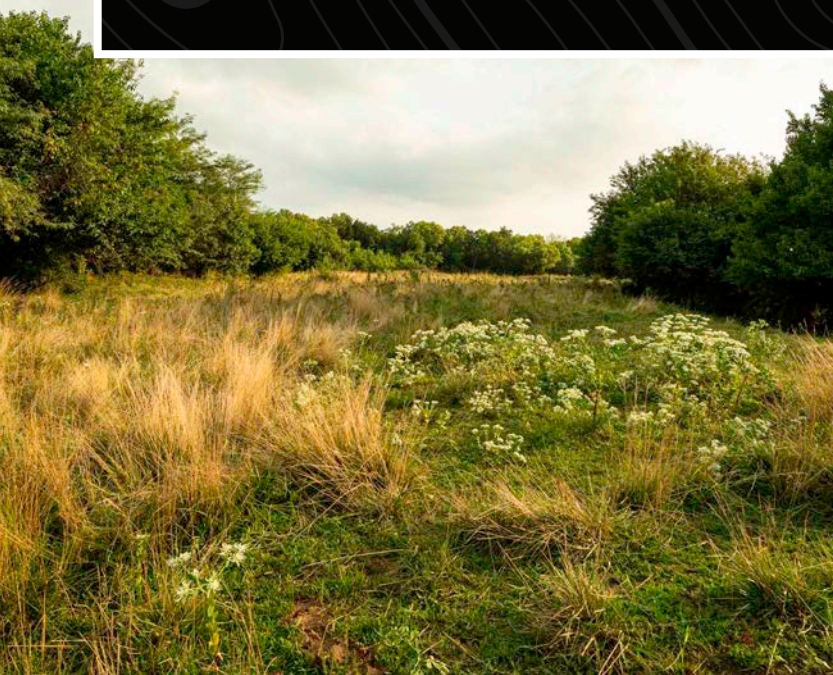


MIDWEST LAND GROUP PRESENTS



230 ACRES
FRANKLIN COUNTY, KS

4516 California Road, Pomona, Kansas, 66076



MIDWEST LAND GROUP IS HONORED TO PRESENT

ENDLESS OPPORTUNITIES - THE FRANKLIN 230

This 230 +/- acre farm in Franklin County, Kansas, offers a diverse landscape ideal for various agricultural and recreational uses. With approximately 30 acres of tillable land and 75 acres designated for pasture or hay production, the property is well-suited for farming endeavors. This property is also a blank canvas when it comes to creating and designing your next recreational and hunting Mecca. This property offers so many opportunities to increase your tillable ground and you can plant food plots anywhere due to the property's great soil. Access is convenient from both the south

and east, with utilities readily available, enhancing the property's functionality and ability to hunt. The farm features excellent fencing, two wet weather creeks, and a pond, providing essential water sources for livestock and wildlife. An established road system facilitates easy navigation throughout the property, making it a prime location for hunting, particularly for big deer. Located just 70 miles from Kansas City, this farm presents a unique opportunity for those seeking a versatile and productive piece of land in a desirable area.



