

MIDWEST LAND GROUP PRESENTS

100 ACRES

ALLEN/NEOSHO COUNTY, KS

1171 ALASKA ROAD, HUMBOLDT, KANSAS, 66748



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HUNTING HAVEN ON THE NEOSHO RIVER

This 100 +/- acre farm sits in between Chanute and Humboldt, Kansas, just off Highway 169 along the Neosho River. The property boasts outstanding deer, turkey, and duck hunting, with direct, premier access to the river. Few places rival the Neosho River basin for trophy whitetail opportunities, and this property sits at the heart of Kansas' famed deer country. The combination of dense timber, nutrient-rich soils, and ready access to the river creates a perfect habitat for mature whitetail. Tall, mature hardwoods made up of oak, hickory, and black walnut litter the property with multiple clearings perfect for food plots or native bedding areas.

Thickets and brushy pockets provide essential cover for deer and turkey. This region has a great turkey population, and the property's blend of open meadows,

timbered edges, and brushy cover makes it a springtime hunter's dream. The Neosho River is legendary among duck hunters, and for good reason. With more than a half-mile of river frontage, this farm provides ample opportunities to enjoy world-class duck and goose hunting. You can launch a small boat or canoe directly from your private bank, or set up along quiet backwaters where mallards and teal drop in at first light. Conveniently located within easy driving distance of nearby towns and highways, this farm has the perfect balance of seclusion and accessibility. Well-maintained trails wind throughout the property, making navigation easy by foot, ATV, or vehicle. There is a home on the property as well, tucked off the road for privacy, that would make for a great hunting cabin and base camp. For more information or to set up a private farm tour, give Ben Jacks a call today.

