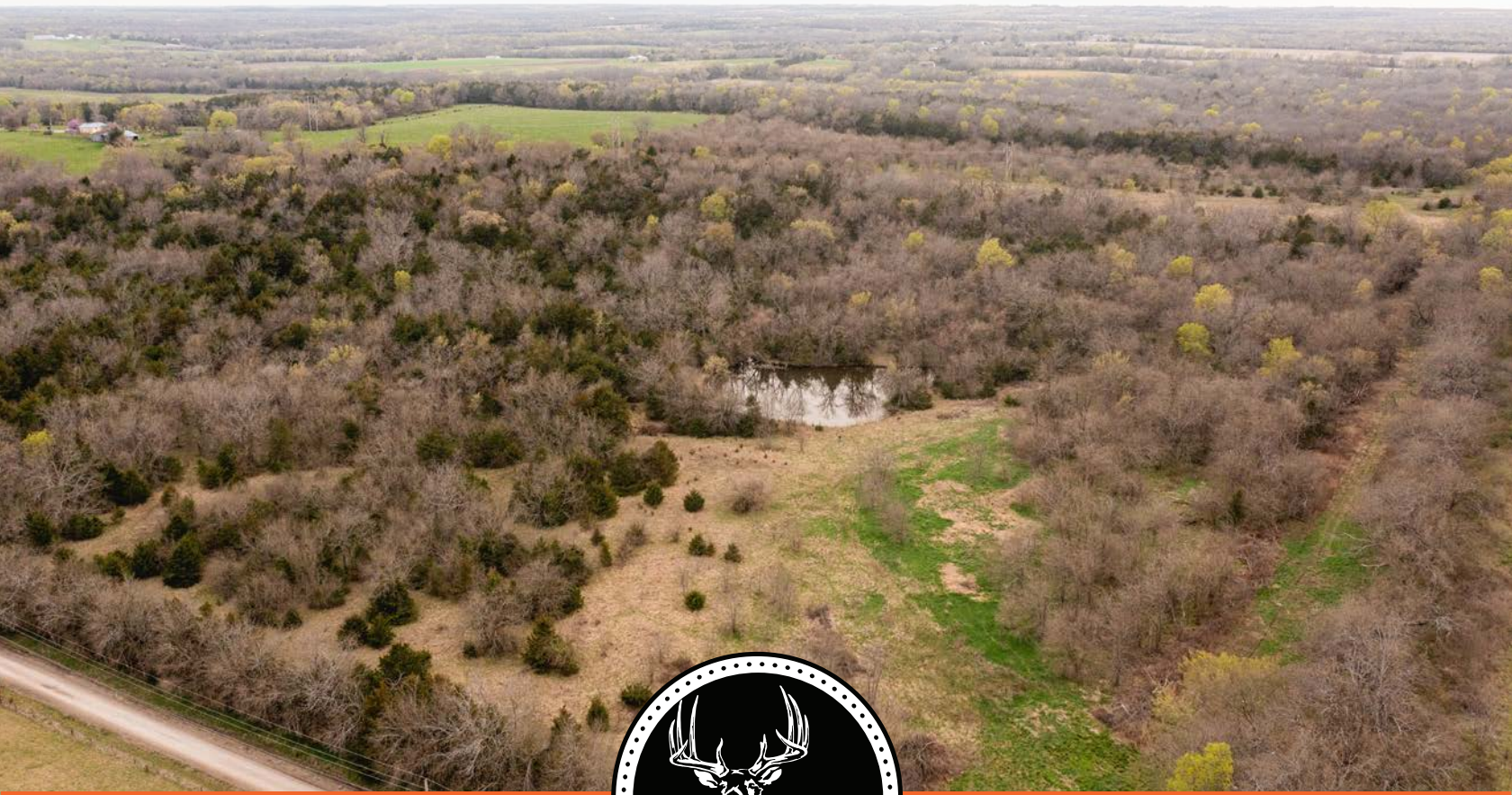


MIDWEST LAND GROUP PRESENTS

120 ACRES IN

MIAMI COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PERFECT HUNTING PROPERTY SOUTH OF KANSAS CITY

This 120 +/- acre tract in southern Miami County offers a strong mix of habitat and excellent potential for both deer and turkey hunting. The property features mature walnut trees, mast-producing oaks, and dense cover from hedges, cedar, and locust—creating ideal conditions for holding wildlife throughout the year. There are multiple prime locations for food plots to consistently attract game as they travel between bedding areas and nearby agricultural fields.

