

MIDWEST LAND GROUP PRESENTS

130 ACRES

# BOURBON COUNTY, KS

1194-1198 UNITY ROAD, MAPLETON, KANSAS 66754



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# NORTHERN BOURBON COUNTY RECREATIONAL AND HUNTING PROPERTY

Located just south of Mapleton, Kansas, in northern Bourbon County, this 130 +/- acre property combines excellent hunting and farming potential. It features over 60 +/- acres of tillable ground and sits in a proven big deer neighborhood, surrounded by large landowners for added seclusion and quality wildlife habitat.

Trippie Creek runs through the property, lined with mature oak timber, and there's a pond for additional water sources. Access is easy with road frontage on

the north and east sides and multiple entry points. Two elevated 360 blinds and a 1,200-pound spin cast feeder are already in place, along with great spots for food plots.

Fully fenced and well laid out, this property is ready for both farming and recreational pursuits. If you're looking for a property with a solid mix of tillable income and hunting opportunities, this farm is a great fit.



## PROPERTY FEATURES

PRICE: **\$650,000** | COUNTY: **BOURBON** | STATE: **KANSAS** | ACRES: **130**

- 60 +/- acres in tillable ground
- Big deer neighborhood
- 1 pond
- Trippie Creek
- Surrounded by large landowners
- North and eastern road frontage
- Multiple access points
- 2 elevated 360 Blinds
- Wonderful food plot locations
- 1 1,200-pound spin cast feeder
- Fully fenced
- Majority of oak timber along the creek



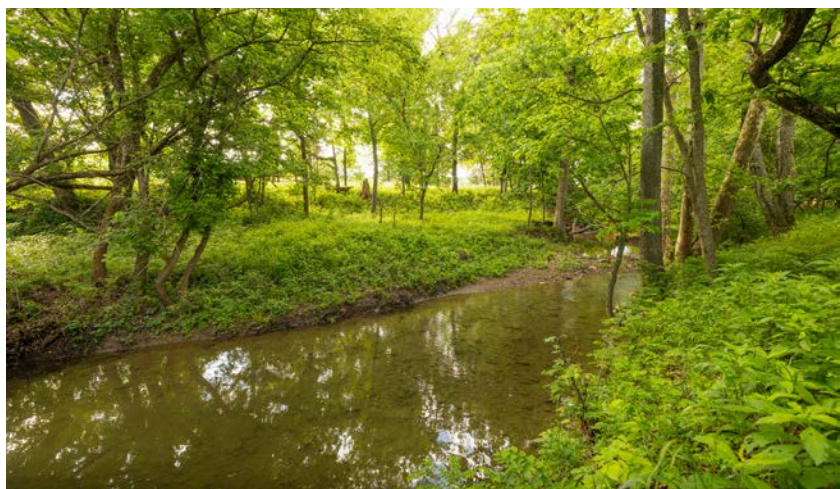
60 +/- TILLABLE ACRES

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OAK TIMBER ALONG TRIPPIE CREEK

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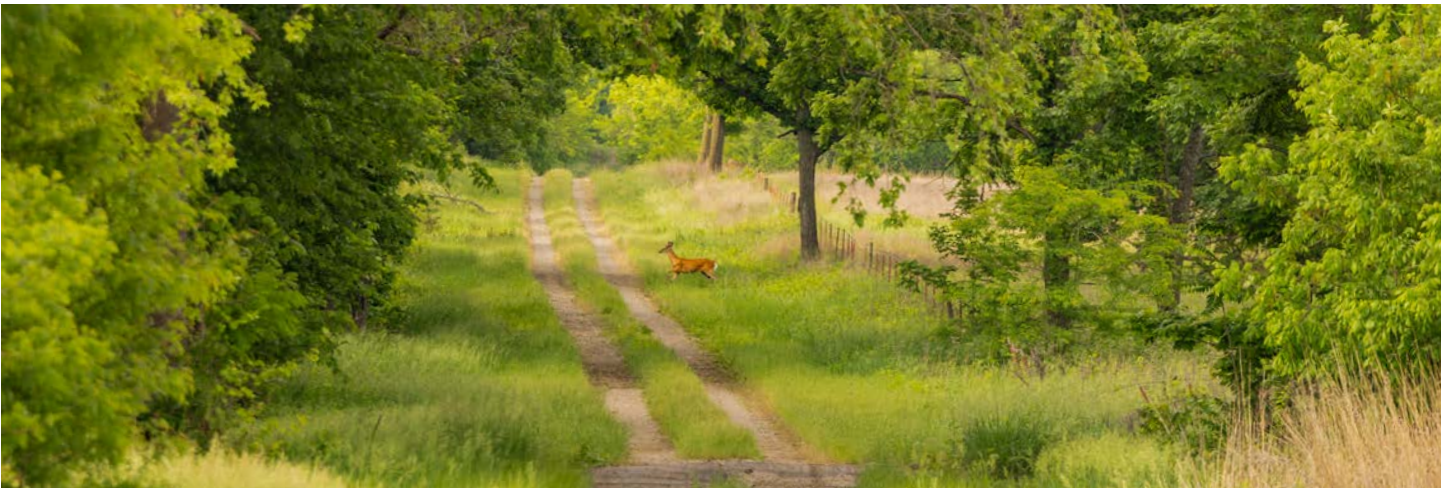
# FOOD PLOT LOCATIONS

