

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

ELK COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HOBBY FARM, BUILD SITE, AND RECREATION

If you're looking for a versatile, small acreage property where you can build your dream home, enjoy year-round recreation, hunt, fish, or graze livestock, look no further!

Nestled right on the Greenwood County line in northern Elk County, this 40 +/- acre parcel offers the perfect mix of rural charm, privacy, and functionality.

This scenic property features a blend of open pasture and wooded retreat. A well-maintained drive crosses a wet-weather creek leading to a park-like setting on the south end - an ideal spot for fun, relaxation, and recreation. Here you'll find a cozy 15'x10' hunting shed equipped with propane heat and a cot, perfect for those

chilly mornings in the stand, and a pond for fishing, swimming, or summer gatherings.

The land is well-suited for hobby farming and livestock grazing with a strong mix of native grasses. The entire perimeter is securely fenced with quality 5-strand barbed wire, making it turn-key for cattle, horses, or other animals.

Whether you're looking to build, play, or simply escape to your own private getaway, this property has it all - natural beauty, utility, and recreation in one package. Call the listing agent today to schedule a showing!



PROPERTY FEATURES

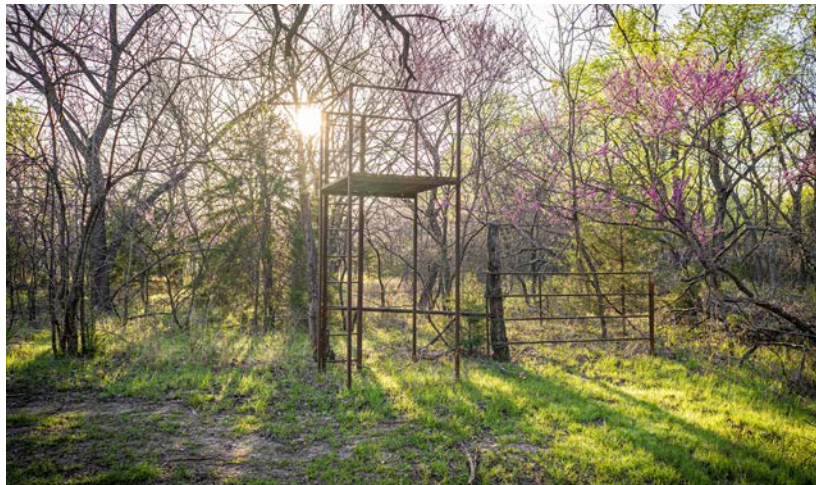
PRICE: **\$217,500** | COUNTY: **ELK** | STATE: **KANSAS** | ACRES: **40**

- 40 +/- acres on the Elk/Greenwood County line
- Ideal build site with scenic views
- Hobby farm & livestock-ready with excellent grasses
- 5-strand barbed wire fencing on all sides
- Recreational south end with wooded grove & pond
- 15'x10' insulated hunting shed with propane heater & cot
- Wet-weather creek adds beauty and seasonal water flow
- 64 miles to Wichita
- 18 miles to Eureka
- 62 miles to Iola, KS
- 155 miles to Overland Park



RECREATIONAL SOUTH END

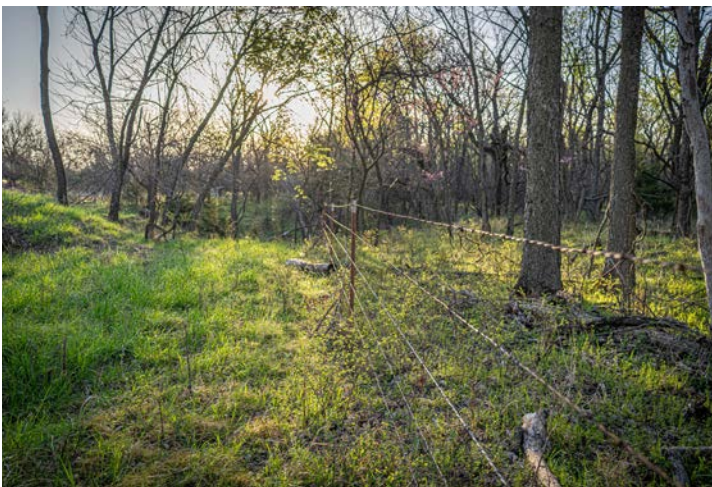
Here you'll find a cozy 15'x10' hunting shed equipped with propane heat and a cot, perfect for those chilly mornings in the stand, and a pond for fishing, swimming, or summer gatherings.