Its location being just 45 minutes south of Kansas City and Overland Park, makes it a convenient weekend retreat for local hunters, as well as a great option for non-residents flying into Kansas City International Airport. With 120 +/- deeded acres, the property qualifies for a Kansas landowner tag.

This is a blank canvas with excellent bones, ready for someone to add their personal touch and develop it into a high caliber hunting property.



PROPERTY FEATURES

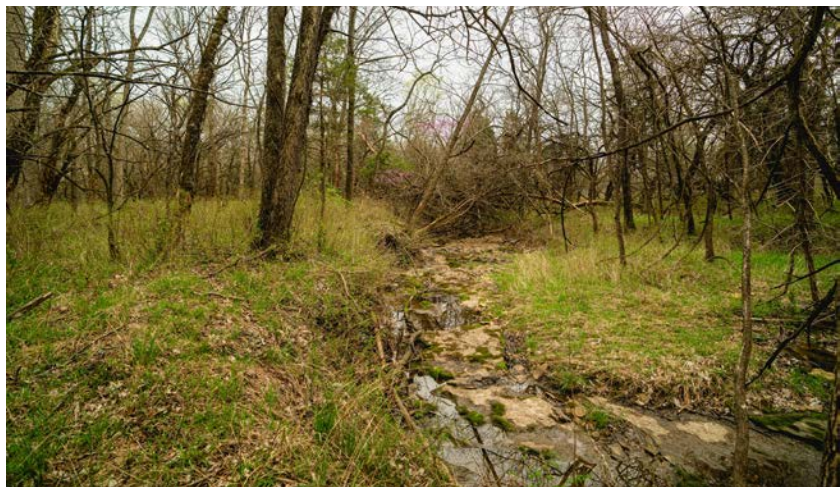
PRICE: **\$696,000** | COUNTY: **MIAMI** | STATE: **KANSAS** | ACRES: **120**

- Big deer neighborhood
- Prime habitat for deer and turkeys
- Perfect food plot locations
- Winding creek and pond
- Nearly 100% of the property is huntable
- Great access from Kansas City, Ottawa, Garnett, Overland Park
- Easy to get to from 169 Highway and K7
- Good stand of walnut trees
- Blank slate for a deer management plan



PRIME HABITAT FOR HUNTING

There are multiple prime locations for food plots to consistently attract game as they travel between bedding areas and nearby agricultural fields.