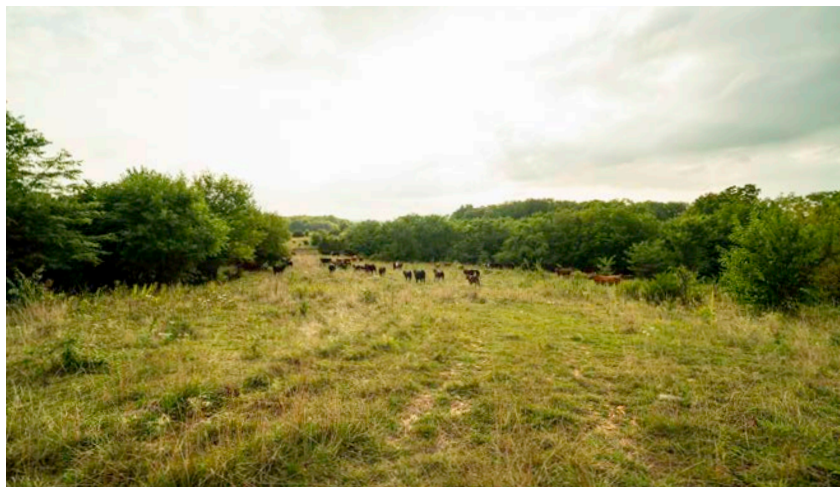
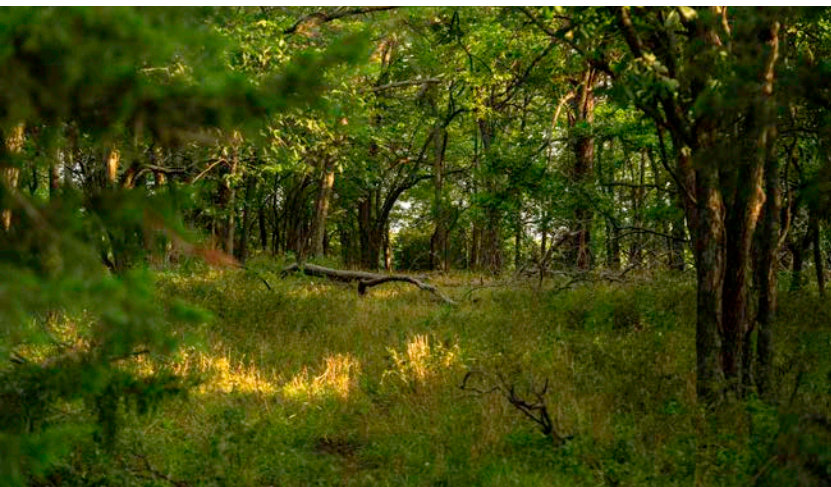
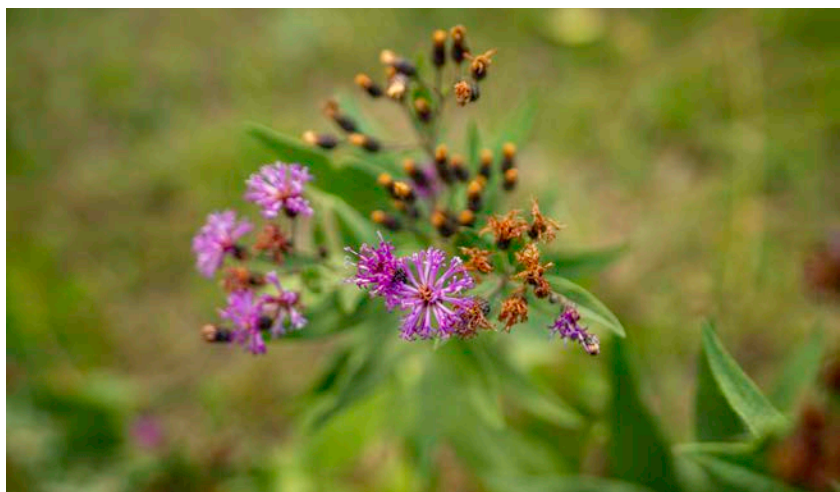
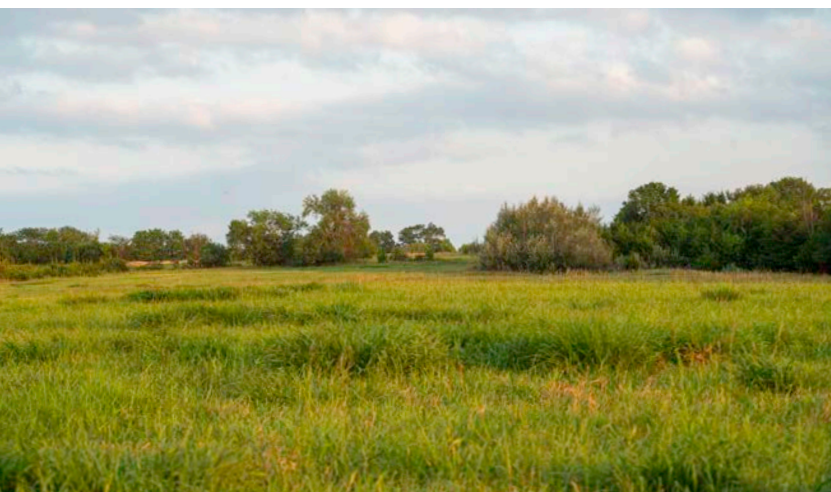
PROPERTY FEATURES

