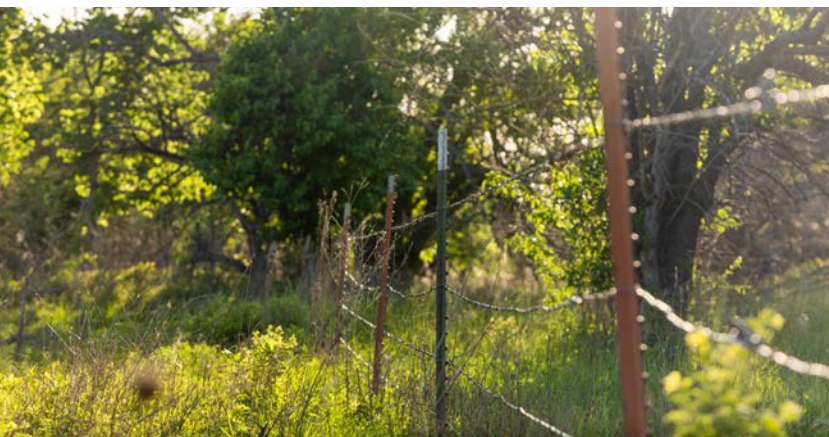
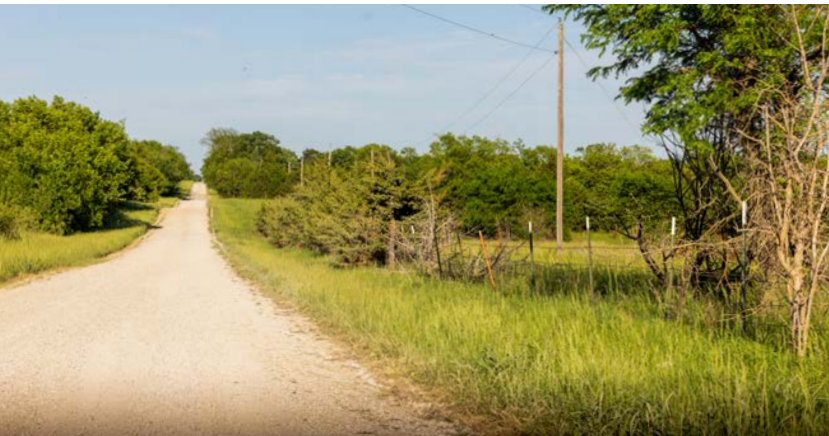


MIDWEST LAND GROUP PRESENTS



# COFFEY COUNTY, KS

150 ACRES



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 150 +/- ACRES OF PRIME HUNTING AND RECREATIONAL LAND

Midwest Land Group is proud to offer this exceptional 150 +/- acre property in Northeast Coffey County, Kansas – a region renowned for producing the legendary Kansas Monarchs that every serious deer hunter dreams about.

This property is a haven for mature whitetails, offering an ideal mix of habitat that is 100% bedding and cover. With 72 +/- acres of pristine CRP grasses and the remainder in dense, brushy pasture, hardwood timber, two wet-weather creeks, and a stocked pond, this tract provides everything necessary to hold and grow big bucks.

Where others may see wide-open CRP grasses as low value, seasoned hunters know better. These open fields

offer vital sanctuary—allowing bucks to disappear into thick cover, avoiding pressure, and reaching maturity. The trail camera and harvest photos from this property speak for themselves.

This is more than just a piece of land, Whether you're a serious hunter, an outdoor enthusiast, or looking for a getaway retreat with income potential, this Coffey County gem has it all.

Contact Midwest Land Group listing agent Cody Thurston at (620) 794-1229, today to schedule your private showing. Tracts of this quality in this location do not come around often!