15'X10' INSULATED HUNTING SHED

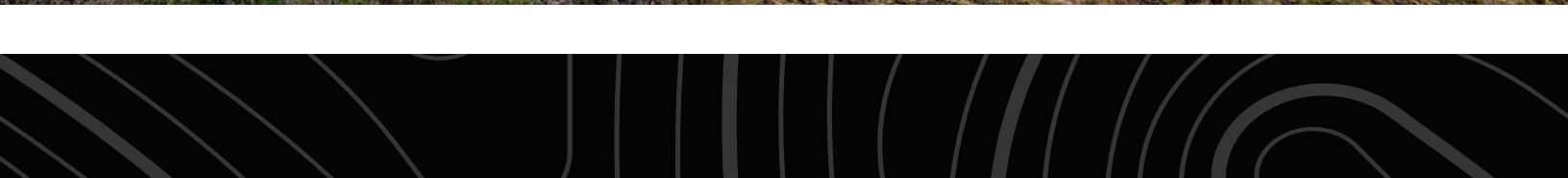
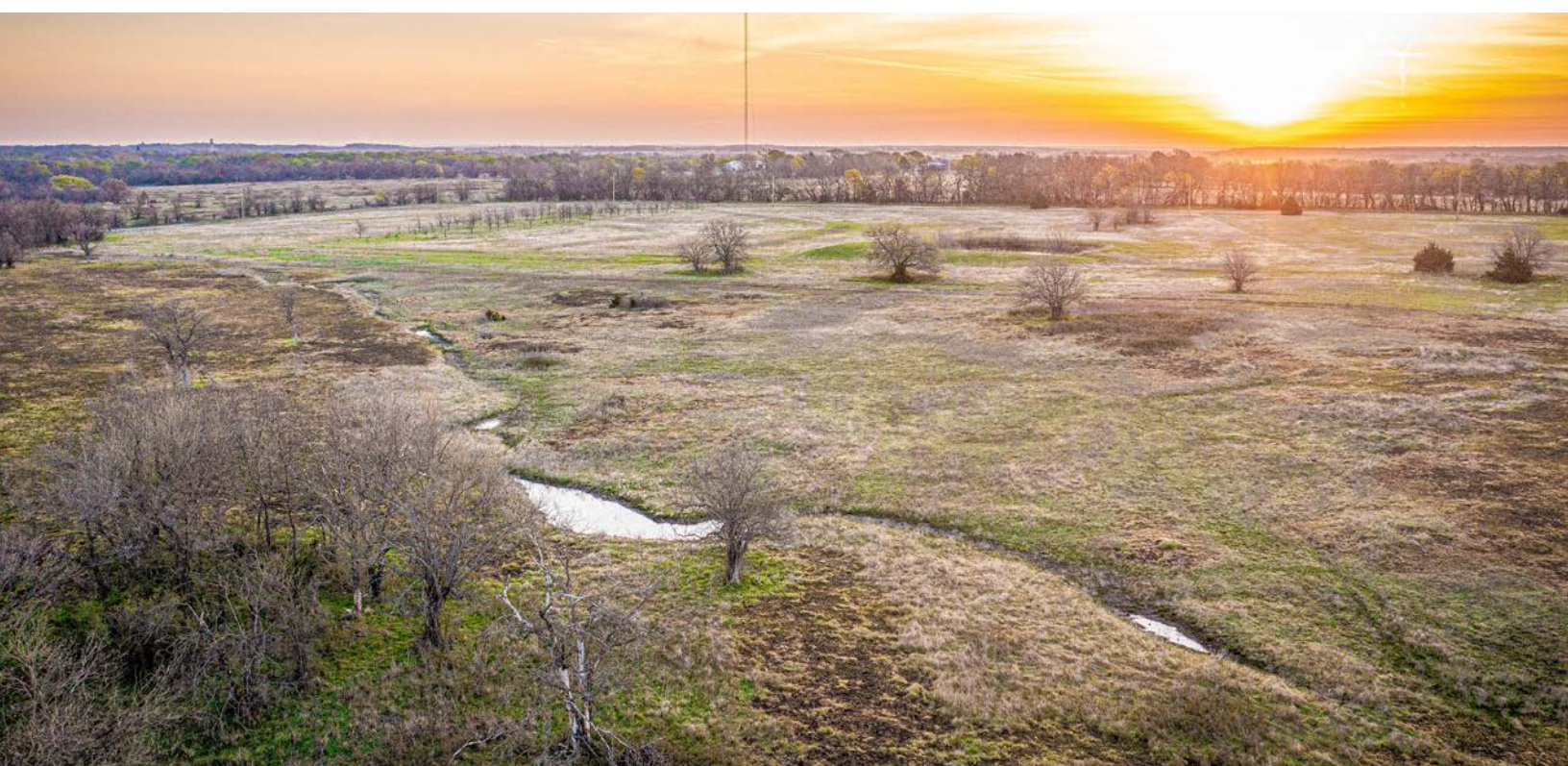


