

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: **\$670,000** | 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



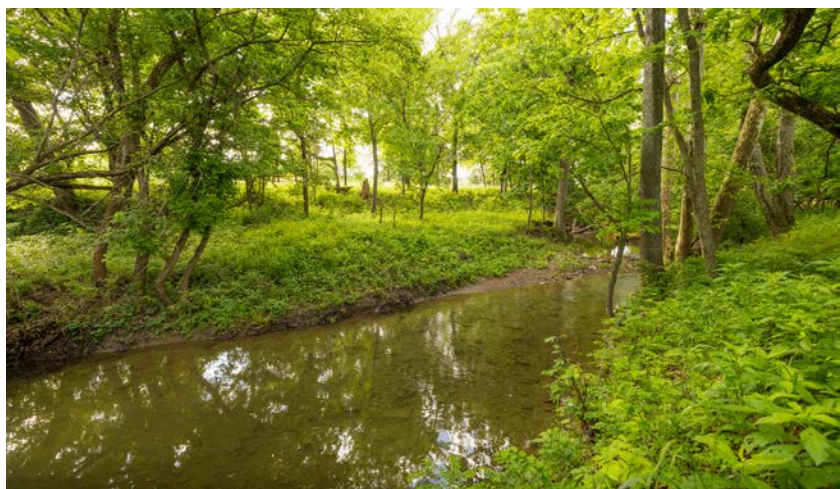
60 +/- TILLABLE ACRES

---



OAK TIMBER ALONG TRIPPIE CREEK

---