## PROPERTY FEATURES

PRICE: **\$615,000** | COUNTY: **COFFEY** | STATE: **KANSAS** | ACRES: **150**

- 168" buck harvested in 2024
- Deer Unit 11
- Deer, turkey, and quail hunting
- Fishing
- 2 wet-weather creeks
- Stocked pond
- 72 +/- acres of CRP producing \$3,790 yearly
- Taxes \$932
- Coffey County RWD 3
- Year-round recreation
- Proximity to major recreation lakes
- 23 miles to John Redmond Reservoir
- 79 miles to Overland Park
- 110 miles to MCI Airport
- 63 miles to Topeka
- 65 miles to Lawrence

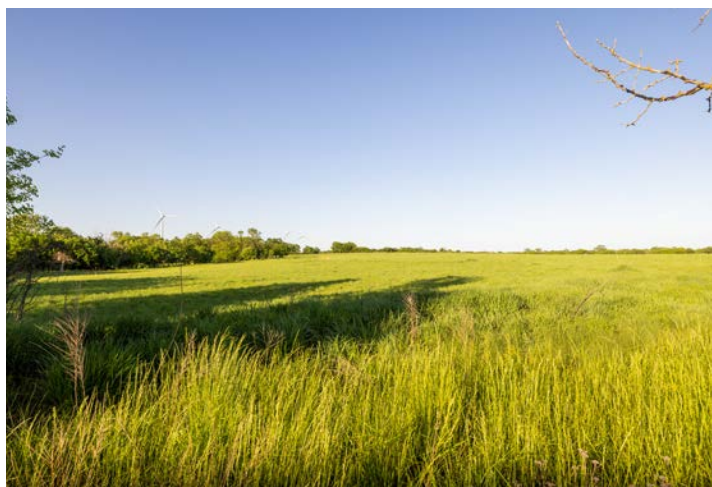
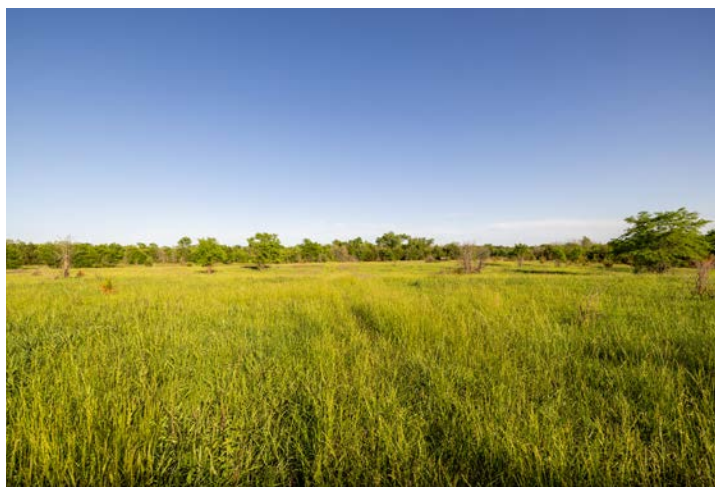
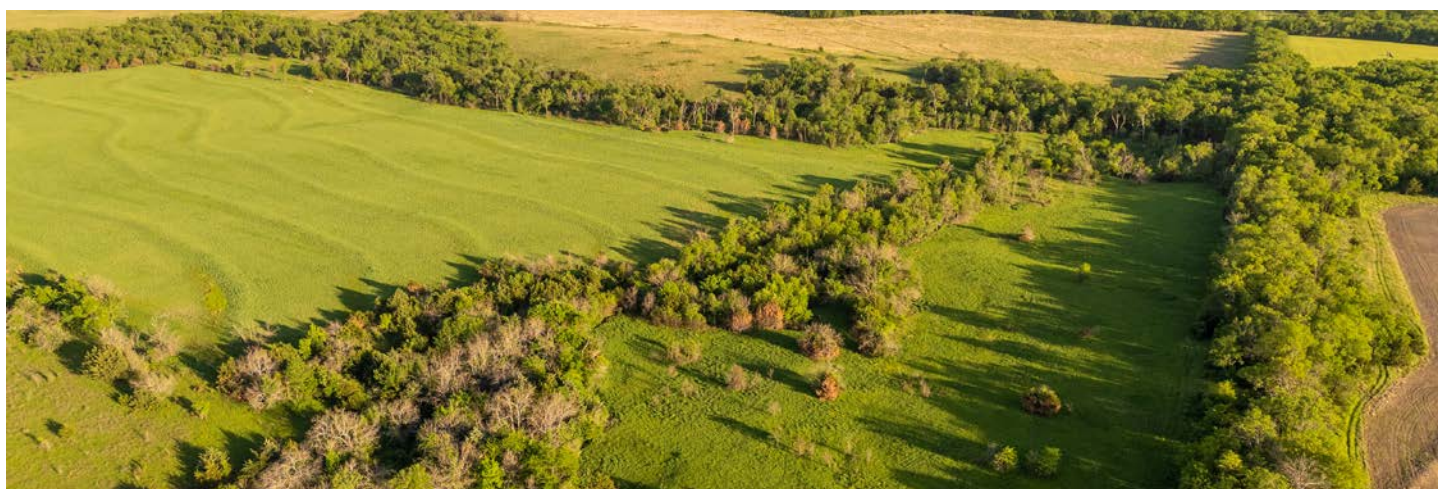
# STOCKED POND

