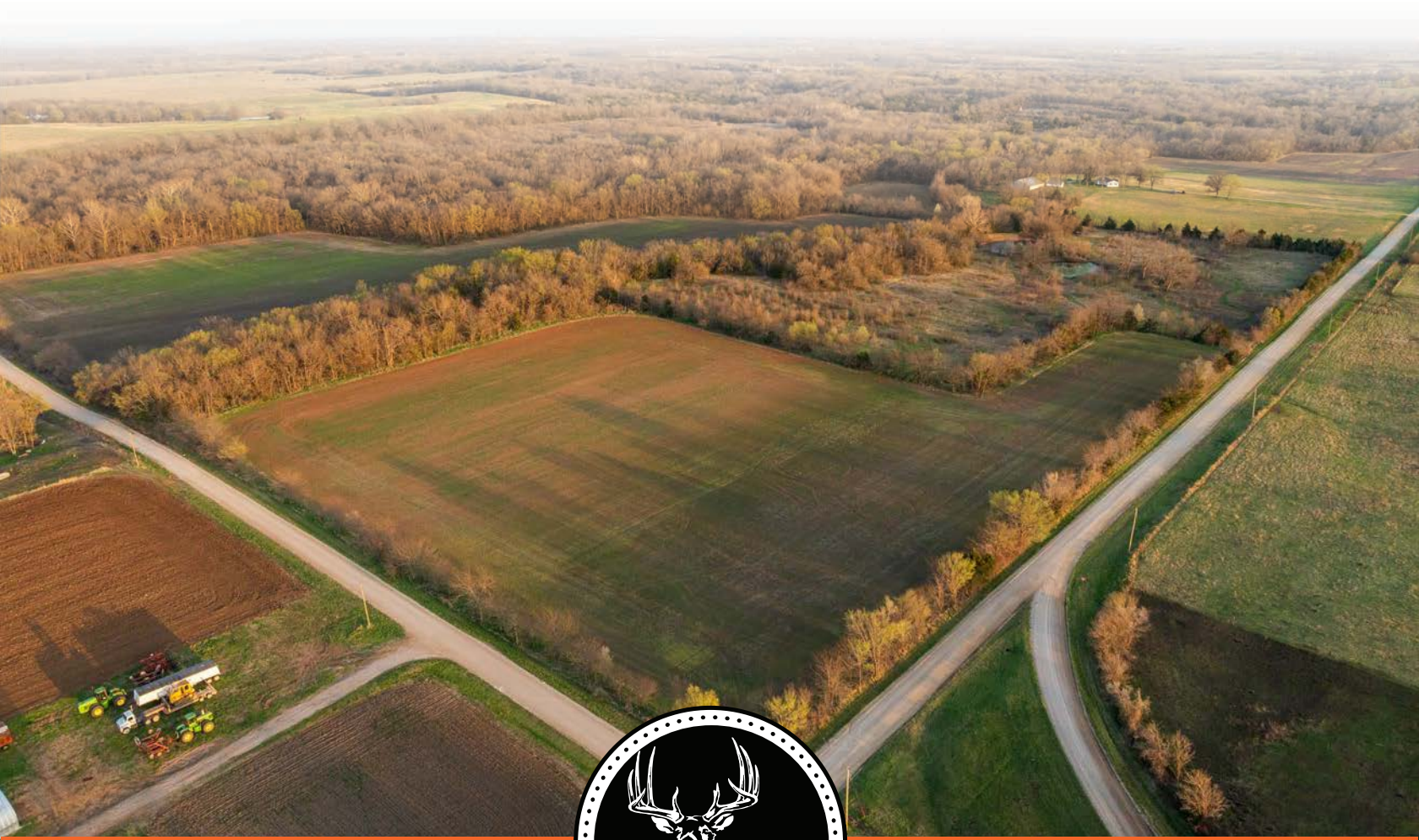


MIDWEST LAND GROUP PRESENTS

240 ACRES IN

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# BOURBON COUNTY KANSAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# NORTHEAST BOURBON COUNTY WILDLIFE OASIS WITH HOME AND INCOME

Farms like this 240 acres don't come available very often, in this particular case the ground hasn't been available to the public in more than 100 years! Nestled on a tributary of the Little Osage River this land boasts topography and diversity with a mix of creek bottom timber, tillable farm ground, old growth pasture and hay fields. On top of a hill, just where you'd want it to be, sits a very clean and tidy 1970 farmhouse.

