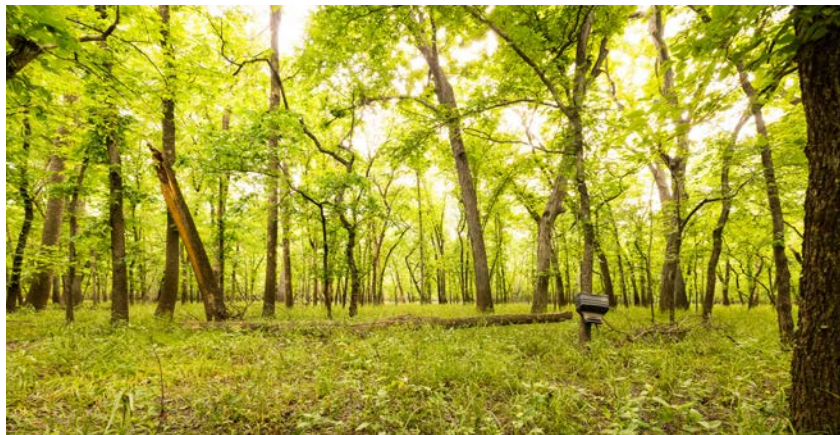


MIDWEST LAND GROUP PRESENTS



MIAMI COUNTY, KS

94 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ONE OF A KIND - DUCKS AND BUCKS ON THE MARAIS DE CYGNES RIVER

Located just five miles west of Osawatomie and only 35 minutes from Overland Park, this 94 +/- acre gem offers a rare mix of premium recreational opportunities. These types of farms do not come around often, and anybody would be lucky to call this place theirs. Deer, ducks, turkeys, income, and fishing in the river all packed into an incredible 94 acres.

The land is incredibly diverse, featuring a 3.5-acre duck slough with room for expansion, 30 +/- acres of productive tillable ground generating \$3,000–\$5,000 in annual sharecrop income, and river access along the Marais Des Cygnes River. A creek meanders through

the northwest corner, while an established internal trail system connects stand locations, food plot sites, and fishing access. The property also boasts a healthy mix of mature timber, including oak, walnut, hickory, and ash.

This farm has a strong history of big deer, an abundance of wild turkeys, and the kind of habitat that lends itself to both seasonal hunting and year-round enjoyment. Whether you're looking to expand your duck hunting footprint, invest in income-producing land, or simply escape to a quiet, wild piece of Kansas, this property has it all.



PROPERTY FEATURES

PRICE: **\$530,000** | COUNTY: **MIAMI** | STATE: **KANSAS** | ACRES: **94**

- 94 +/- Acres
- 3.5 acre duck slough
- 30 +/- acres of tillable ground
- Marais De Cygnes River on east boundary
- Big deer history
- Abundance of turkeys
- At the end of a dead end road
- Internal trail system
- River access
- Fishing
- Great stand of oaks, walnuts, hickory, and ash
- Food plot locations
- Endless possibilities for additional duck hunting development
- Creek in northwest corner of property
- 3-5K in yearly income (share crop)
- Gravel road frontage
- 35 minutes from Overland Park
- 5 miles west of Osawatomie
- 1 hour from MCI airport