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72 +/- ACRES OF CRP

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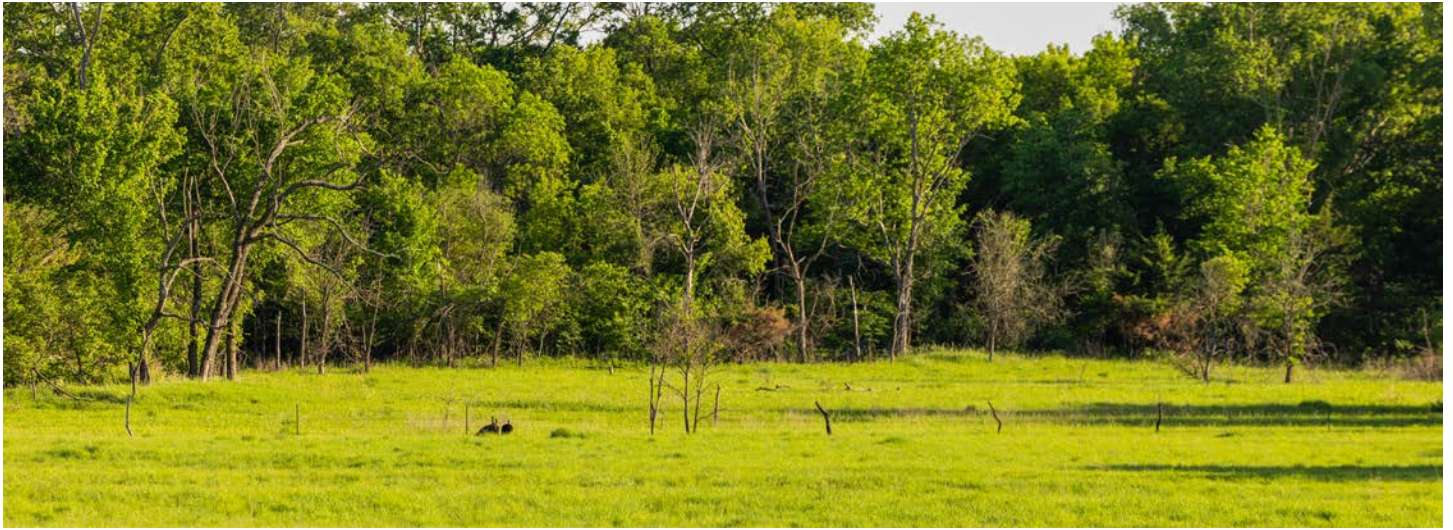




# HUNTING OPPORTUNITIES

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This property is a haven for mature whitetails, offering an ideal mix of habitat that is 100% bedding and cover.





