

MIDWEST LAND GROUP PRESENTS

147 ACRES IN

WOODSON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

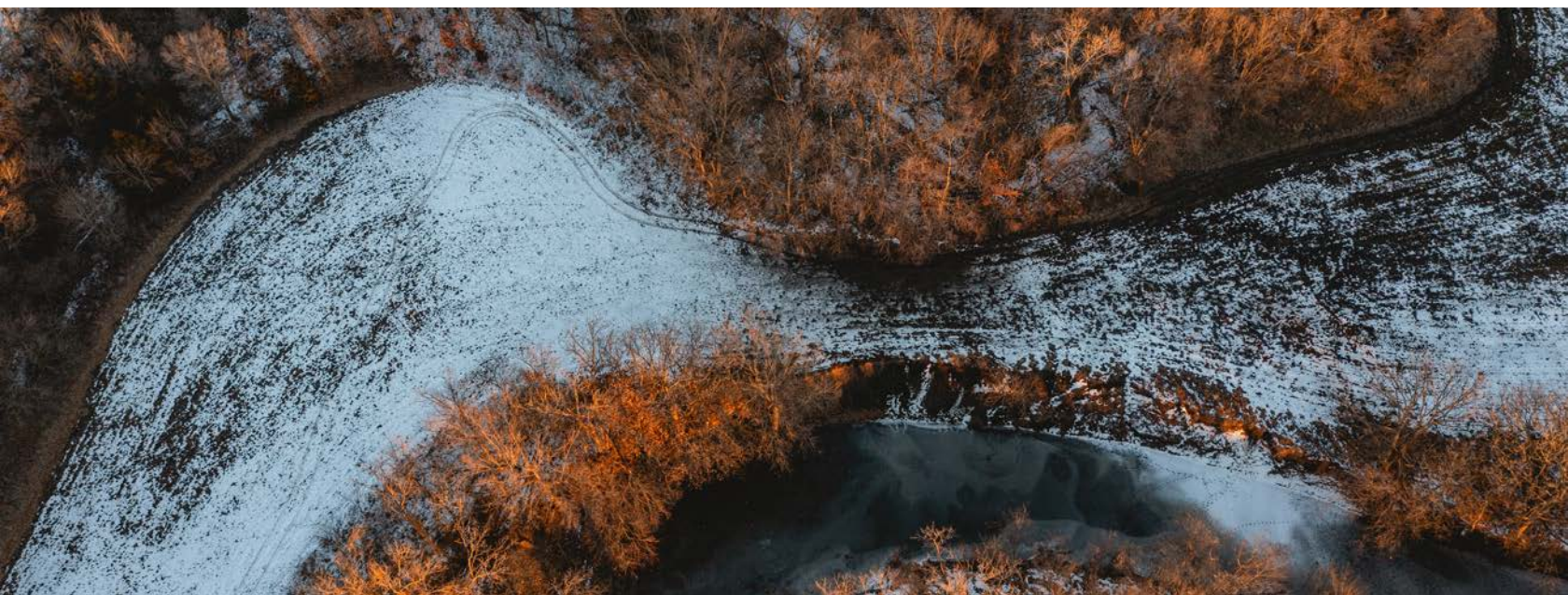
TURN-KEY RECREATION FARM WITH TILLABLE ON THE COFFEY/WOODSON COUNTY LINE

Located on the Coffey/Woodson County line here is a jam-packed 147 +/- acres full of bucks, ducks, and turkeys that certainly packs a punch! With 100 acres in tillable production and the remaining 47 acres include Duck Creek providing a year-round water source, the majority of oaks and sycamore trees, and some of that brushy wooly thick timber Kansas is known for. The majority of the timber includes giant white oaks, blackjack, and red oaks along with your turkey roosting sycamores trees and the Eastern red cedar sprinkled throughout.

The property is situated in the central flyway and just minutes from John Redmond Reservoir, Coffey County Lake, and the Flint Hills National Wildlife Refuge which typically harbor the majority of the waterfowl in the area.

