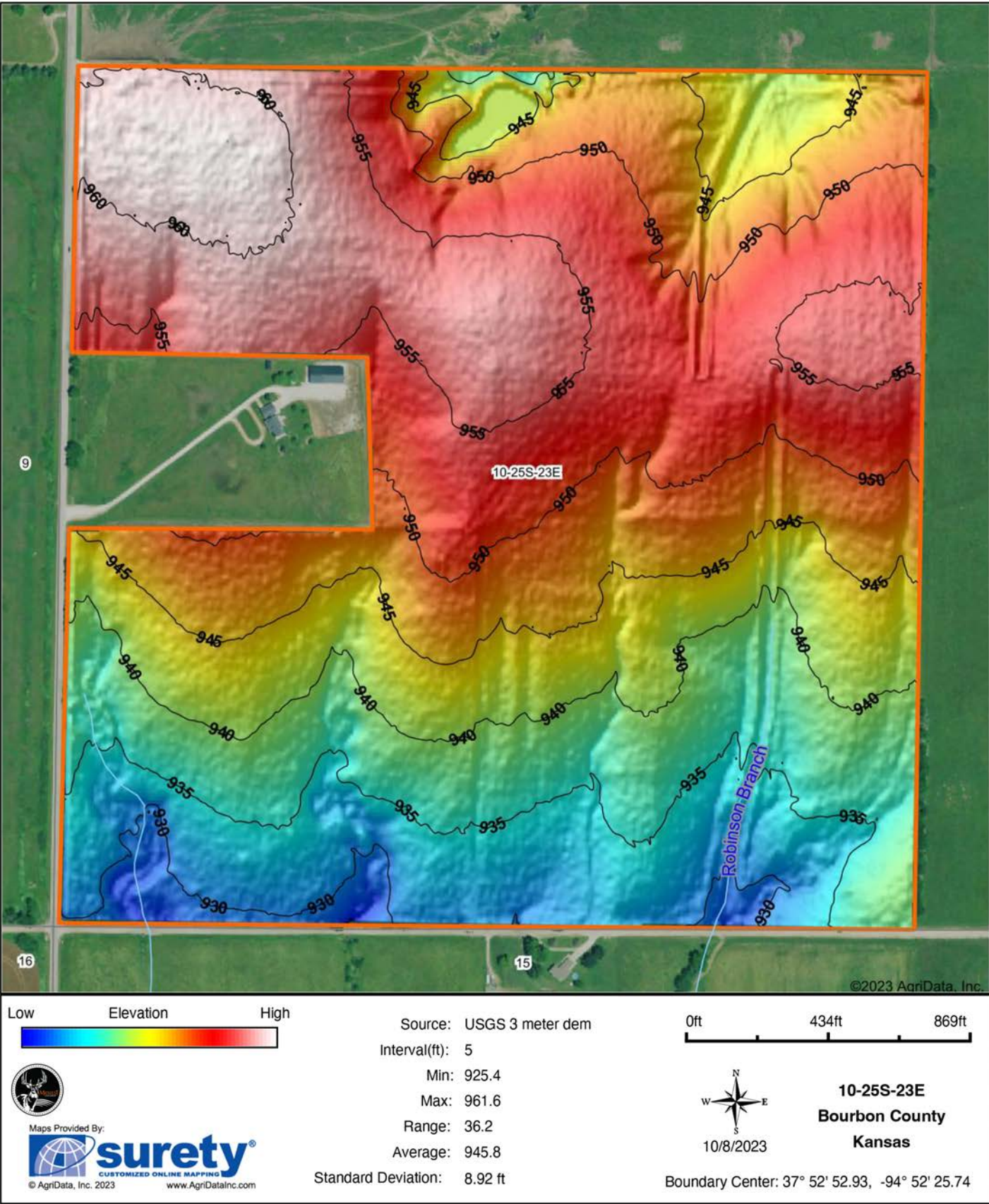
# AERIAL MAP

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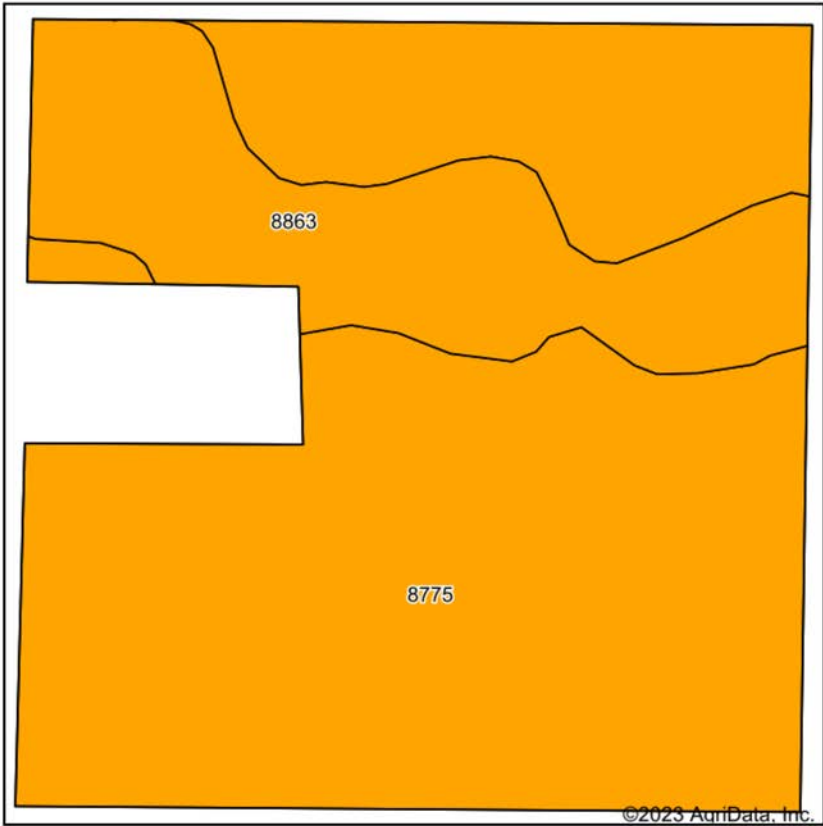


# HILLSHADE MAP

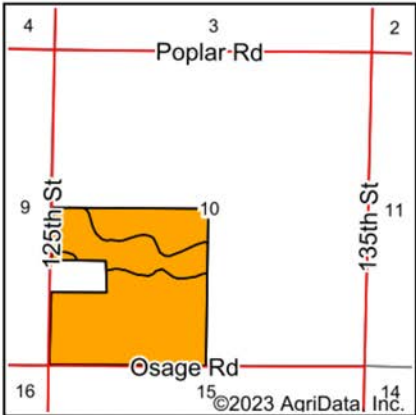




# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Bourbon**  
Location: **10-25S-23E**  
Township: **Mill Creek**  
Acres: **147**  
Date: **10/8/2023**



Maps Provided By:



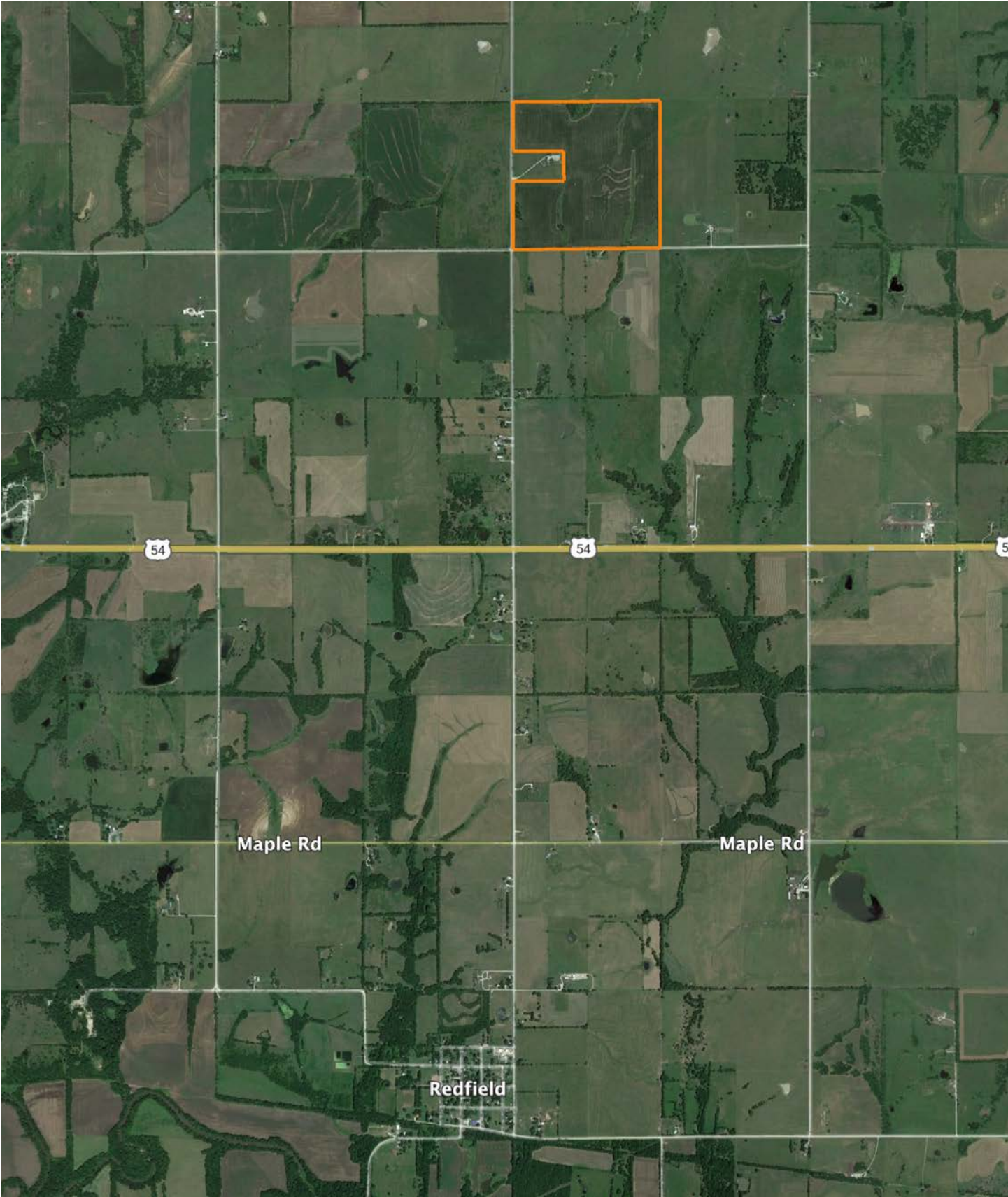
Area Symbol: KS011, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
8775	Kenoma silt loam, 1 to 3 percent slopes	113.35	77.1%		IIIe	59	56	59
8863	Parsons silt loam, 0 to 1 percent slopes	33.65	22.9%		IIIw	79	79	63
Weighted Average					3.00	*n 63.6	*n 61.3	*n 59.9

\*n: The aggregation method is "Weighted Average using all components"  
\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.



# OVERVIEW MAP





## AGENT CONTACT

This energetic agent comes with a 20+ year background as a professional rodeo clown and entertainer. Ryan spent most of his adult life in Montana, hunting and guiding elk hunters. He attended Montana State University—Bozeman and, after getting married and moving to Texas, Texas A&M's Beef Cattle Short Course and the intensive Ranch Management University. He and his wife, Alyssa, built and grew a small cow calf operation, managing several lease properties and a family ranch in College Station. A lifelong hunter, Ryan's been involved in the outfitting industry for over two decades as a guide, outfitter and booking agent with experience out west as well as Kansas, Texas and Missouri. While elk and elk hunting remain Ryan's number one passion, Midwest whitetails have consumed his mind since moving to Missouri with his wife and son, Bridger, and managing farms both in his home state and in Kansas. Ryan's passion is designing properties that can sustain the balance between ranching and hunting, and at Midwest Land Group, Ryan is able to heed the natural call to follow his passion for land and use his sales and marketing experience to achieve his dream of helping sellers and buyers. Ryan is a member of QDMA, NWTF and RMEF.



**RYAN LITWIN**, LAND AGENT  
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