BLANK SLATE FOR DEER MANAGEMENT PLAN



WINDING CREEK



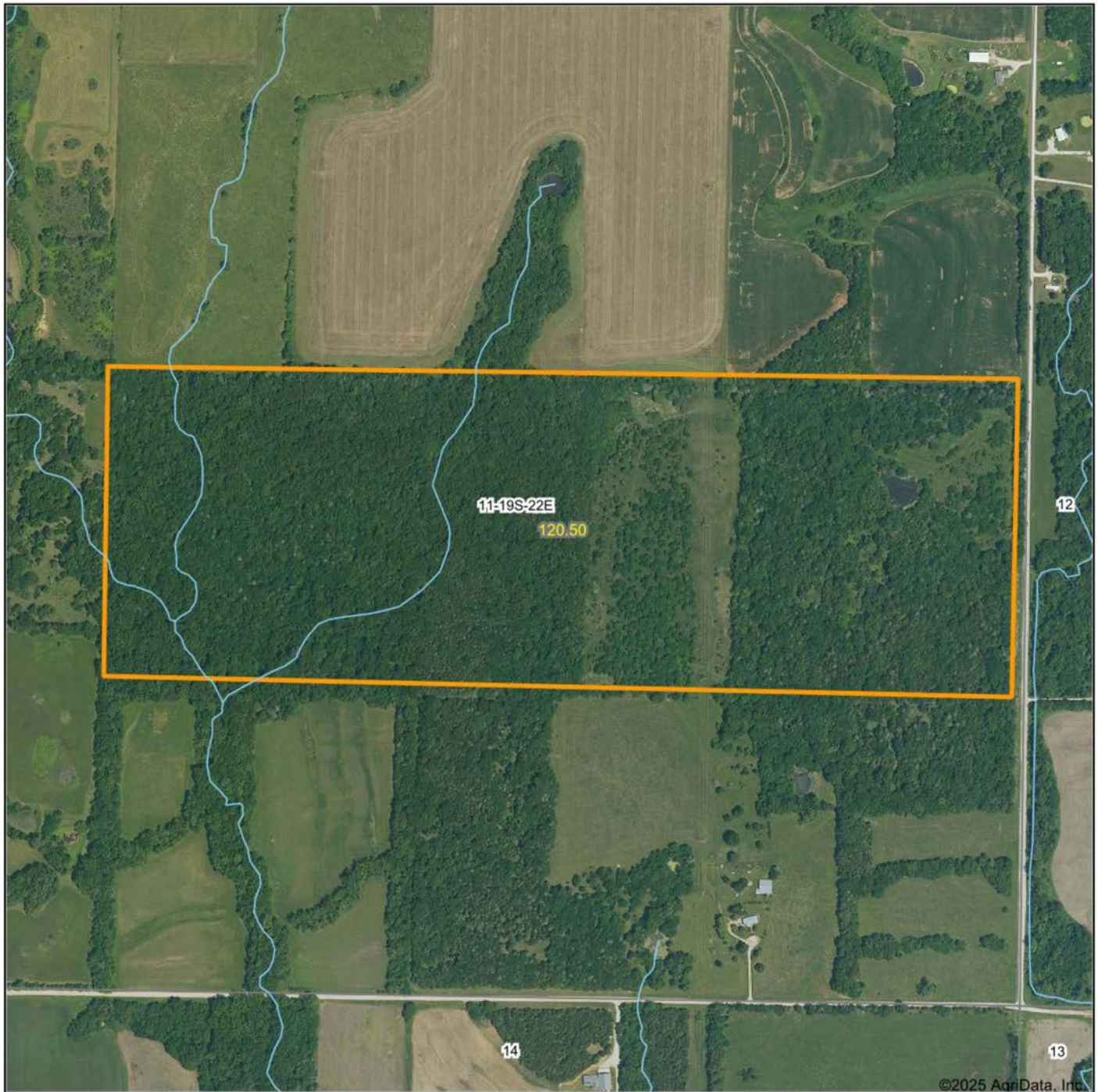
SMALL POND



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 24' 33.16, -94° 56' 37.21

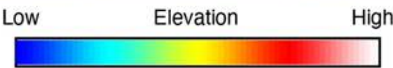