With a little work the secluded fields along Duck Creek could be turned into a marsh and watch out, this place could be a real waterfowl hidden gem! The 100 acres of tillable consists of Class I and II mason silt loam, Summit silty clay loam with 0-3 percent sloped, and well-kept waterways, terraces, and field edges.

This property is located in the highly sought-after Deer Unit 14, offering exceptional deer hunting. Whether you're a hunter or farmer this property offers incredible diversity and potential, with a nice combination of farmland, timber, and wildlife habitat. Don't miss the opportunity to own a piece of prime Kansas land that truly packs a punch! Call Land Agent Cody Thurston at (620) 794-1229 to set up a showing or additional information.



PROPERTY FEATURES

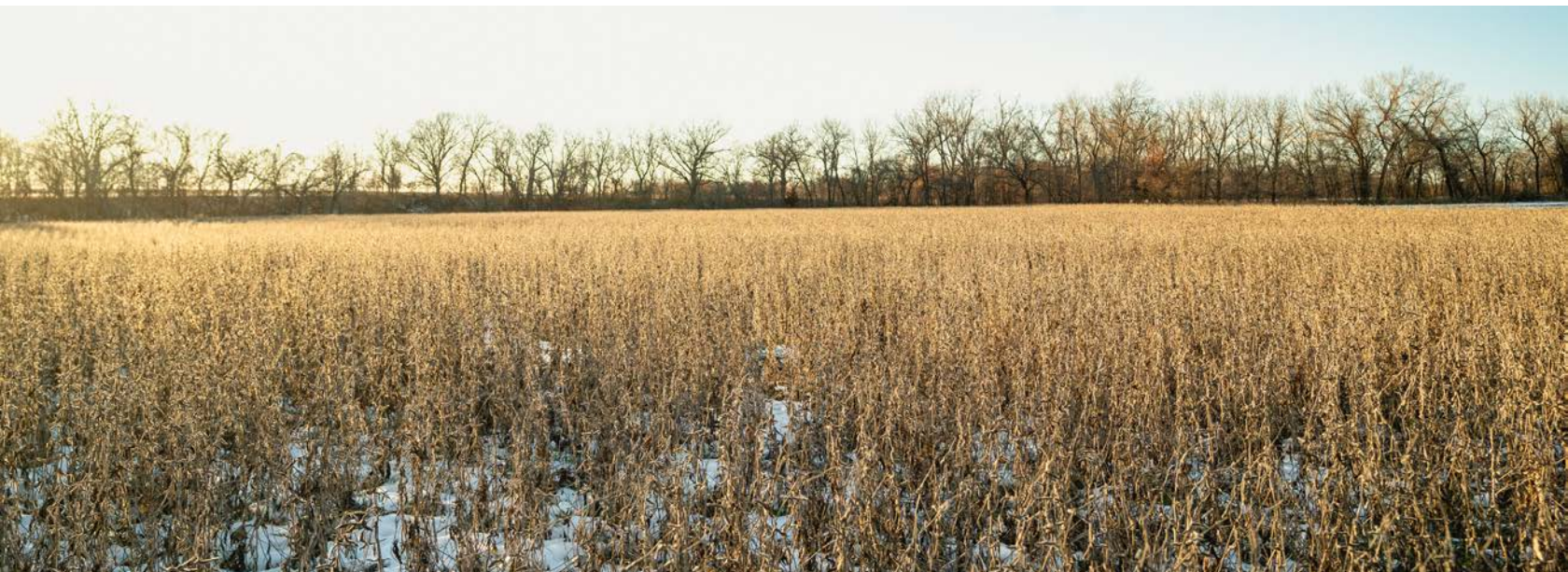
PRICE: **\$683,000** | COUNTY: **WOODSON** | STATE: **KANSAS** | ACRES: **147**