5-STRAND BARBED WIRE FENCING



STRONG MIX OF NATIVE GRASSES

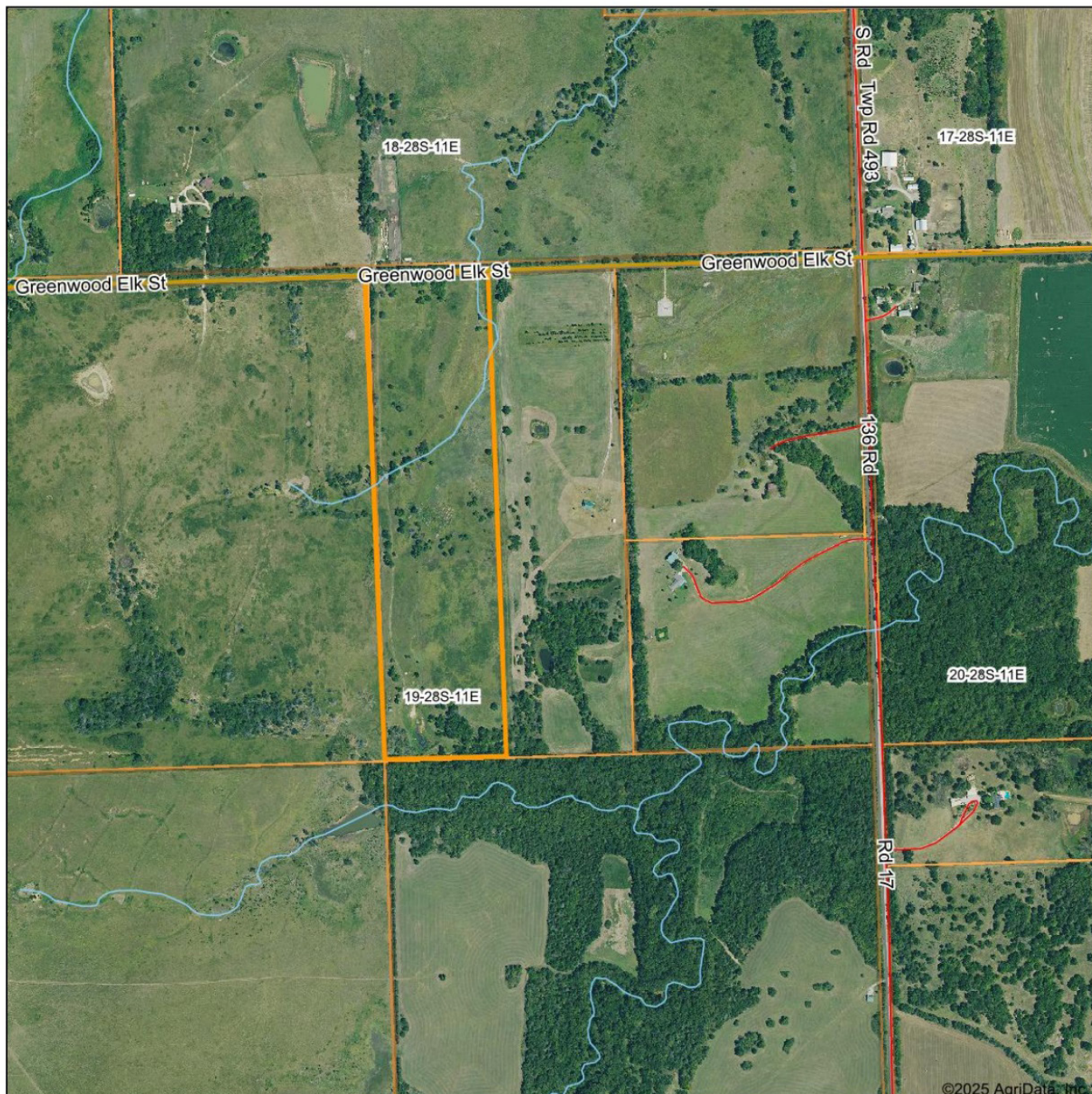
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TRAIL CAM PICTURES