# AERIAL MAP



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Maps Provided By:



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www.AgriDataInc.com

Boundary Center: 38° 17' 5.42, -95° 36' 49.58

0ft 830ft 1660ft

26-20S-16E  
Coffey County  
Kansas



5/21/2025

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





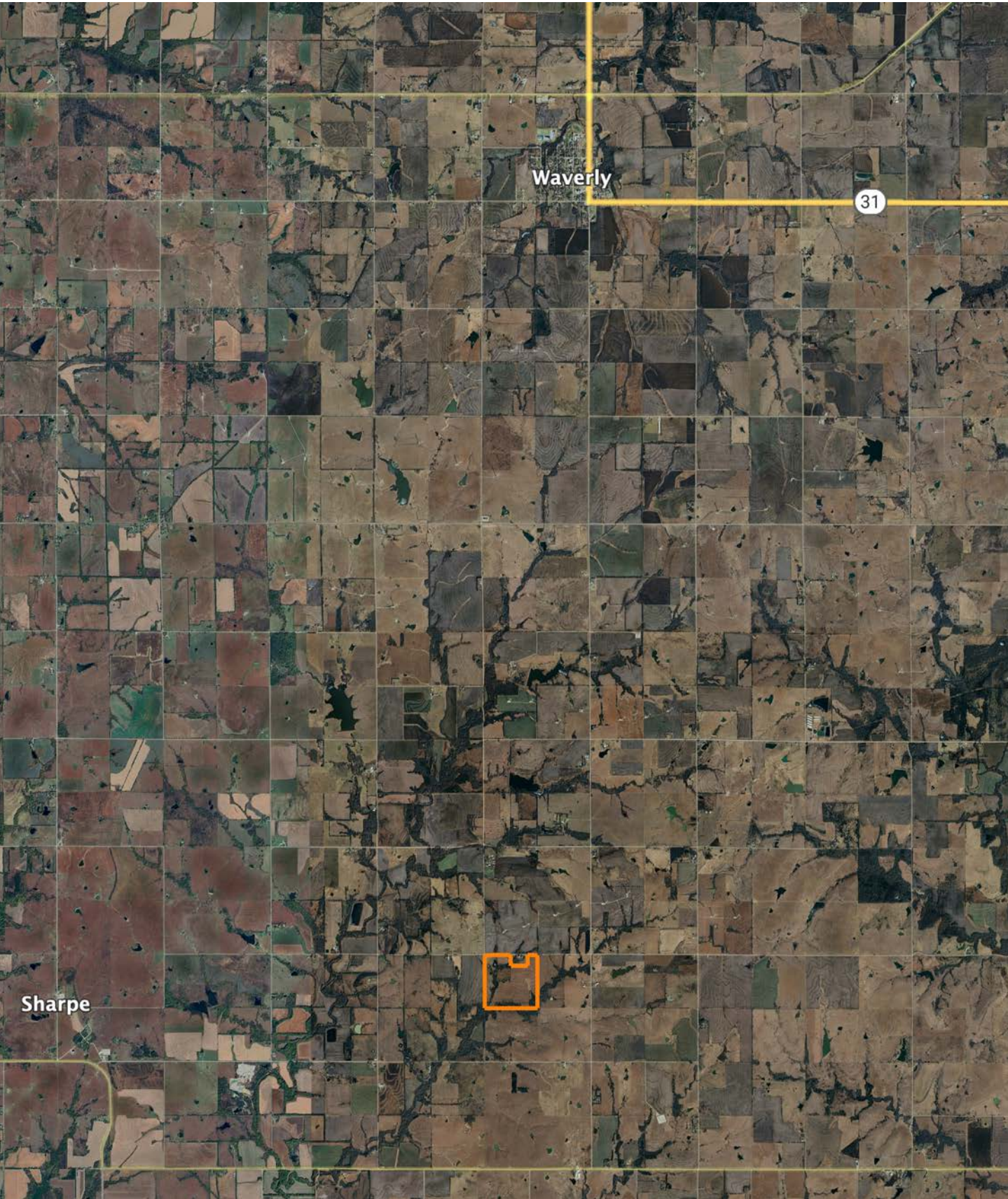
**surety**<sup>®</sup>  
CUSTOMIZED ONLINE MAPPING



Boundary Center: 38° 17' 5.42, -95° 36' 49.58



# OVERVIEW MAP





## AGENT CONTACT

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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

**620.794.1229**

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



## MidwestLandGroup.com

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