- Duck Creek
- Deer hunting
- Turkey hunting
- Waterfowl hunting
- Central flyway
- 100 acres tillable
- 15 miles to Burlington
- 29 miles to Flint Hills Refuge
- 95 miles to Overland Park
- 106 miles to Wichita
- 15 miles to John Redmond Reservoir



100 ACRES TILLABLE

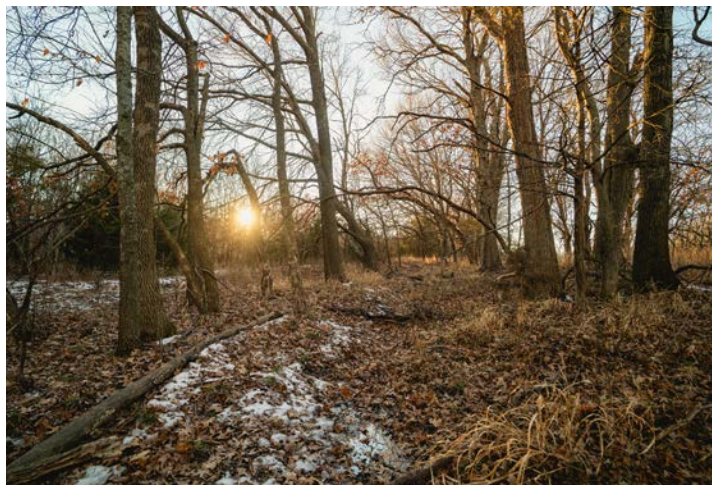
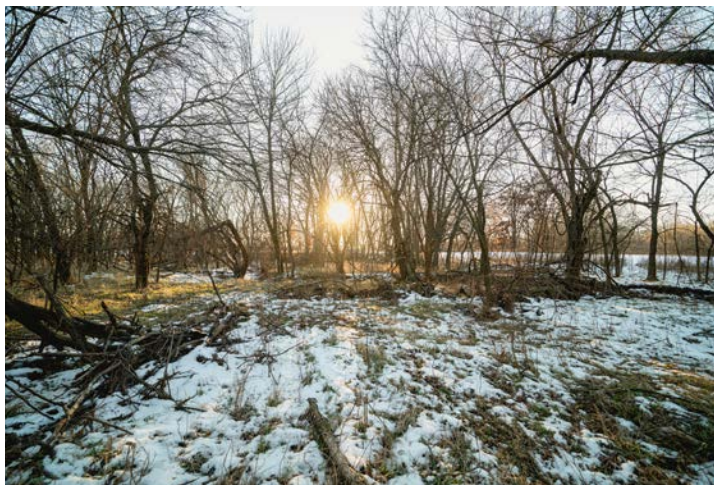
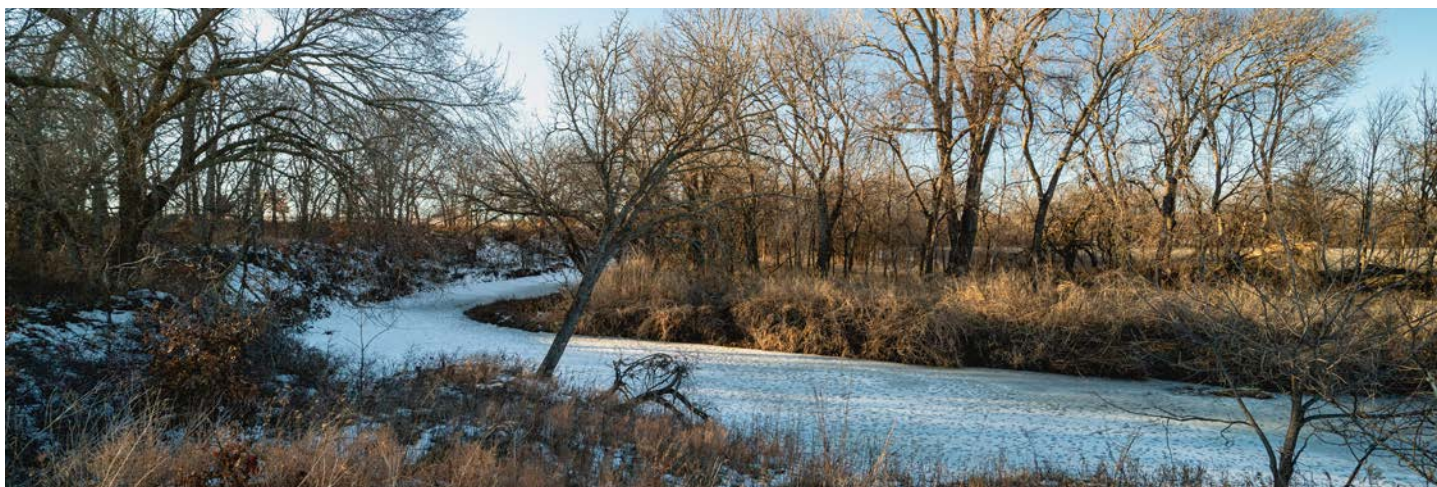
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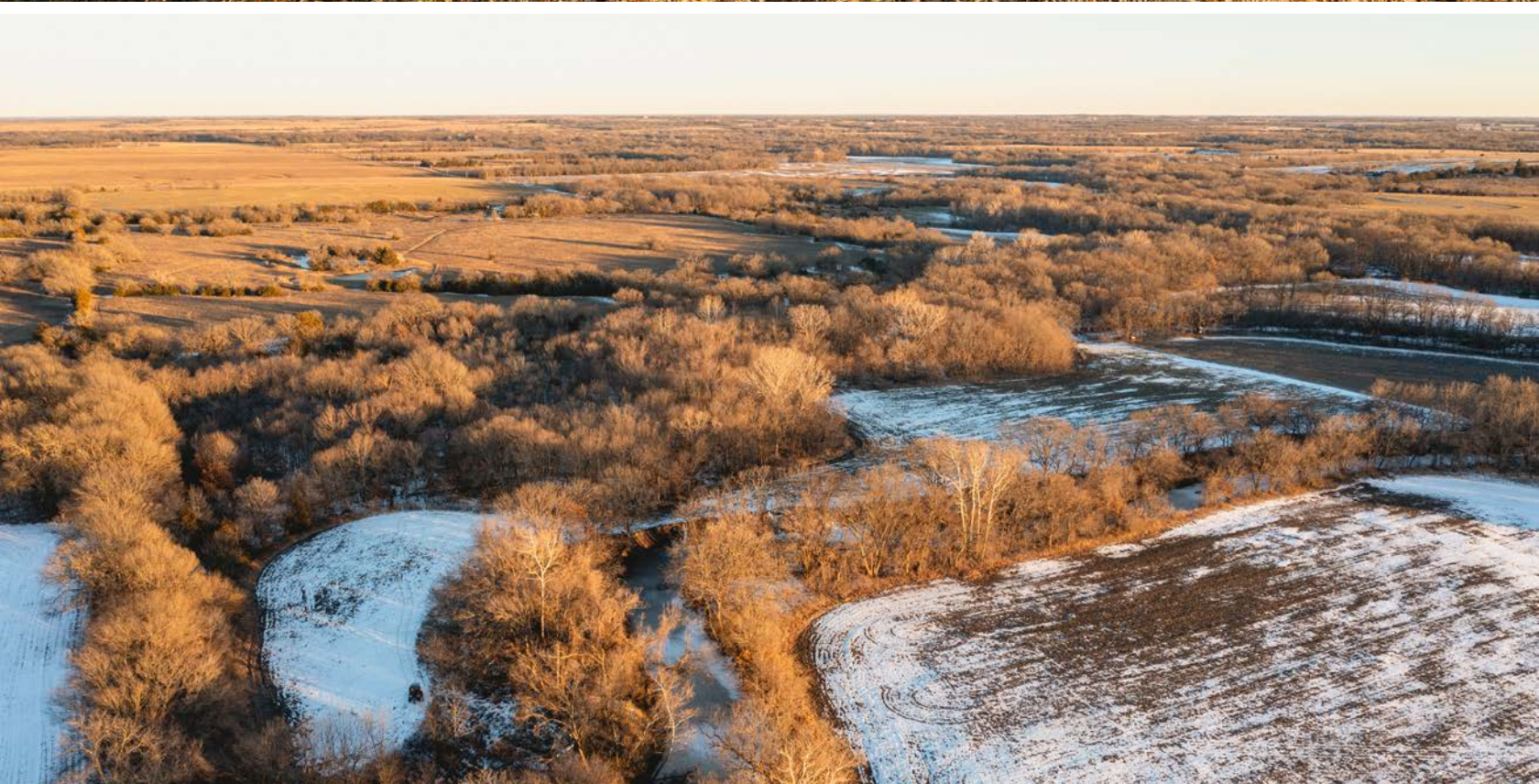
DUCK CREEK