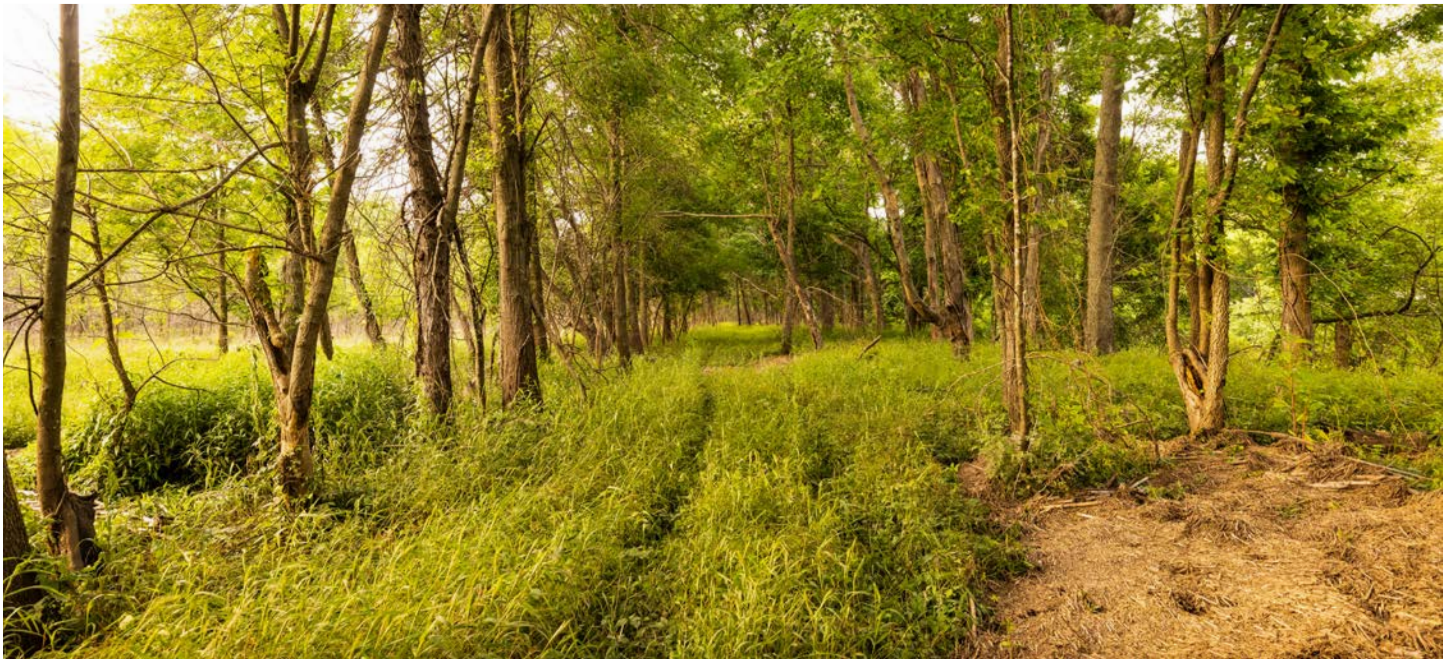


30 +/- ACRES OF TILLABLE GROUND

The land is incredibly diverse, featuring a 3.5-acre duck slough with room for expansion, 30 +/- acres of productive tillable ground generating \$3,000–\$5,000 in annual sharecrop income, and river access along the Marais Des Cygnes River.