Just three miles east of I-69, the farm sits in one of the best areas in an already celebrated county for big deer. With the creek running through it north to south nearly splitting the farm in half, you have a natural travel corridor and rut funnel. The topography and timber makeup along the creek are set up perfectly to create some great woolly bedding cover as well. Take notice of all the walnut trees as well! Two nice ponds sit on the farm and both have given up trophy-sized catfish, while also serving as year-round water for the wildlife. Access from the north and the west with a great trail system

already in place makes hunting the farm on any wind easy. Roughly 40 acres of tillable ground and 10 acres of hay production give you a nice income to pay the taxes as well. Farms like this are big enough and this one is set up correctly to be able to grow and hold deer.

The home is 1,880 square feet sitting on a full basement. With 3 good-sized bedrooms and 1 1/2 baths, it's perfect as a full-time residence, a weekend getaway or a fall hunting lodge! With both a living room and a full family room there is plenty of space to hang out and watch the game, and a well-designed kitchen completes the layout. Be sure to take in the incredible views from the front porch! Built in 1970 the house has been lovingly cared for and is ready to move in today. Please note the home is being sold as-is, although there are no known issues or defects. Farms like this don't come on the market often and this one will create a buzz so call me today for a private tour and let's go look!



# PROPERTY FEATURES

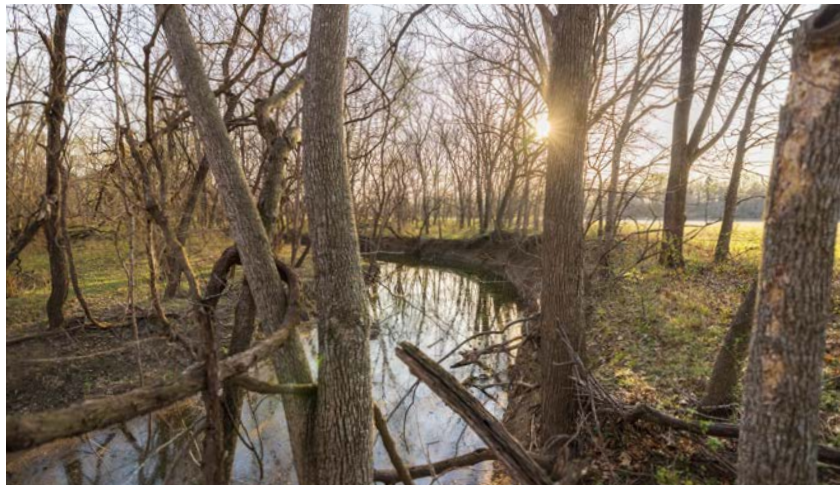
PRICE: **\$1,428,000** | COUNTY: **BOURBON** | STATE: **KANSAS** | ACRES: **240**

- 240-acre farm with 1,880 sq. ft. home
- Outbuildings
- Tillable & hay income
- Loaded with deer & turkeys
- 2 ponds
- Great trail system
- Great balance of habitat
- Mature timber
- 100 miles to KC Airport
- 10 miles to Fort Scott
- 3 miles east of I-69