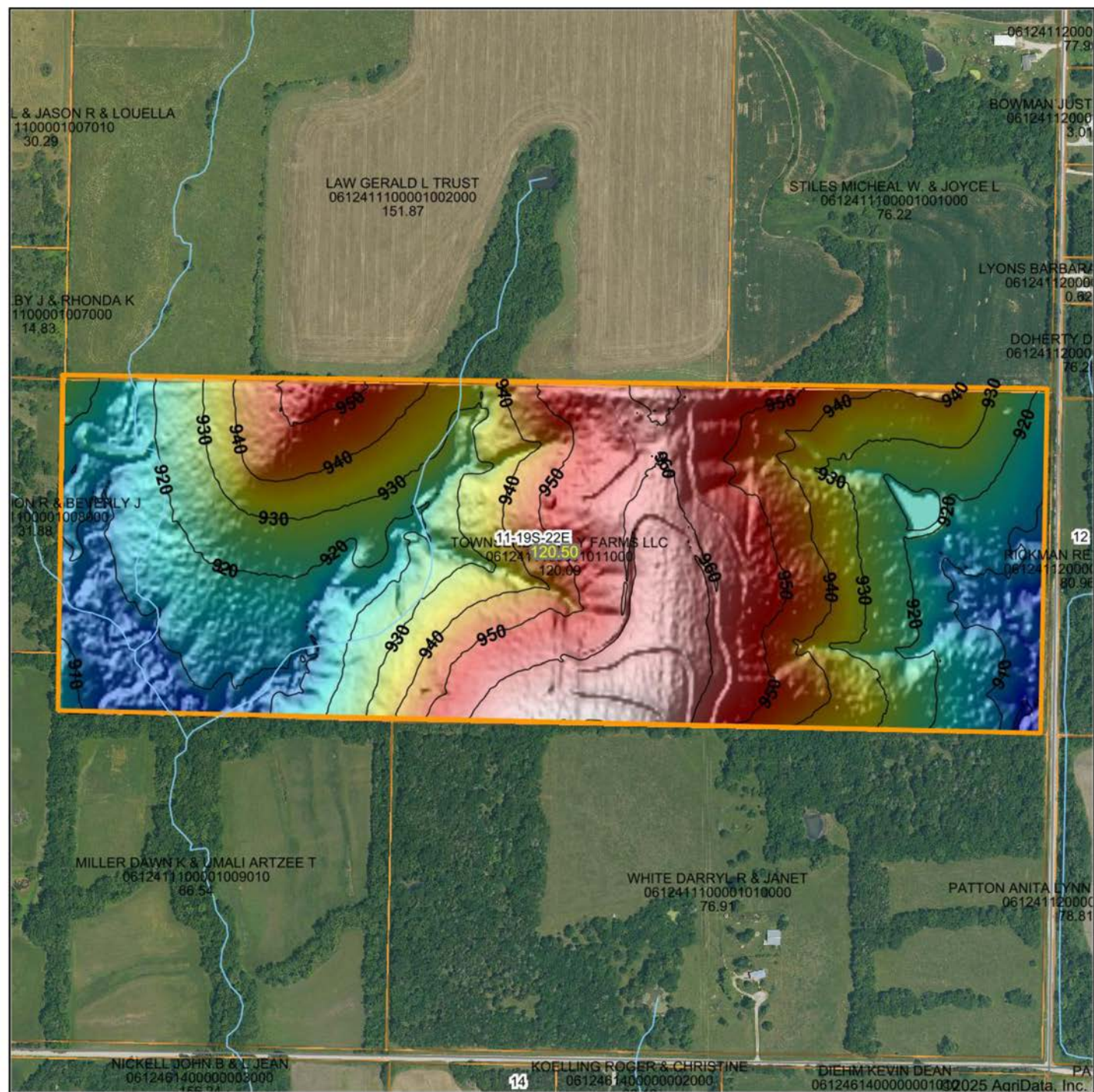
11-19S-22E
Miami County
Kansas

0ft 666ft 1333ft



4/1/2025

HILLSHADE MAP



Maps Provided By:



Source: USGS 3 meter dem
Interval(ft): 10
Min: 899.2
Max: 970.7
Range: 71.5
Average: 934.1
Standard Deviation: 17.95 ft