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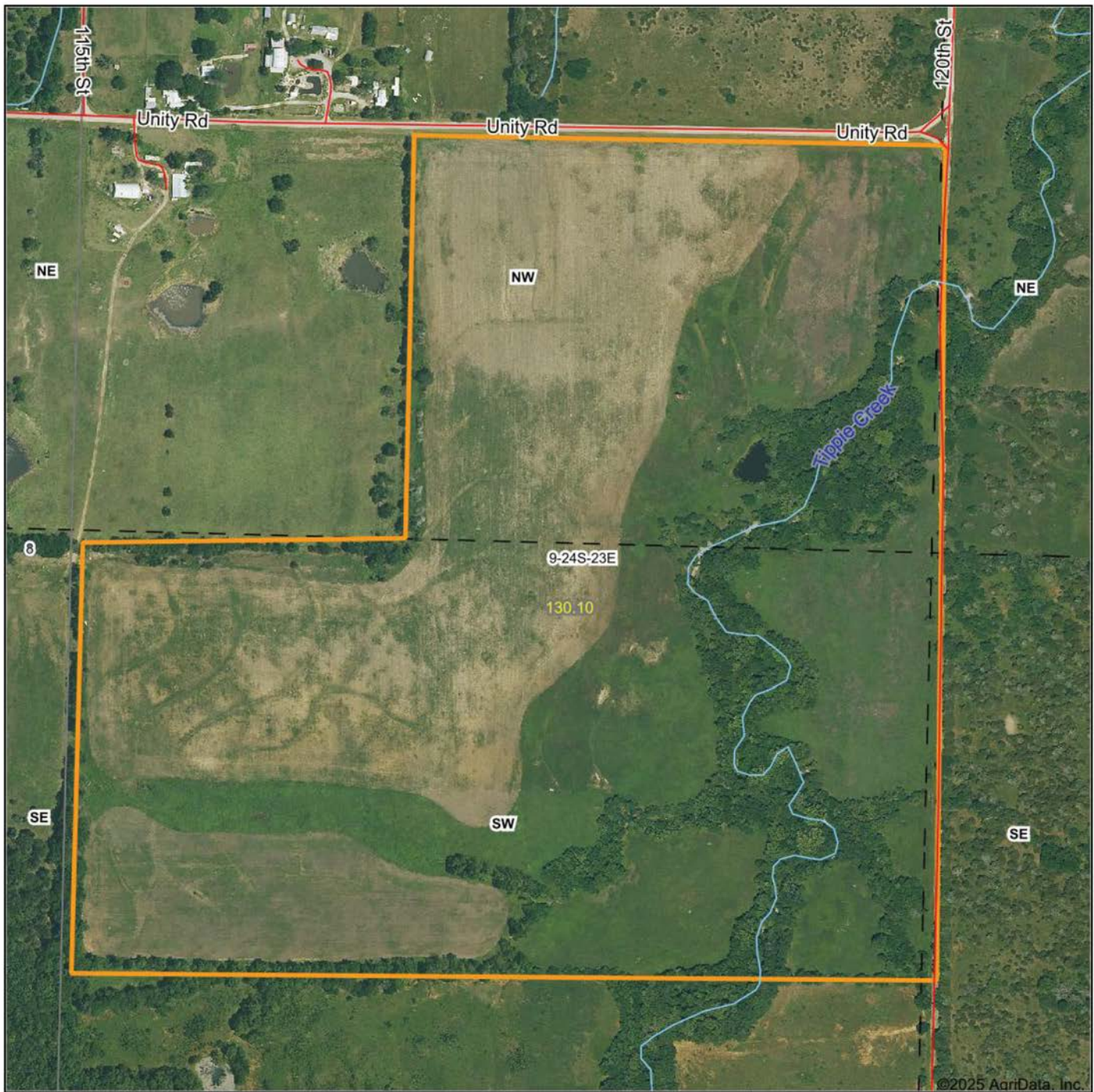
# HUNTING OPPORTUNITIES WITH BLINDS