# 240-ACRE FARM

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# 1,880 SQ. FT. HOME



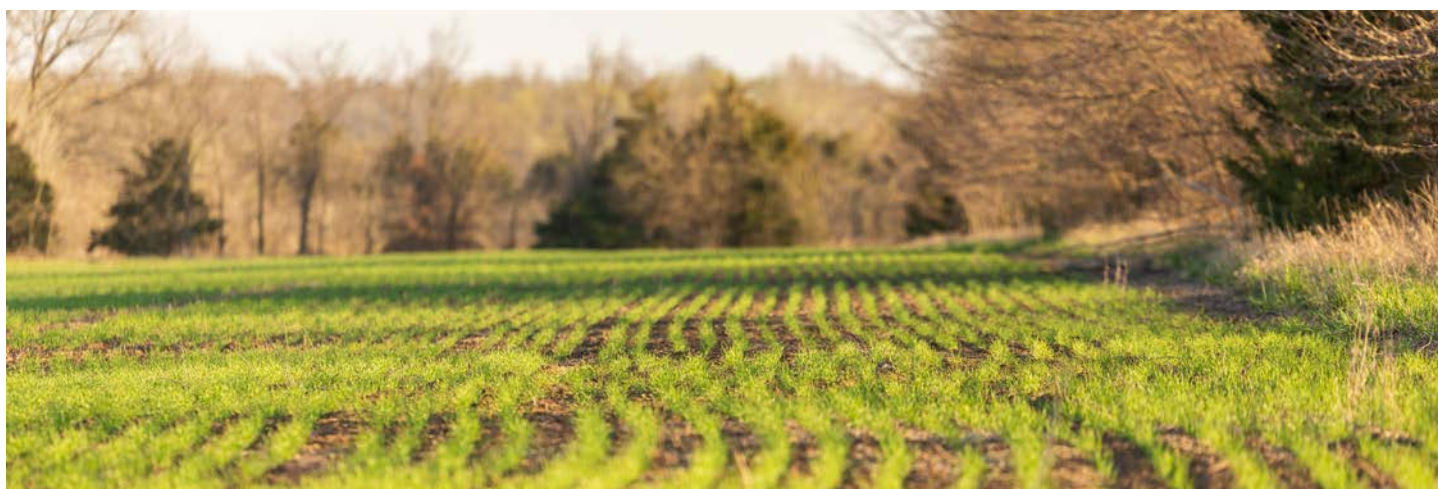
# OUTBUILDINGS

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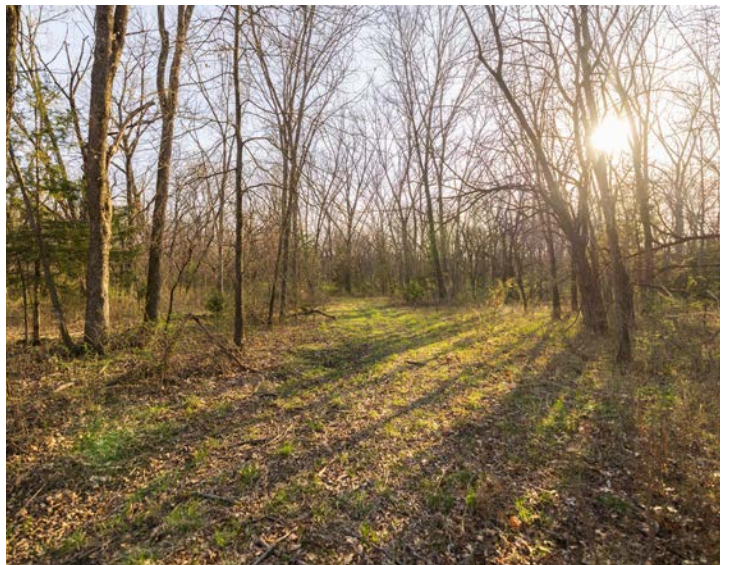
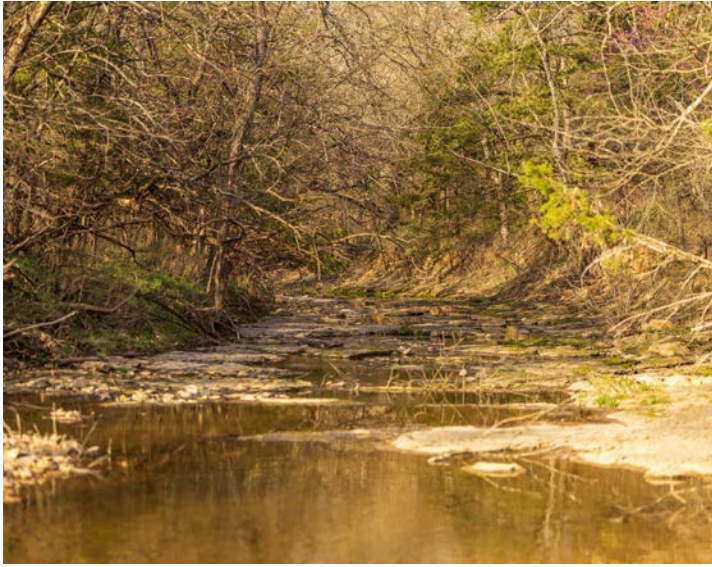
# TILLABLE & HAY INCOME