0ft 614ft 1227ft

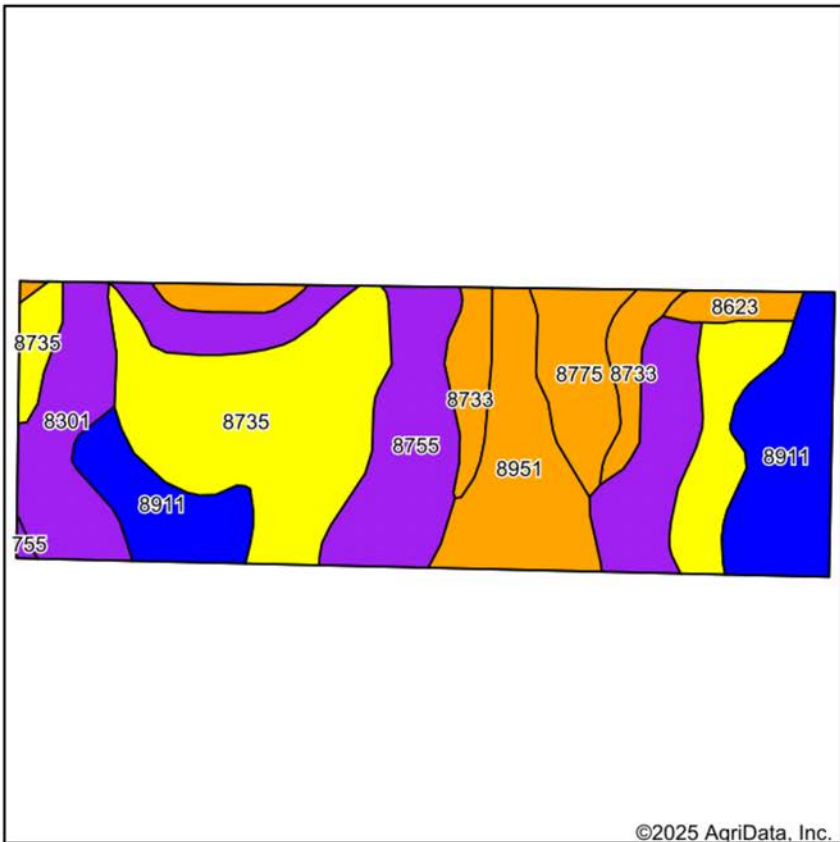


4/1/2025

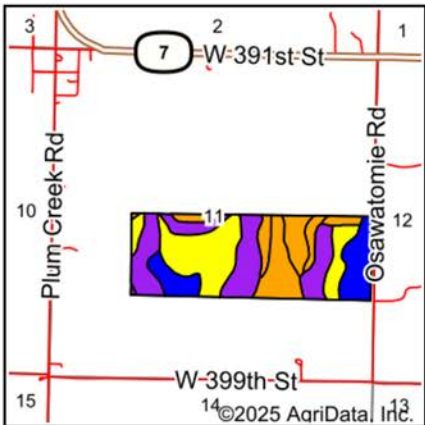
11-19S-22E
Miami County
Kansas

Boundary Center: 38° 24' 33.16, -94° 56' 37.21

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Miami**
Location: **11-19S-22E**
Township: **Mound**
Acres: **120.5**
Date: **4/1/2025**