AERIAL MAP



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Boundary Center: 37° 36' 9.06, -96° 14' 32.04

0ft 839ft 1679ft



Maps Provided By:



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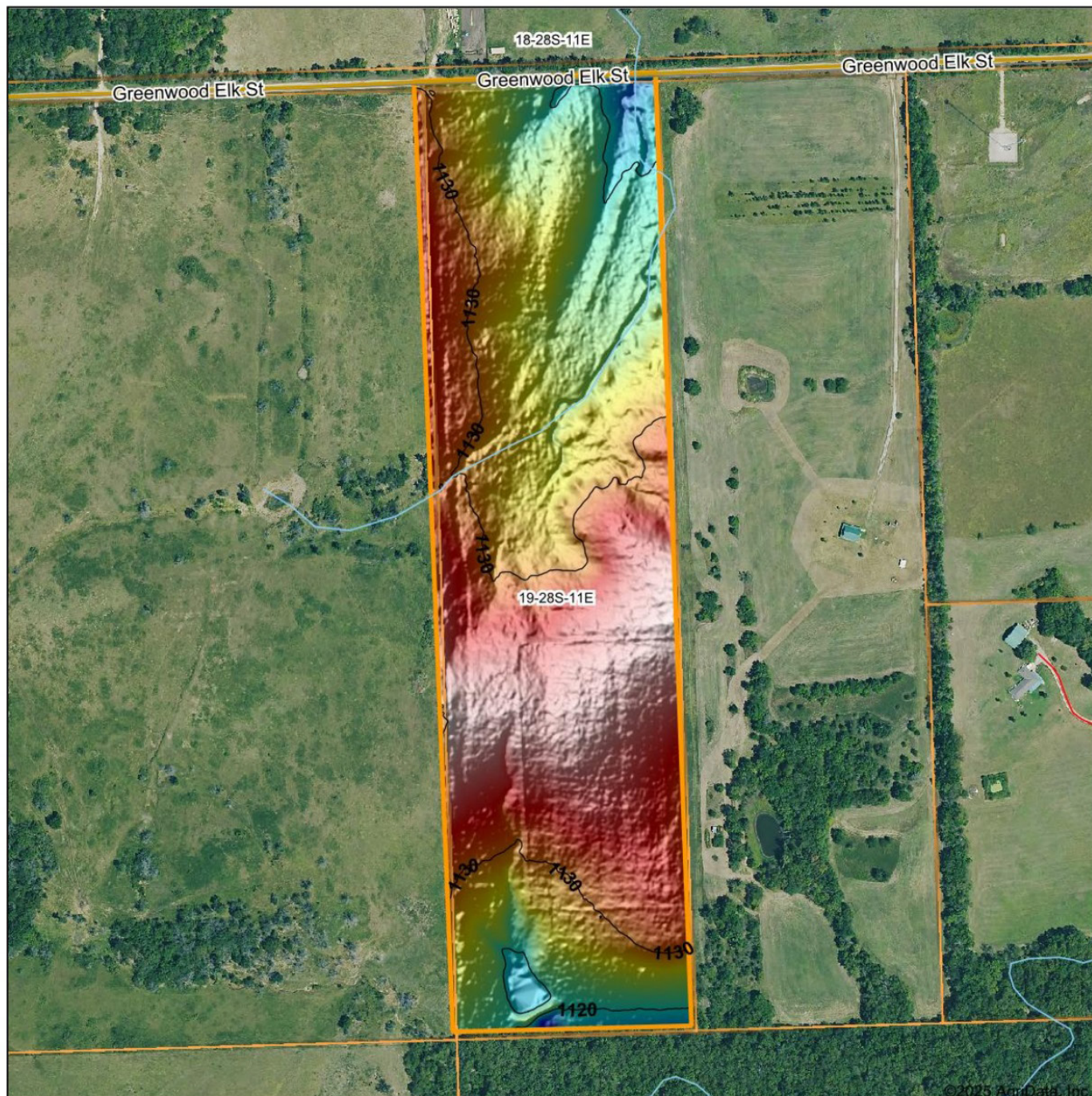
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19-28S-11E
Elk County
Kansas