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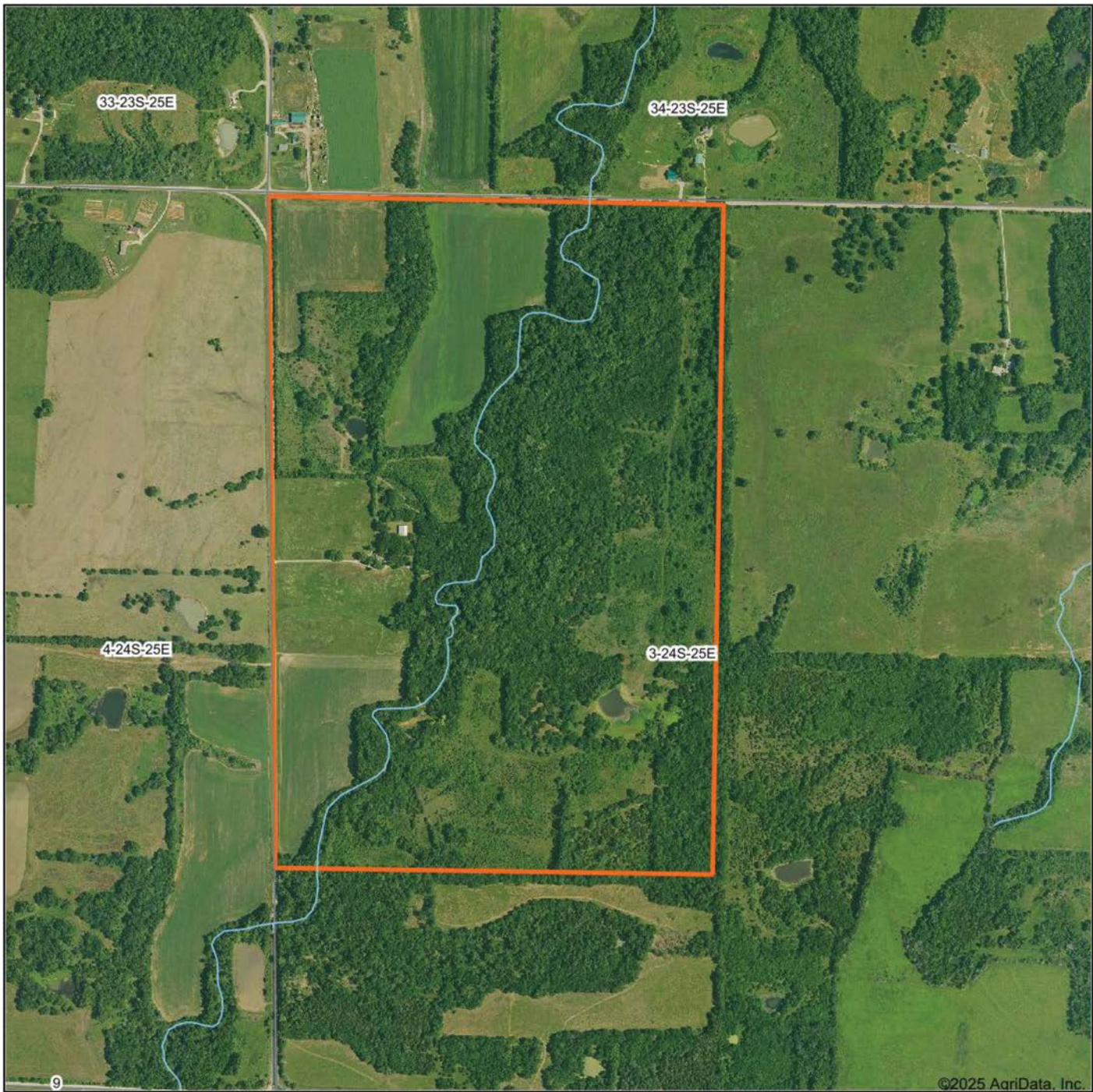


# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 37° 59' 17.07, -94° 39' 13.79

0ft 918ft 1835ft



Maps Provided By:



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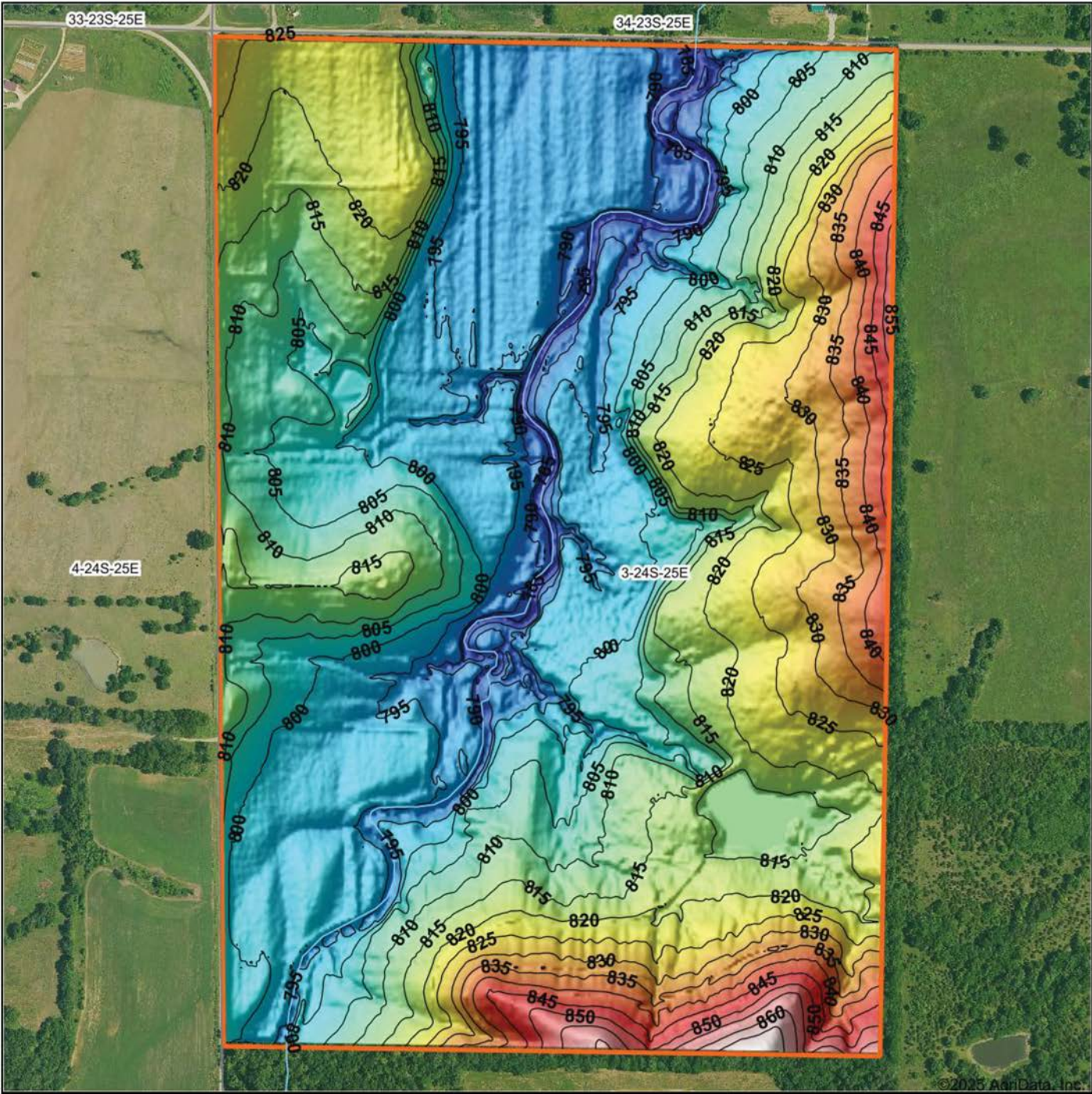
**3-24S-25E**  
**Bourbon County**  
**Kansas**



3/21/2025



# HILLSHADE MAP



©2025 AgriData, Inc.