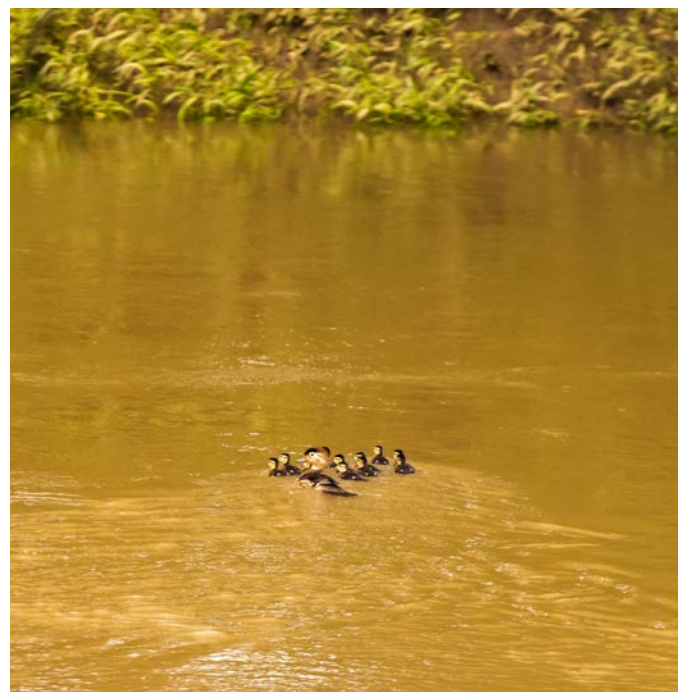
INTERNAL TRAIL SYSTEM



MARAIS DE CYGNES RIVER ACCESS

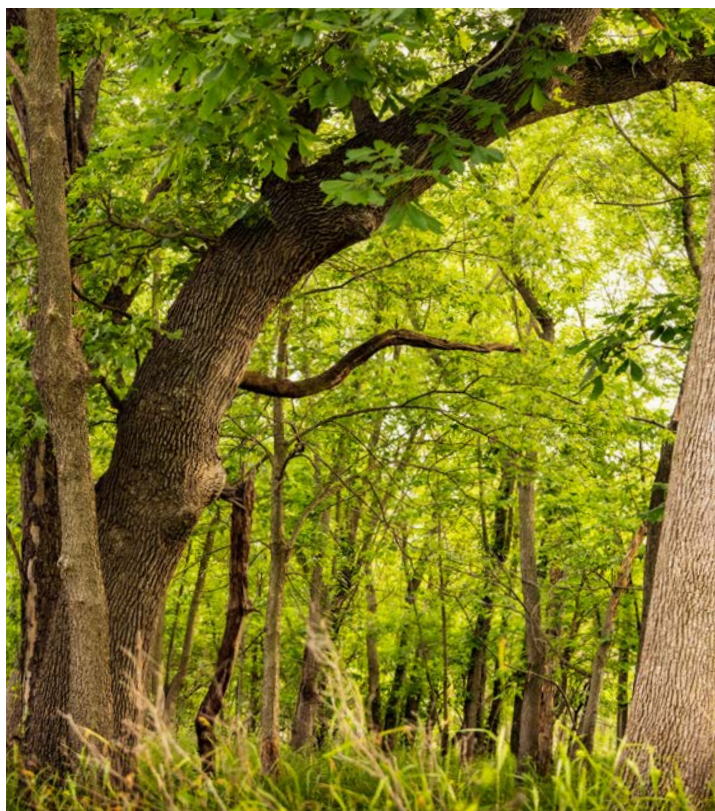


3.5 ACRE DUCK SLOUGH



MATURE TIMBER

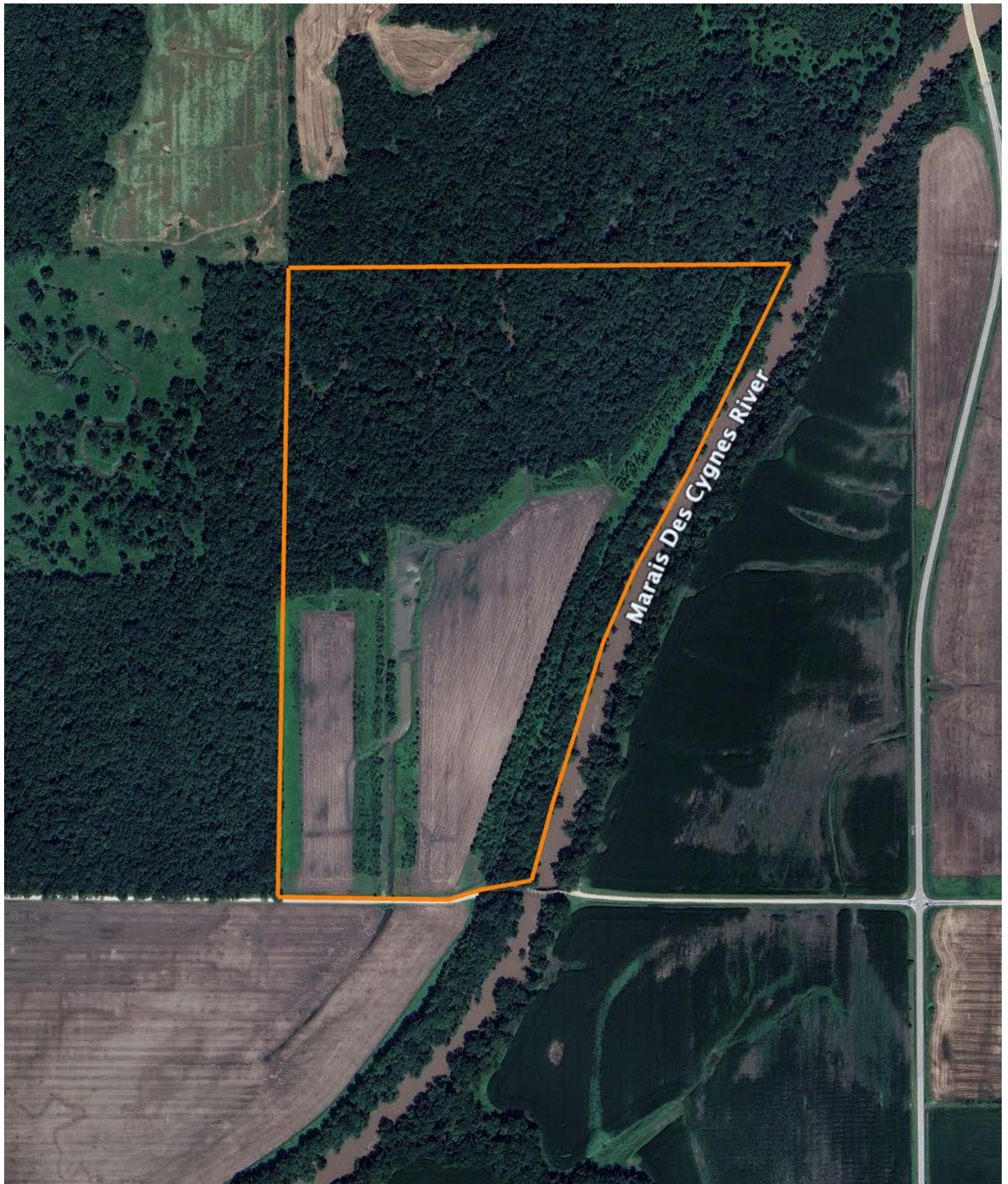
The property also boasts a healthy mix of mature timber, including oak, walnut, hickory, and ash.