6/9/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,112.6

Max: 1,140.4

Range: 27.8

Average: 1,129.4

Standard Deviation: 5.61 ft

0ft 429ft 858ft

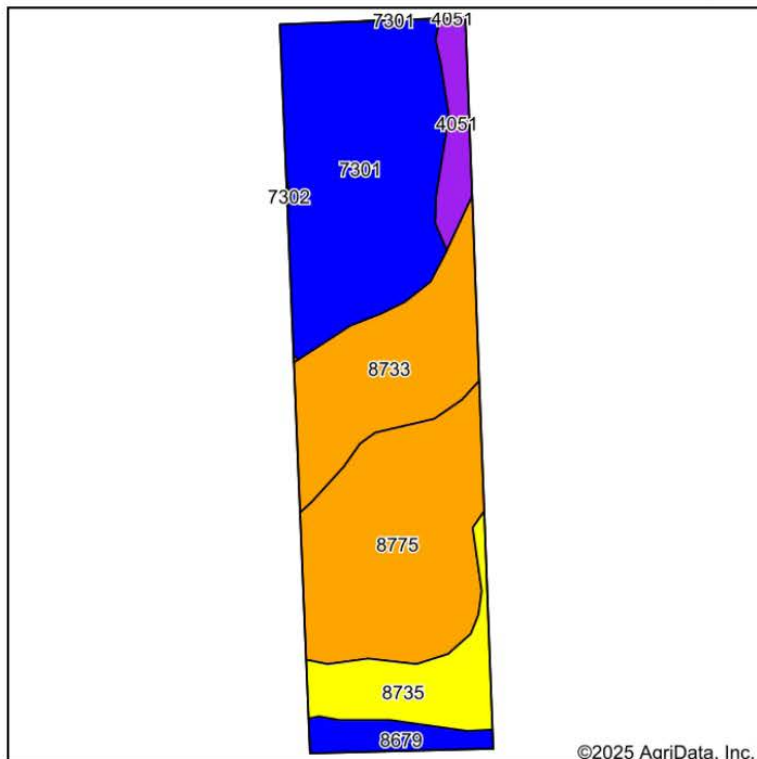


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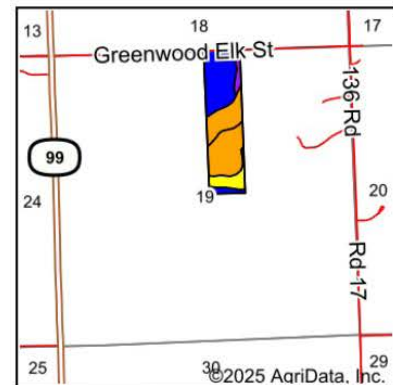
19-28S-11E
Elk County
Kansas

Boundary Center: 37° 36' 9.06, -96° 14' 32.04

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Elk**
 Location: **19-28S-11E**
 Township: **Paw Paw**
 Acres: **39.71**
 Date: **6/9/2025**



Maps Provided By:



Area Symbol: KS049, Soil Area Version: 22
 Area Symbol: KS073, Soil Area Version: 22