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# AERIAL MAP



Boundary Center: 37° 58' 19.16, -94° 53' 32.53

0ft 481ft 962ft



Maps Provided By:



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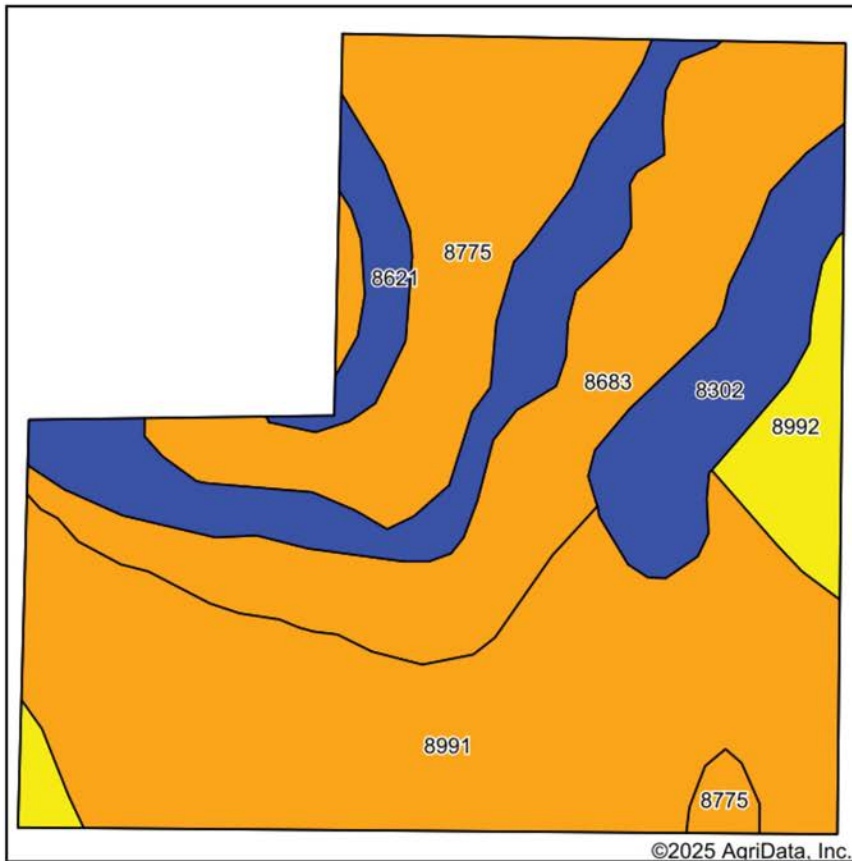
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**9-24S-23E**  
**Bourbon County**  
**Kansas**

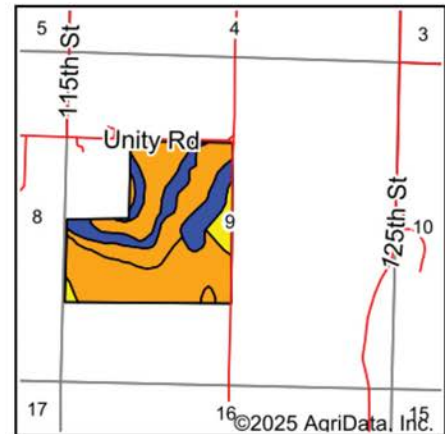


5/18/2025

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Bourbon**  
 Location: **9-24S-23E**  
 Township: **Timberhill**  
 Acres: **130.1**  
 Date: **5/18/2025**



Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: KS011, Soil Area Version: 25