Low Elevation High



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 3 meter dem  
 Interval(ft): 5  
 Min: 779.3  
 Max: 870.1  
 Range: 90.8  
 Average: 811.3  
 Standard Deviation: 16.17 ft

0ft 612ft 1225ft

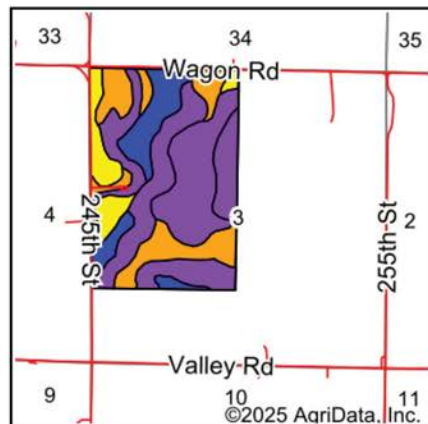
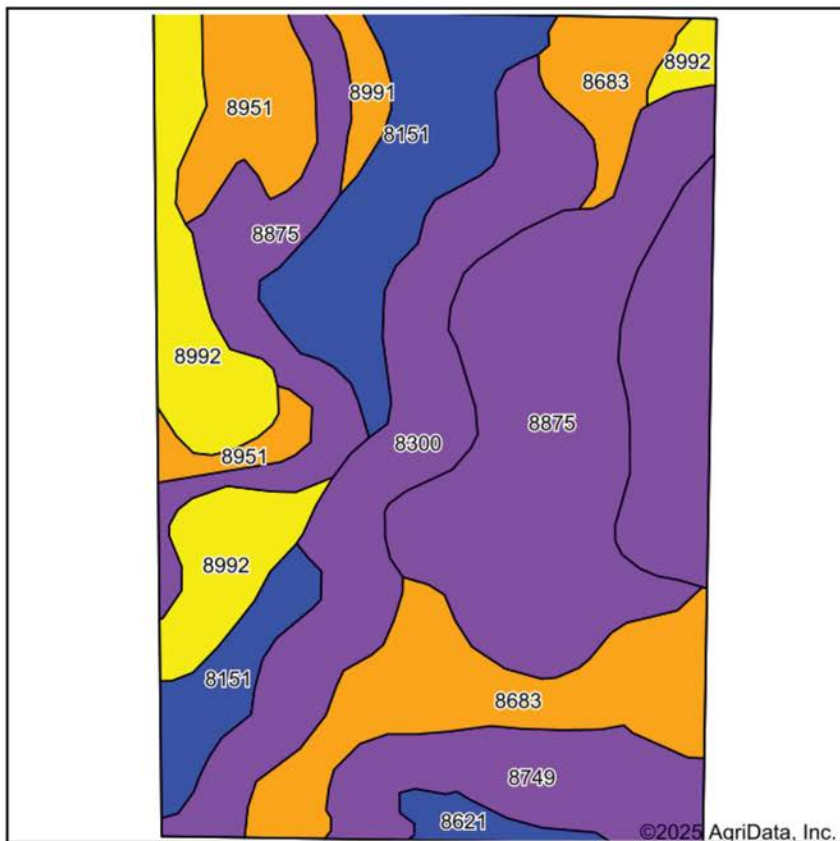


3/21/2025

**3-24S-25E**  
**Bourbon County**  
**Kansas**

Boundary Center: 37° 59' 17.07, -94° 39' 13.79

# SOILS MAP



State: **Kansas**  
 County: **Bourbon**  
 Location: **3-24S-25E**  
 Township: **Osage**  
 Acres: **240**  
 Date: **3/21/2025**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