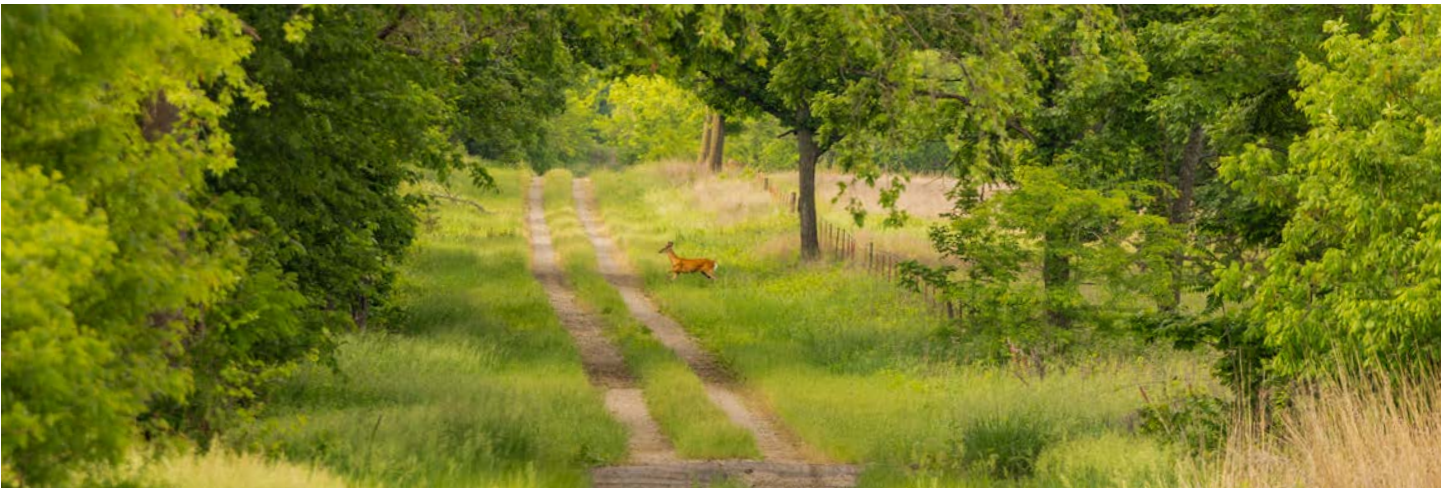
# FOOD PLOT LOCATIONS

---



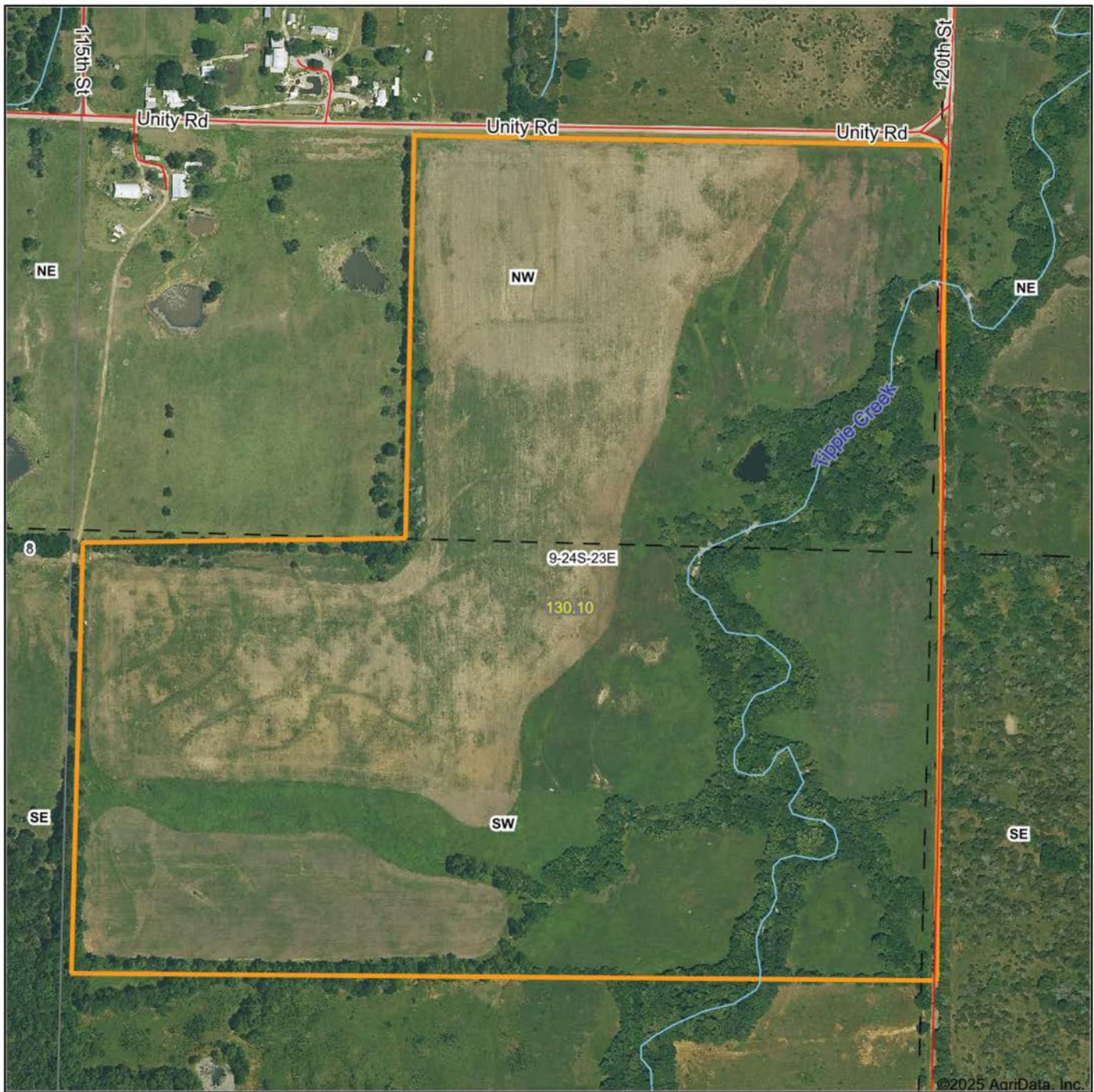
# HUNTING OPPORTUNITIES WITH BLINDS

---





# AERIAL MAP



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

0ft 481ft 962ft



Maps Provided By:



© AgriData, Inc. 2023

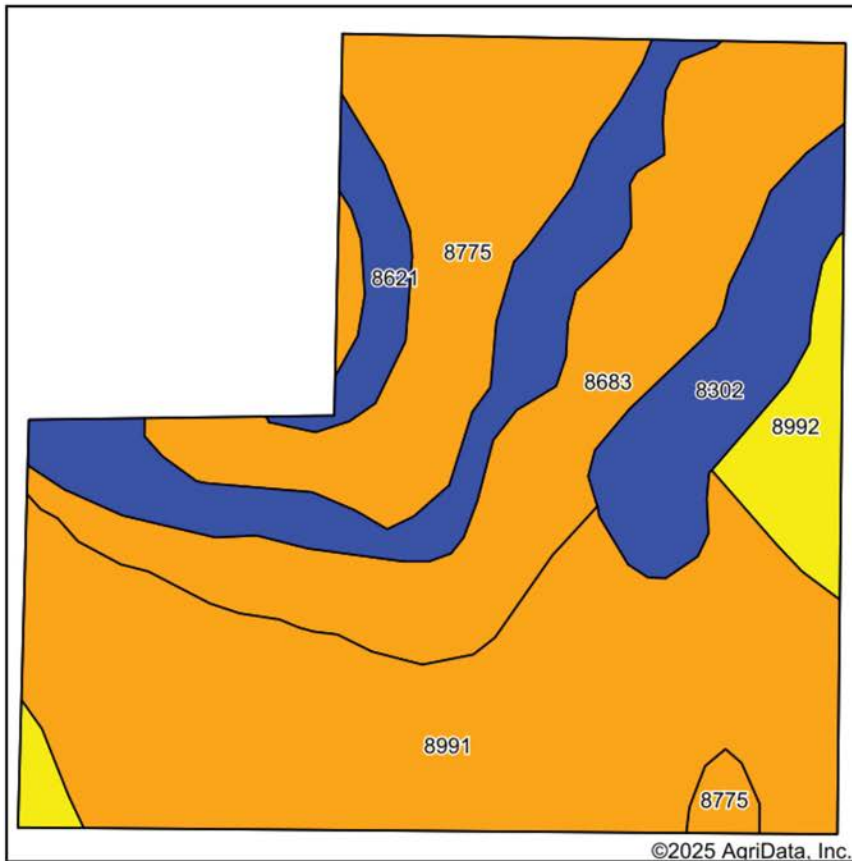
www.AgriDataInc.com

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

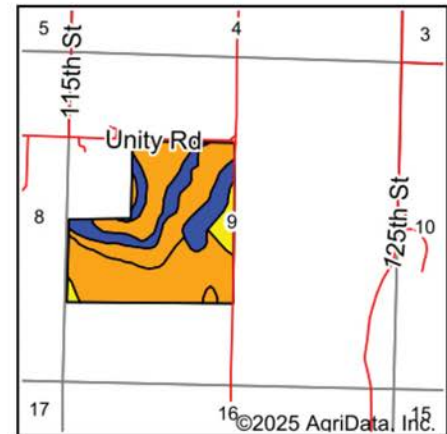


5/18/2025

# 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:



Area Symbol: KS011, Soil Area Version: 25

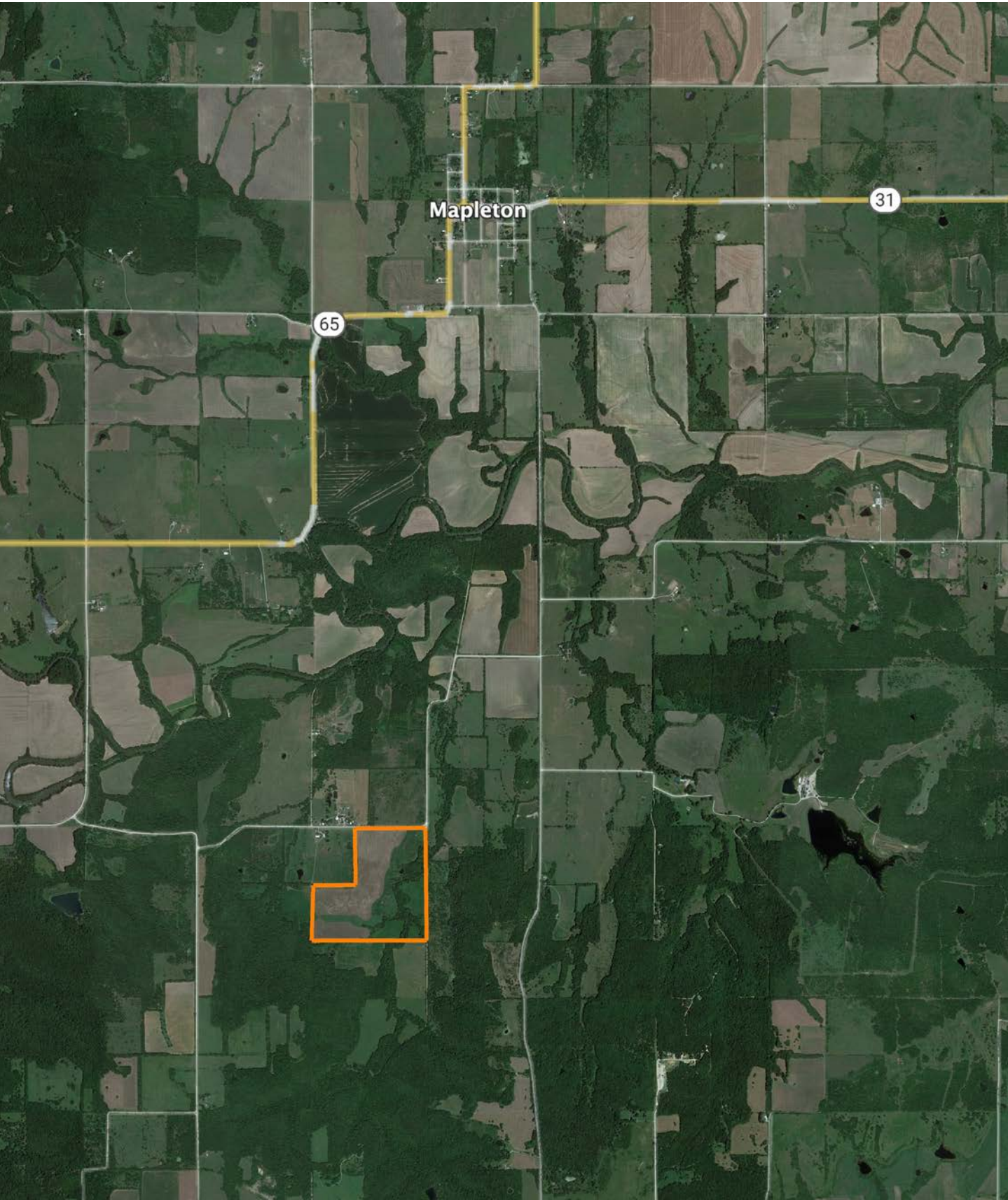
| Code             | Soil Description   | Acres | Percent of field | Non-Irr Class Legend | Restrictive Layer           | Non-Irr Class *c | Range Production (lbs/acre/yr) | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans | *n NCCPI Cotton |
|------------------|--|-------|------------------|----------------------|-----------------------------|------------------|--------------------------------|------------------|---------------|-----------------------|-------------------|-----------------|
| 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

**913.677.0299**

[CCraft@MidwestLandGroup.com](mailto:CCraft@MidwestLandGroup.com)



## MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.