OAKS & SYCAMORE TIMBER



WILDLIFE HABITAT

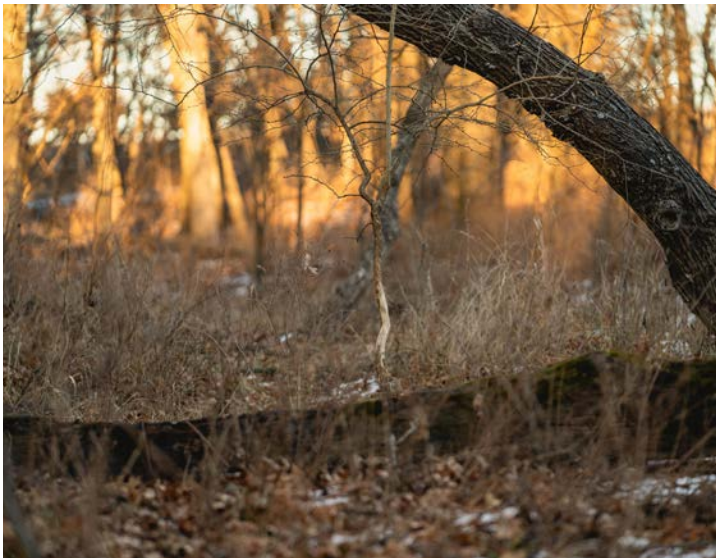


TURKEY & WATERFOWL HUNTING

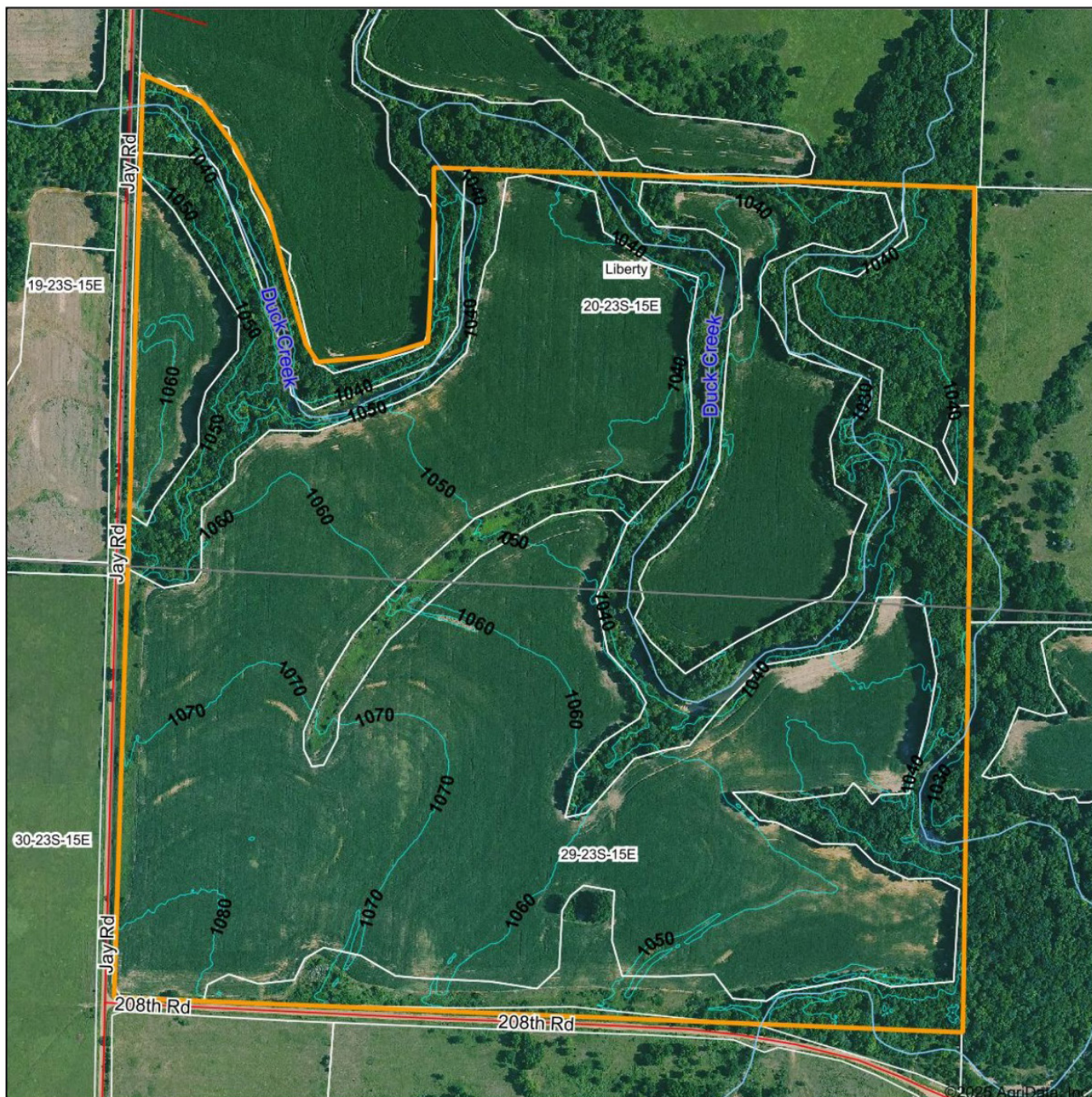
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DEER HUNTING



TOPOGRAPHY MAP



Maps Provided By:



© AgriData, Inc. 2023 www.AgrIDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,022.4