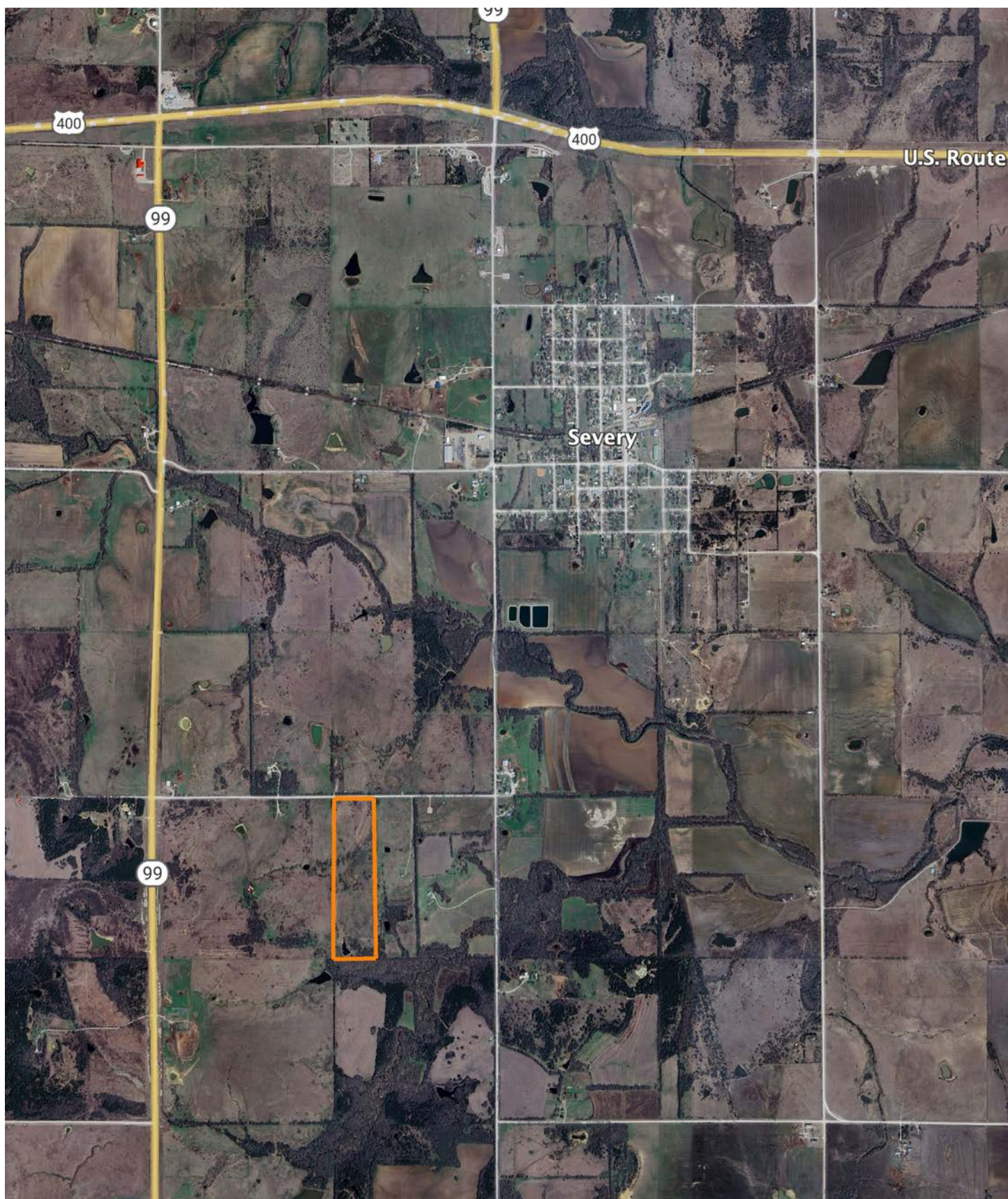
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
7301	Martin silty clay loam, 1 to 3 percent slopes	13.62	34.3%		> 6.5ft.	Ile	4915	53	44	53	49	29
8775	Kenoma silt loam, 1 to 3 percent slopes	11.41	28.7%		5.7ft. (Lithic bedrock)	IIle	3888	59	56	58	59	54
8733	Eram silty clay loam, 1 to 3 percent slopes	7.47	18.8%		2.6ft. (Paralithic bedrock)	IIIle	4100	54	54	40	39	34
8735	Eram silty clay loam, 3 to 7 percent slopes	3.96	10.0%		2.6ft. (Paralithic bedrock)	IVe	4116	58	58	45	41	43
4051	Ivan silt loam, channeled	1.75	4.4%		> 6.5ft.	Vw	7935	52	43	31	51	17
8679	Dennis silt loam, 1 to 3 percent slopes	1.50	3.8%		> 6.5ft.	Ile	4838	79	78	59	64	69
Weighted Average						2.81	4517.1	*n 56.3	*n 52	*n 50.5	*n 49.8	*n 39.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

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,
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