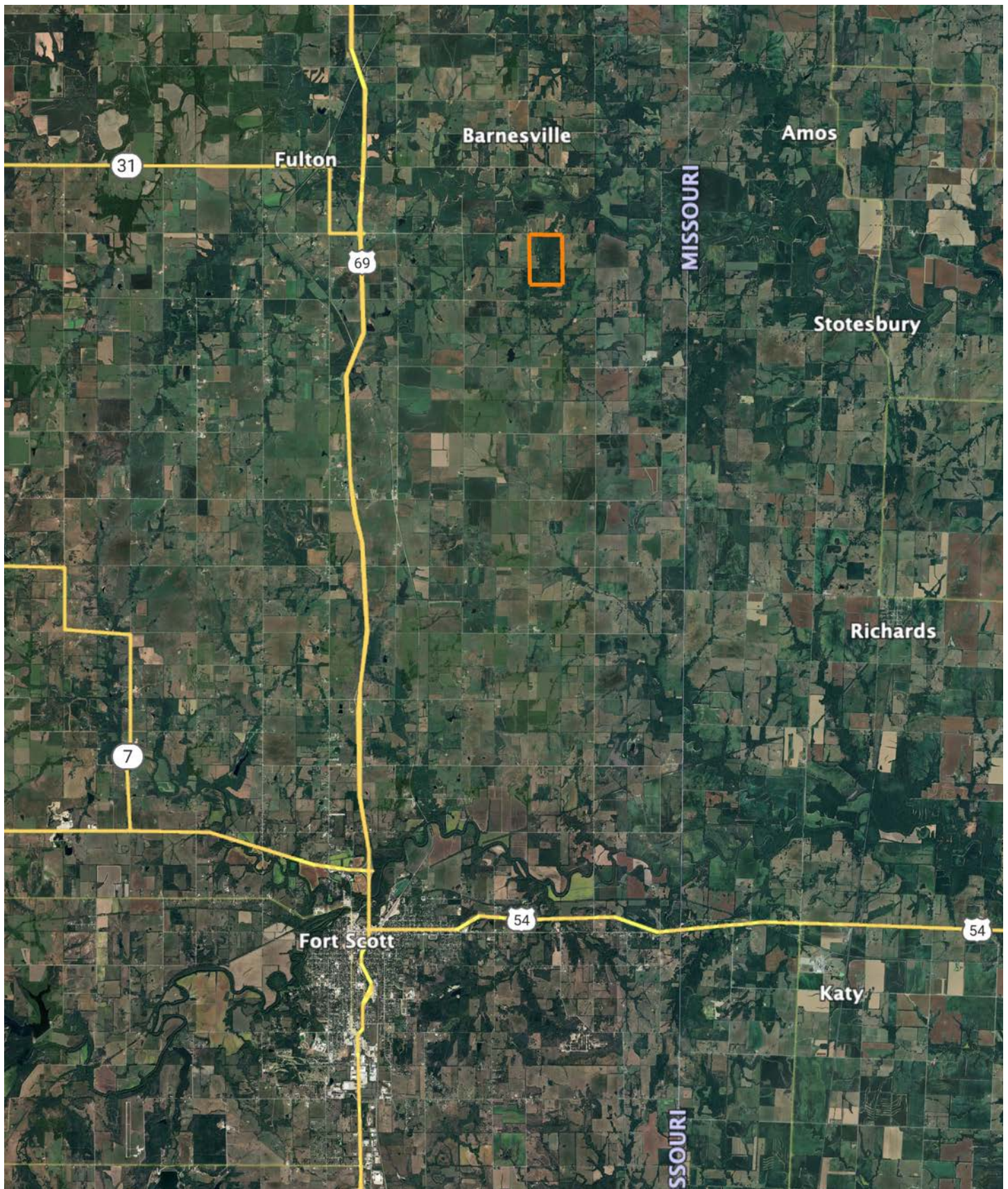
Area Symbol: KS011, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
8875	Ringo-Clareson complex, 8 to 15 percent slopes	65.66	27.3%		Vle	36	36	32	30	
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	34.52	14.4%		Vw	48	48	27	39	
8749	Eram-Collinsville complex, 5 to 15 percent slopes	34.04	14.2%		Vle	47	45	42	36	
8151	Lanton silty clay loam, 0 to 2 percent slopes, occasionally flooded	31.12	13.0%		llw	73	73	52	63	
8683	Dennis silt loam, 3 to 7 percent slopes	30.61	12.8%		llle	76	76	60	65	
8992	Zaar silty clay, 3 to 8 percent slopes	24.31	10.1%		IVe	49	43	49	45	
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	13.69	5.7%		llle	52	51	51	43	
8991	Zaar silty clay, 1 to 3 percent slopes	3.08	1.3%		llle	51	44	50	47	
8621	Bates loam, 1 to 3 percent slopes	2.97	1.2%		lle	65	65	57	52	
<b>Weighted Average</b>						<b>4.49</b>	<b>*n 52</b>	<b>*n 50.9</b>	<b>*n 42.2</b>	<b>*n 43.6</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# 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 in Kansas, Texas, and Missouri. Since moving to the Midwest with his wife and son, Bridger, he has been managing hunting farms in both Kansas and Missouri while making his home in Bourbon County, Kansas on his own small piece of ground where you'll find him trying to improve it every day. 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  
**417.312.9181**  
RLitwin@MidwestLandGroup.com



**MidwestLandGroup.com**

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