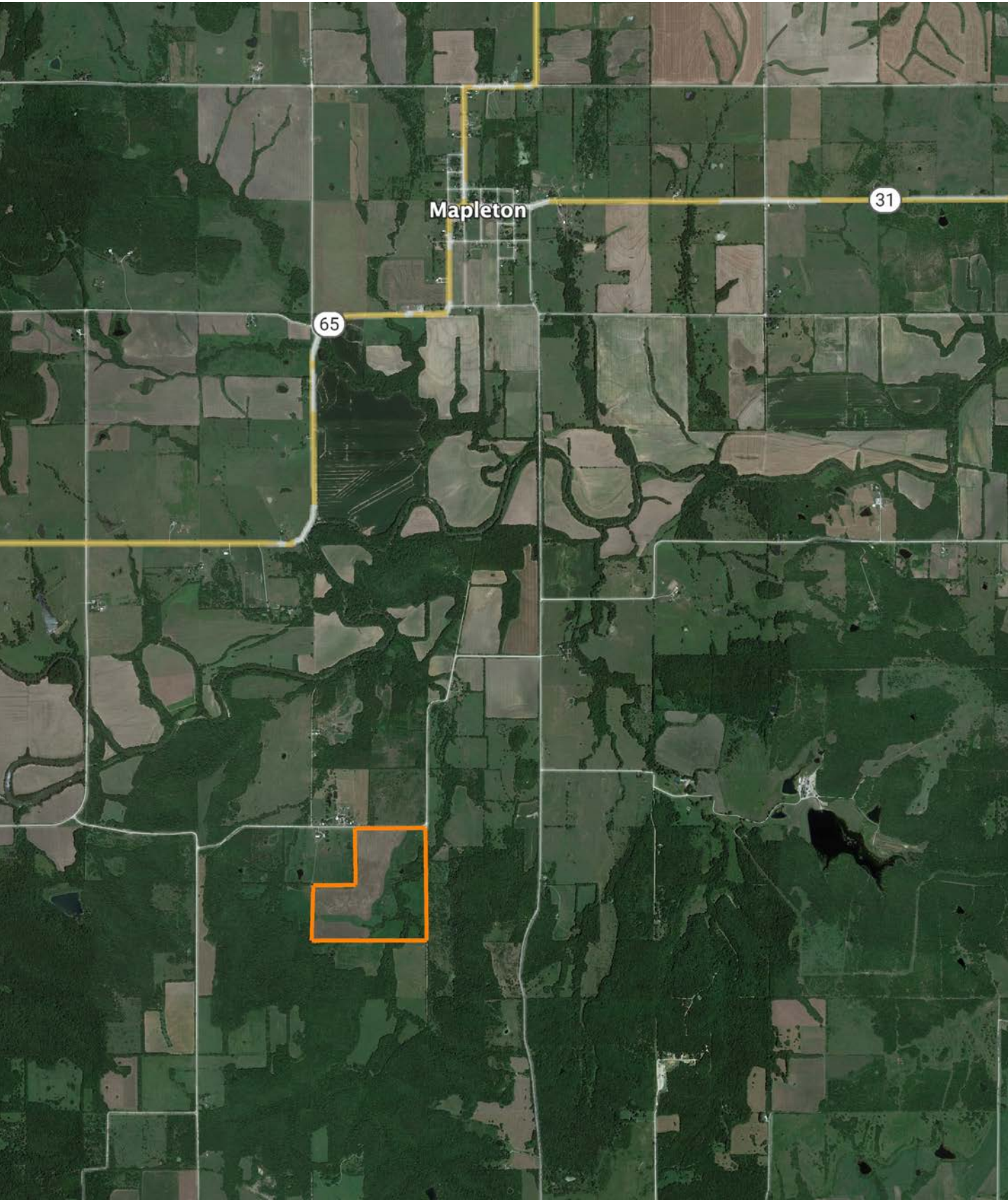
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
8991	Zaar silty clay, 1 to 3 percent slopes	47.38	36.5%		> 6.5ft.	IIIe	4300	51	44	50	47	29
8683	Dennis silt loam, 3 to 7 percent slopes	26.71	20.5%		> 6.5ft.	IIIe	5048	76	76	60	65	66
8775	Kenoma silt loam, 1 to 3 percent slopes	22.44	17.2%		5.7ft. (Lithic bedrock)	IIIe	3888	59	56	58	59	54
8621	Bates loam, 1 to 3 percent slopes	16.73	12.9%		2.7ft. (Paralithic bedrock)	Ile	4735	65	65	57	52	59
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	10.42	8.0%		> 6.5ft.	IIw	7758	82	82	63	75	55
8992	Zaar silty clay, 3 to 8 percent slopes	6.42	4.9%		> 6.5ft.	IVe	4136	49	43	49	45	29
Weighted Average						2.84	4707.3	*n 61.7	*n 58.3	*n 55.3	*n 55.6	*n 46.8

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# 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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