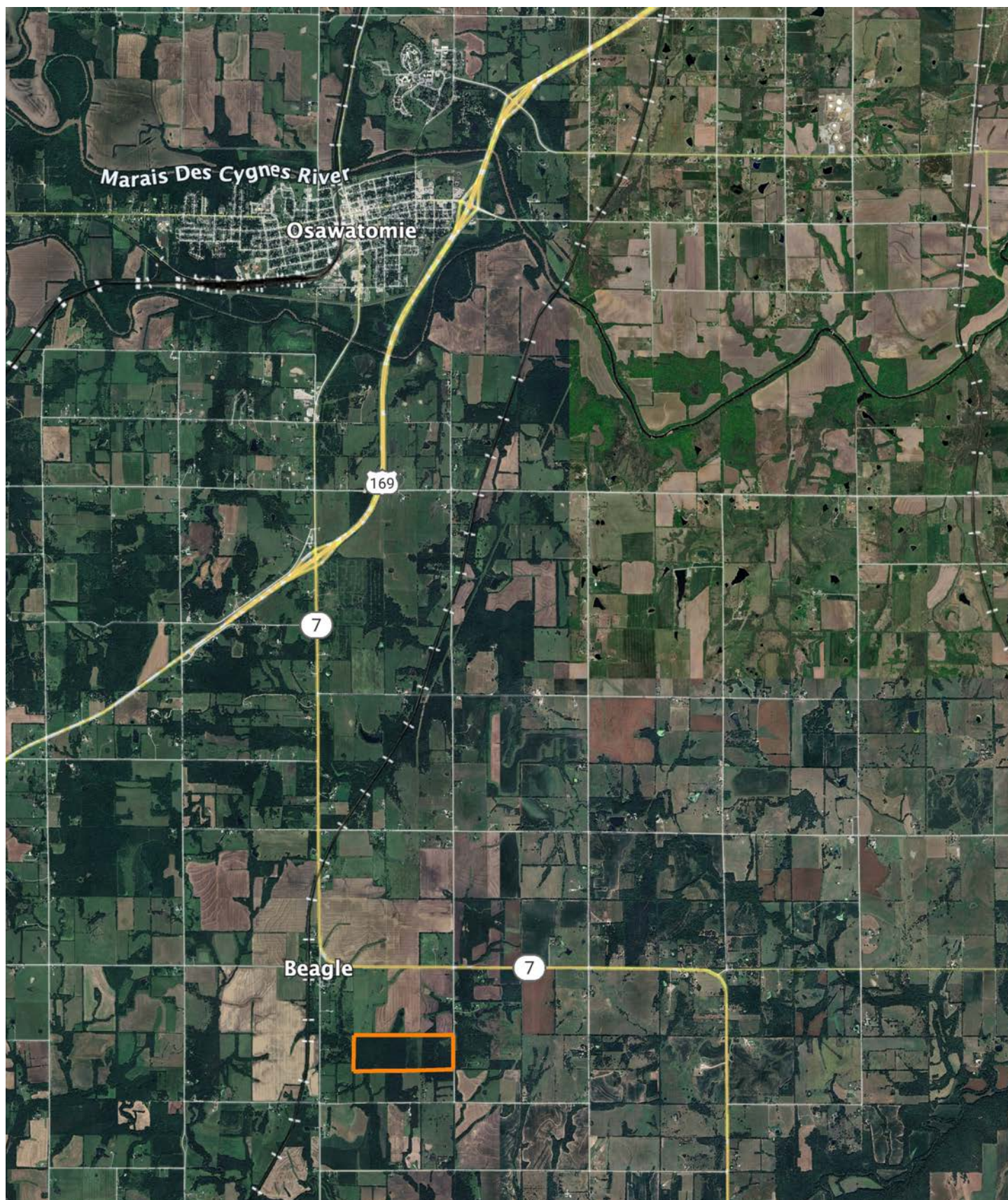
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS121, Soil Area Version: 25

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
8735	Eram silty clay loam, 3 to 7 percent slopes	33.91	28.2%		2.6ft. (Paralithic bedrock)	IVe	4116	58	58	45	41	43
8755	Eram-Lebo complex, 5 to 20 percent slopes	26.43	21.9%		2.3ft. (Paralithic bedrock)	VIe	4247	50	49	41	36	42
8911	Summit silty clay loam, 1 to 3 percent slopes	19.57	16.2%		> 6.5ft.	IIe	4828	62	61	58	60	47
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	12.77	10.6%		2.5ft. (Lithic bedrock)	IIIe	4968	52	51	51	43	46
8301	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	10.28	8.5%		> 6.5ft.	Vw	8048	63	63	50	52	20
8733	Eram silty clay loam, 1 to 3 percent slopes	8.67	7.2%		2.6ft. (Paralithic bedrock)	IIIe	4100	54	54	40	39	34
8775	Kenoma silt loam, 1 to 3 percent slopes	6.85	5.7%		5.7ft. (Lithic bedrock)	IIIe	3888	59	56	58	59	54
8623	Bates loam, 3 to 7 percent slopes	2.02	1.7%		2.5ft. (Paralithic bedrock)	IIIe	4910	63	63	55	49	57
Weighted Average						3.95	4685.3	*n 56.5	*n 55.9	*n 47.8	*n 45.2	*n 42

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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