PRICE: **\$966,000** | COUNTY: **FRANKLIN** | STATE: **KANSAS** | ACRES: **230**

- 30 +/- acres of tillable
- 75 +/- acres of pasture/ hay ground
- Access from the south and east
- Utilities available
- Great fencing
- 2 wet weather creeks / 1 pond
- Existing road system
- Abundance of wildlife
- Big deer area
- 70 miles from Kansas City
- 50 miles from Overland Park
- 30 miles from Lawrence
- 18 miles from Ottawa



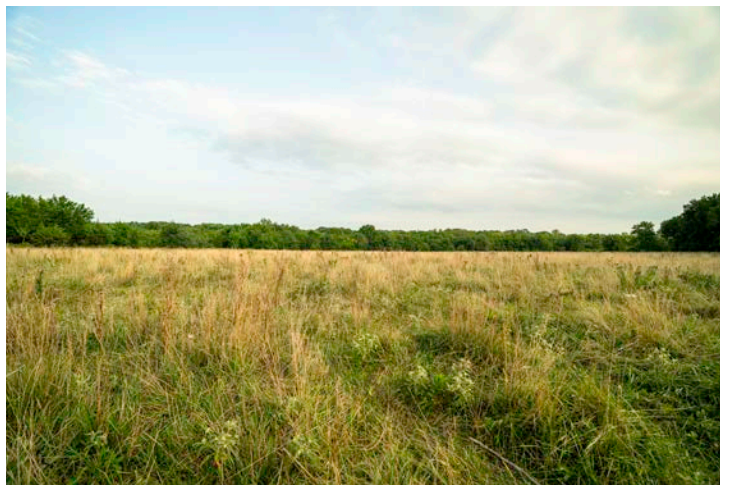
230 +/- ACRES



30 +/- ACRES OF TILLABLE



75 +/- ACRES OF PASTURE/ HAY GROUND



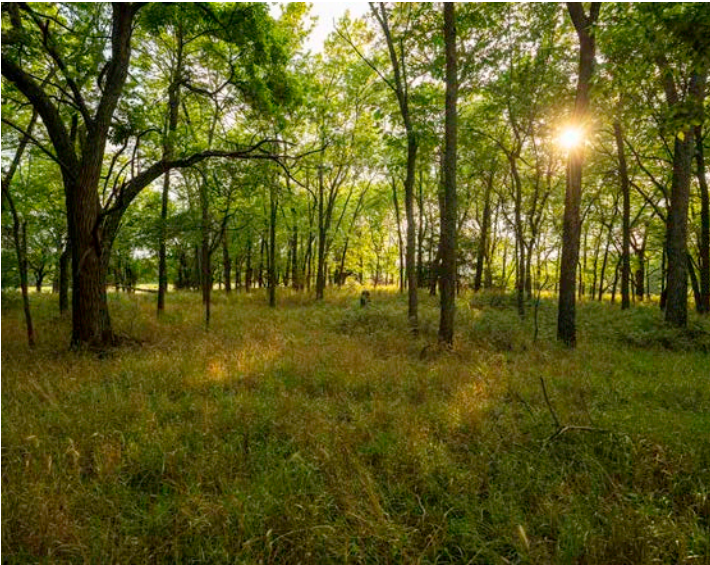
GREAT FENCING



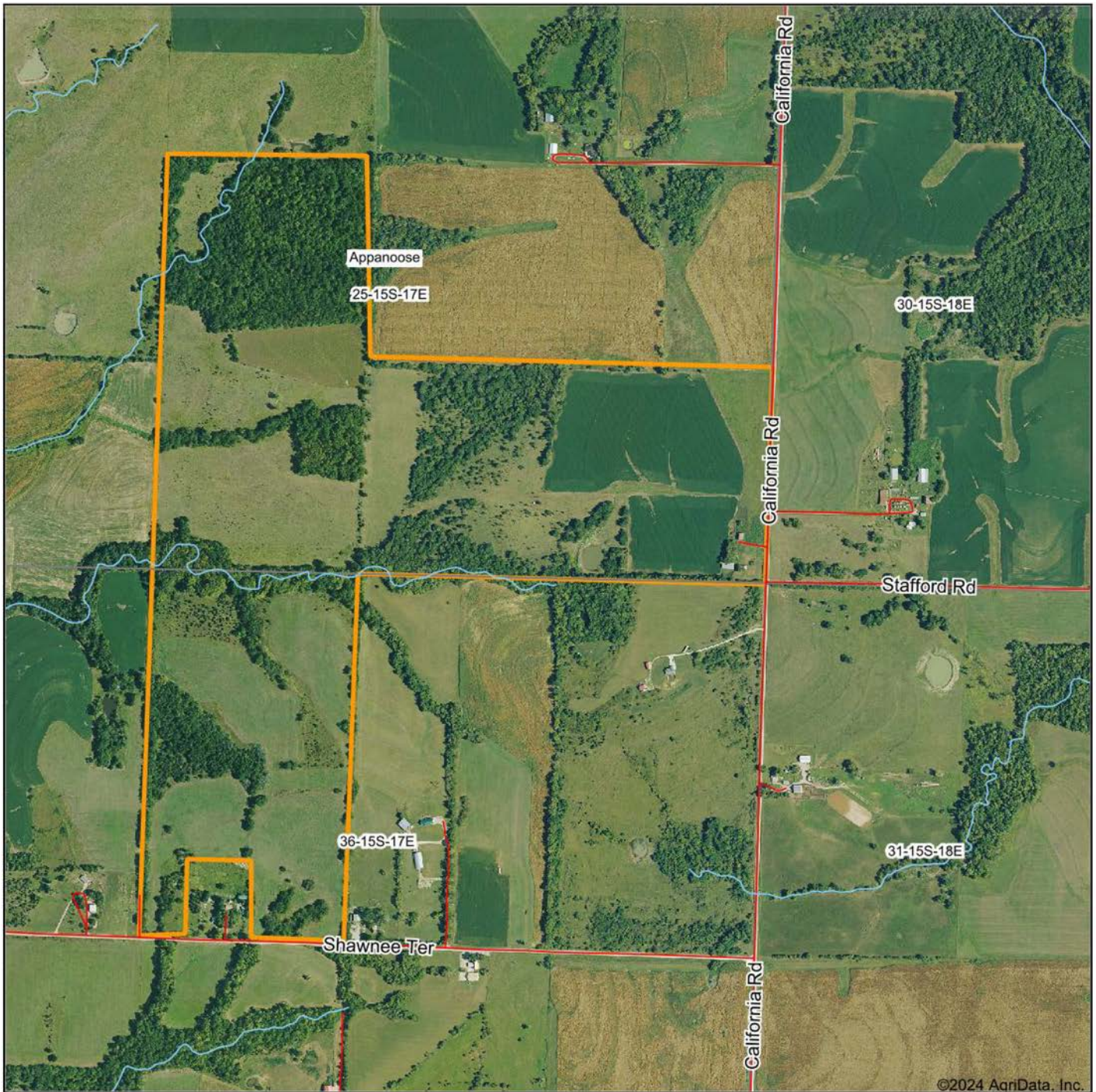
ABUNDANCE OF WILDLIFE



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 42' 36.5, -95° 28' 14.92

0ft 1000ft 2001ft



Maps Provided By:



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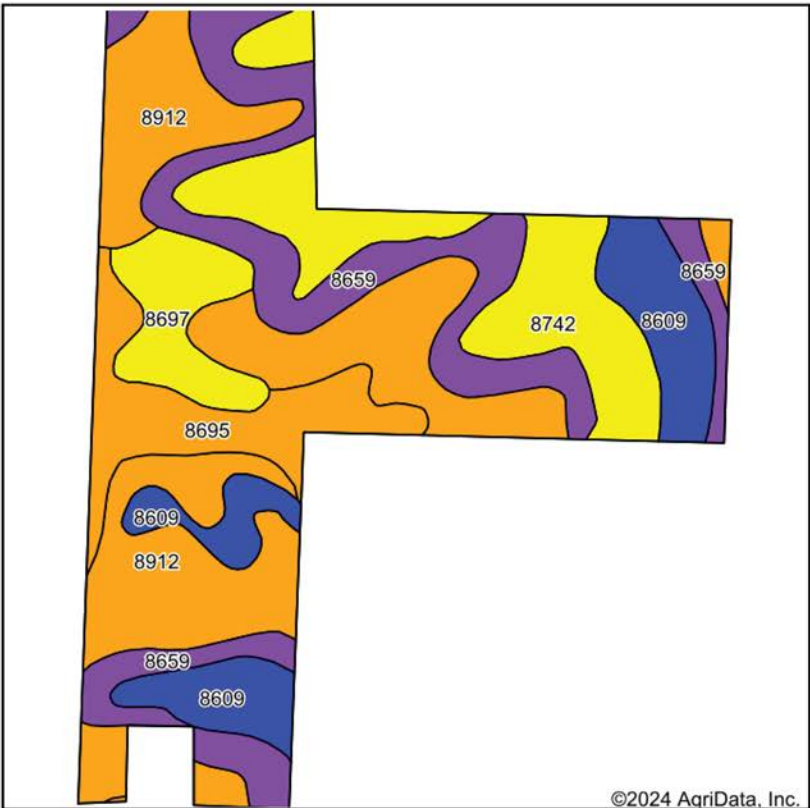
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25-15S-17E
Franklin County
Kansas



7/29/2024

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Franklin**
Location: **25-15S-17E**
Township: **Appanoose**
Acres: **232.63**
Date: **7/29/2024**