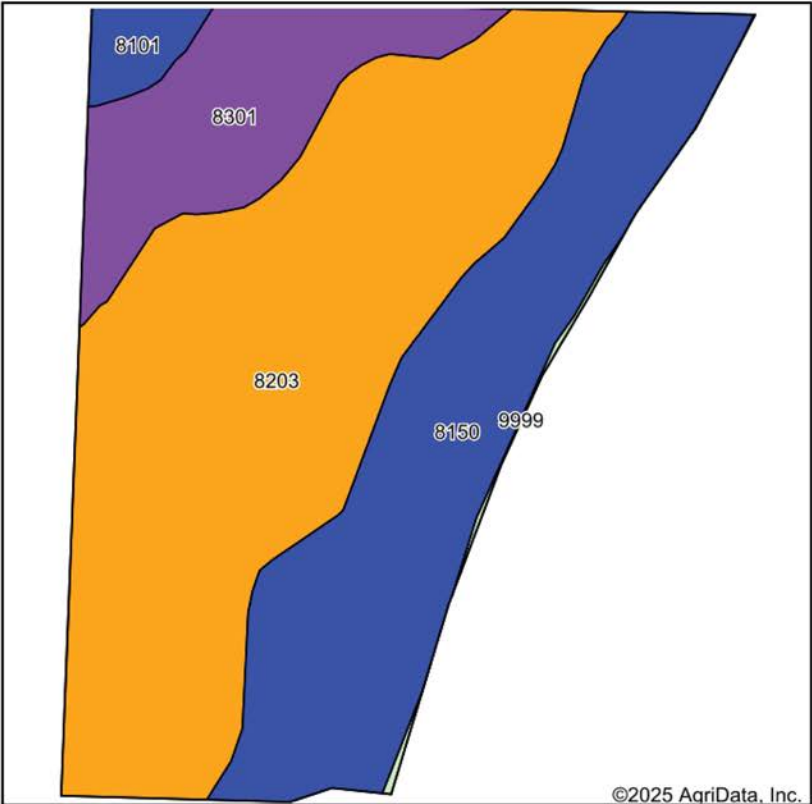
BIG DEER HISTORY



AERIAL MAP

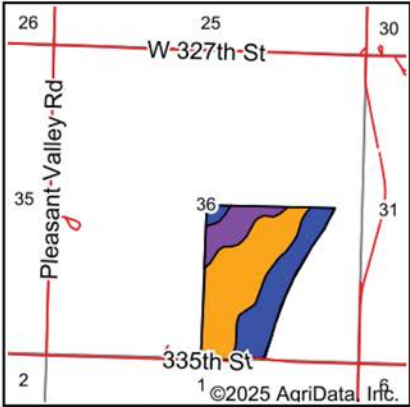


SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Kansas**
County: **Miami**
Location: **36-17S-21E**
Township: **Stanton**
Acres: **93.65**
Date: **6/12/2025**