Max: 1,082.6

Range: 60.2

Average: 1,050.8

Standard Deviation: 13.75 ft

0ft 481ft 963ft

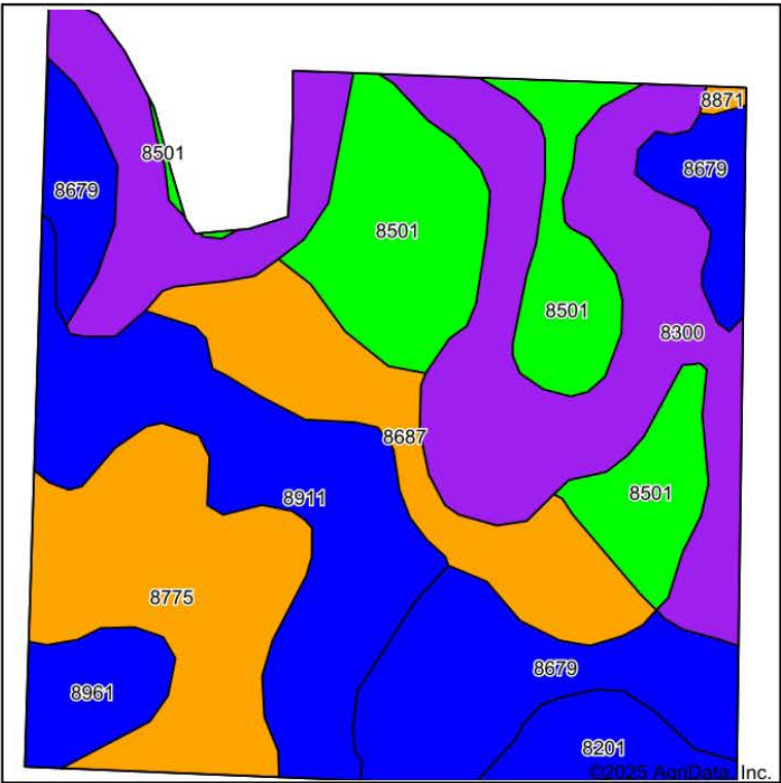


1/17/2025

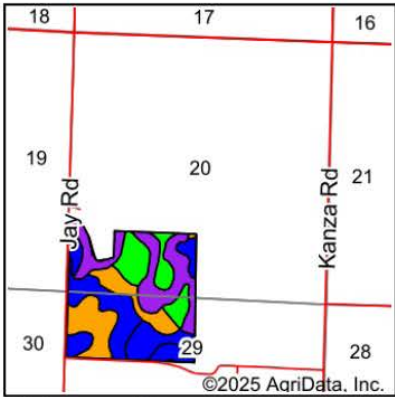
20-23S-15E
Woodson County
Kansas

Boundary Center: 38° 1' 30.72, -95° 47' 22.36

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Woodson**
Location: **20-23S-15E**
Township: **Liberty**
Acres: **149.91**
Date: **1/17/2025**



Maps Provided By:

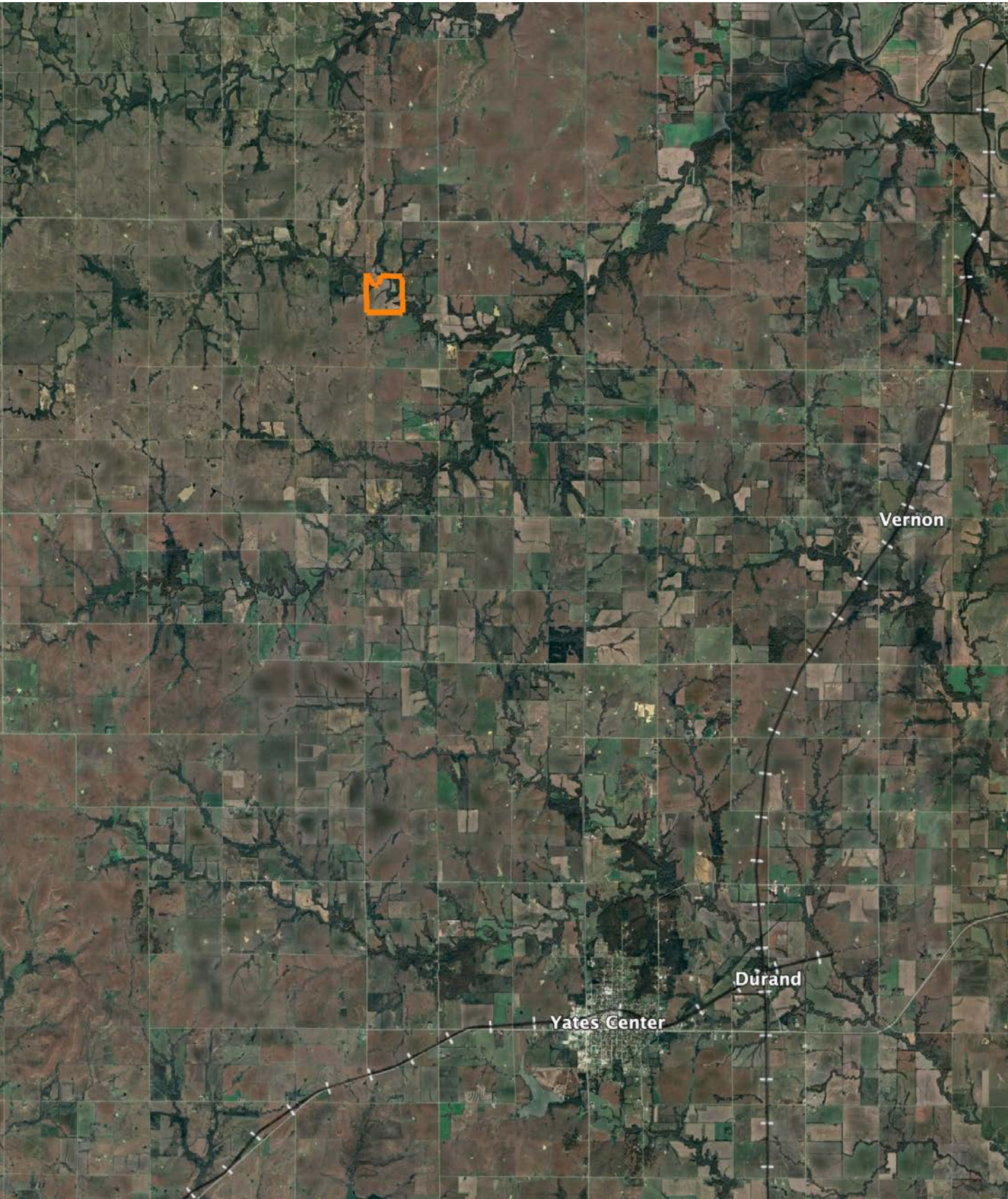


Area Symbol: KS207, Soil Area Version: 23

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	*n NCCPI Cotton
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	37.96	25.4%		> 6.5ft.	Vw	7668	48	48	27	39	14
8501	Mason silt loam, 0 to 1 percent slopes, rarely flooded	24.18	16.1%		> 6.5ft.	lw	8250	78	77	68	71	62
8911	Summit silty clay loam, 1 to 3 percent slopes	22.20	14.8%		> 6.5ft.	lle	4828	62	61	58	60	47
8679	Dennis silt loam, 1 to 3 percent slopes	22.11	14.7%		> 6.5ft.	lle	4838	79	78	59	64	69
8775	Kenoma silt loam, 1 to 3 percent slopes	18.94	12.6%		5.7ft. (Lithic bedrock)	lle	3888	59	56	58	59	54
8687	Dennis silty clay loam, 1 to 3 percent slopes, eroded	13.92	9.3%		> 6.5ft.	lle	4653	61	61	47	48	38
8201	Osage silty clay loam, 0 to 1 percent slopes, occasionally flooded	5.36	3.6%		> 6.5ft.	llw	7282	47	44	46	42	35

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Cody Thurston has an overpowering love for the great outdoors. He absolutely loves seeing a property's potential and making that potential come to life. At Midwest Land Group, he does whatever it takes to ensure a smooth transaction for his clients, both buyers and sellers. Born in Emporia, Kansas, Cody grew up on the family farm in east central Kansas and helped with his dad's outfitting business, managing, planting, improving, and guiding on 15,000 acres.

If Cody looks familiar, it may be because he's been a cast member on Drury Outdoors' Bow Madness on The Outdoor Channel. He's also a guide for The Dave Hollond Memorial Youth Deer Hunt (formerly The Clint Bowyer Youth Deer Hunt), in which 15-20 kids are taken into the great outdoors to experience the excitement of the hunt. Cody gets great satisfaction helping the kids and passing on his deep rooted excitement for the outdoors. If you have any real estate needs and want to put Cody's knowledge and professionalism to work for you, give him a call, he would be happy to talk land or hunting with you.



CODY THURSTON,
LAND AGENT

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MidwestLandGroup.com

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