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS059, Soil Area Version: 23

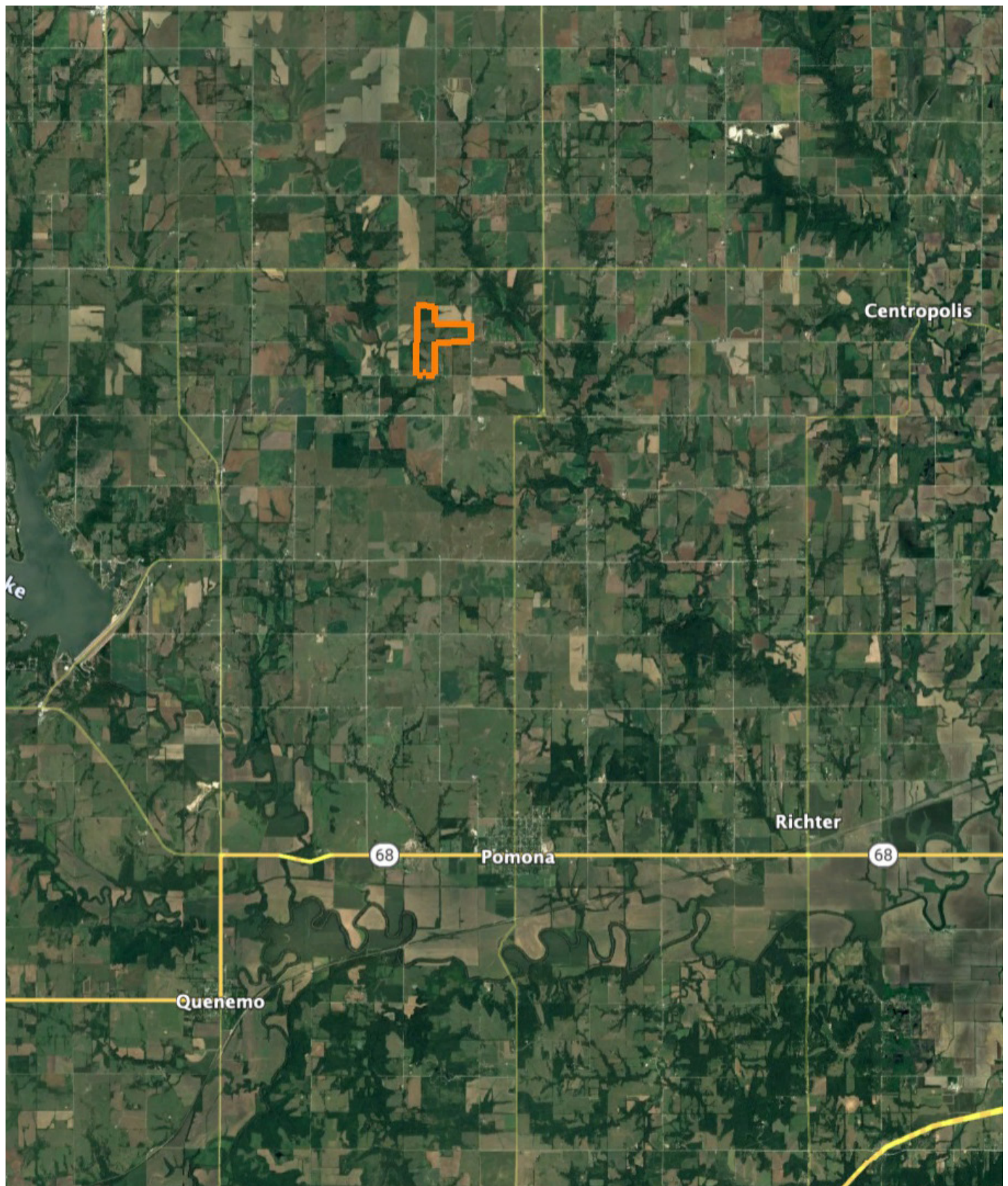
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
8912	Summit silty clay loam, 3 to 7 percent slopes	77.82	33.5%		> 6.5ft.	IIle	5153	68	68	56	58
8659	Clareson-Eram complex, 3 to 15 percent slopes, very rocky	49.74	21.4%		2ft. (Lithic bedrock)	VIe	3935	43	43	29	31
8742	Eram-Aliceville complex, 3 to 8 percent slopes	37.89	16.3%		2.6ft. (Paralithic bedrock)	IVe	4440	63	63	47	44
8609	Aliceville silty clay loam, 1 to 3 percent slopes	29.81	12.8%		3.8ft. (Lithic bedrock)	Ile	5019	59	59	50	49
8695	Dennis-Bates complex, 3 to 7 percent slopes	22.40	9.6%		2.5ft. (Paralithic bedrock)	IIle	5500	72	72	58	59
8697	Dennis-Bates complex, 3 to 7 percent slopes, eroded	14.97	6.4%		2.3ft. (Paralithic bedrock)	IVe	5370	61	61	45	43
Weighted Average						3.74	4806.6	*n 60.6	*n 60.6	*n 47.5	*n 47.9

*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

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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