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

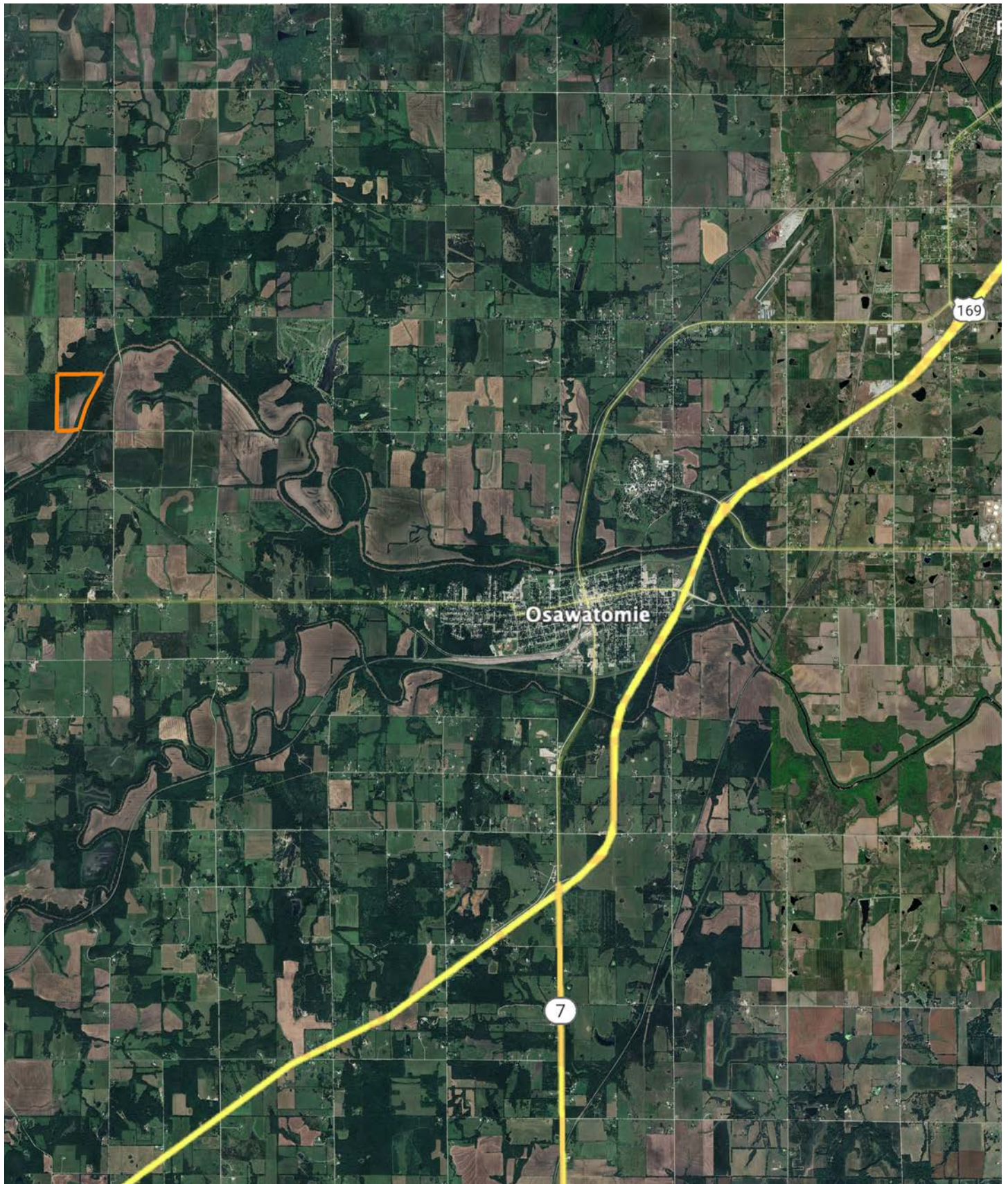
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
8203	Osage silty clay, 0 to 1 percent slopes, occasionally flooded	48.75	52.1%		> 6.5ft.	Illw	7199	45	42	39	44	35
8150	Lanton silt loam, 0 to 2 percent slopes, occasionally flooded	29.36	31.4%		> 6.5ft.	Ilw	7000	73	73	51	63	44
8301	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	12.87	13.7%		> 6.5ft.	Vw	8048	63	63	50	52	20
8101	Hepler silt loam, 0 to 2 percent slopes, occasionally flooded	2.29	2.4%		> 6.5ft.	Ilw	8100	85	85	64	80	57
9999	Water	0.38	0.4%		> 6.5ft.		0					
Weighted Average						*-	7246.1	*n 57	*n 55.5	*n 44.7	*n 51.8	*n 36.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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



MidwestLandGroup.com

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