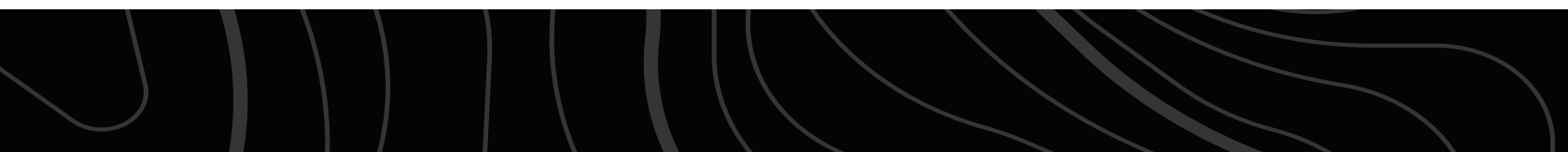
PROPERTY FEATURES

PRICE: **\$525,000** | COUNTY: **ALLEN/NEOSHO** | STATE: **KANSAS** | ACRES: **100**

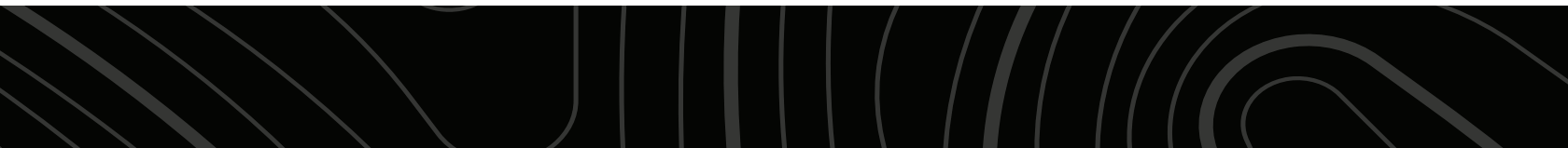
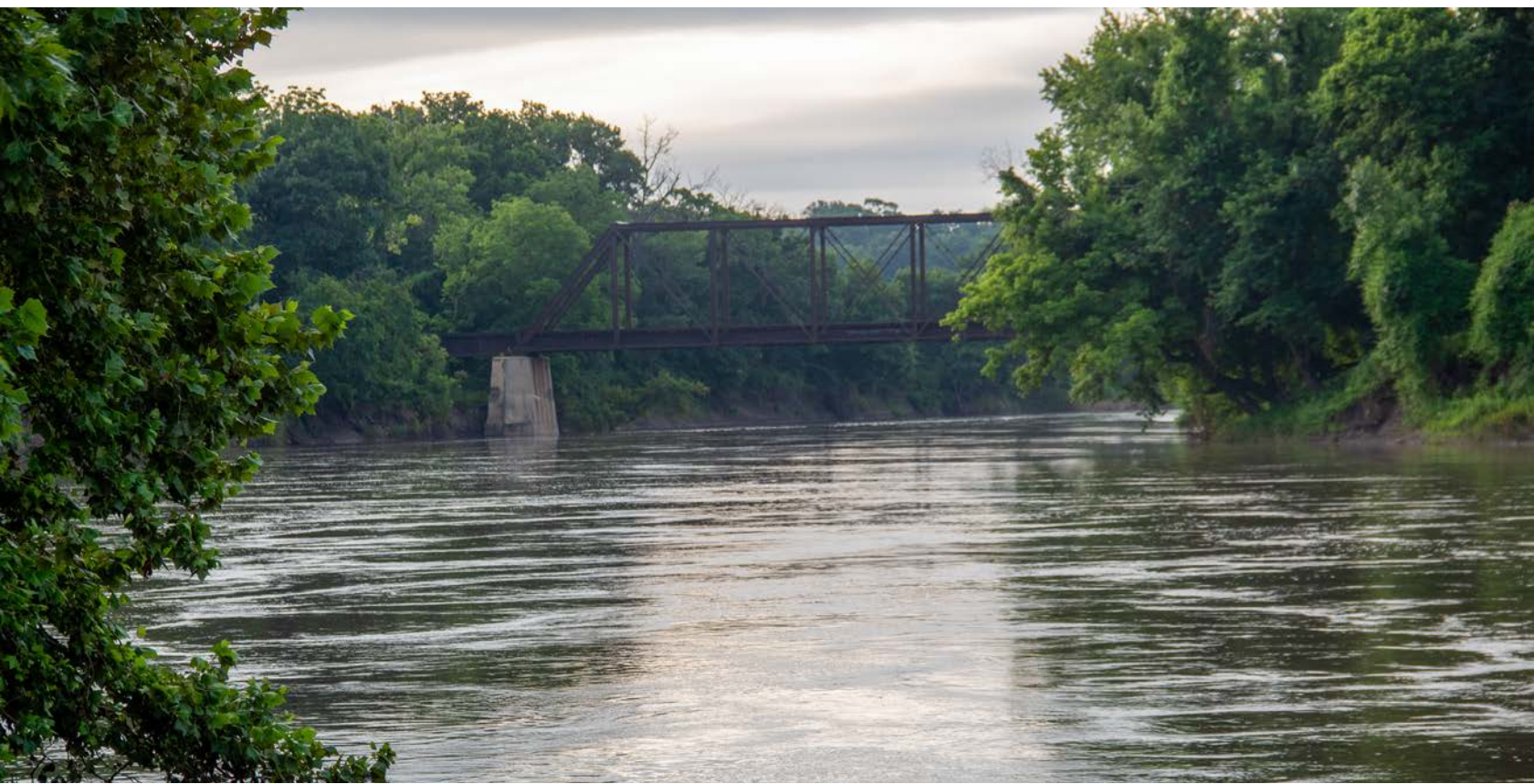
- 100 +/- acres
- Allen/Neosho County
- Paved river access
- 3 bed, 2 bath home
- 2 ponds
- Deer
- Turkey
- Ducks
- Fishing
- 6 miles from Chanute
- 6 miles from Humboldt



100 +/- ACRES

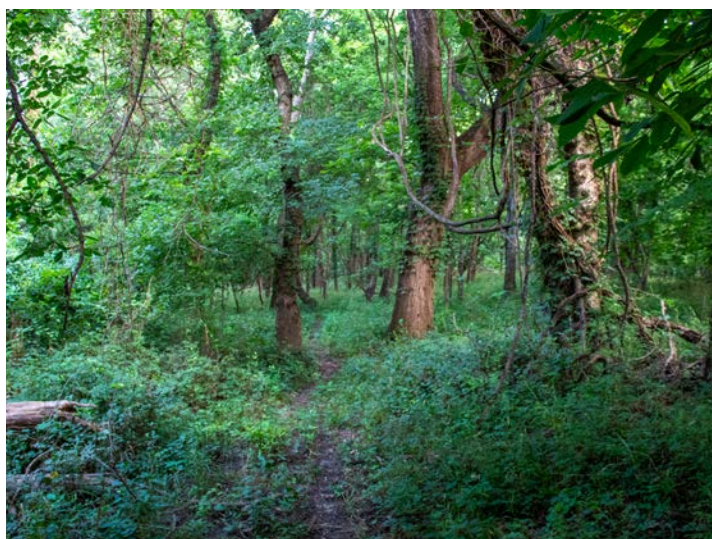
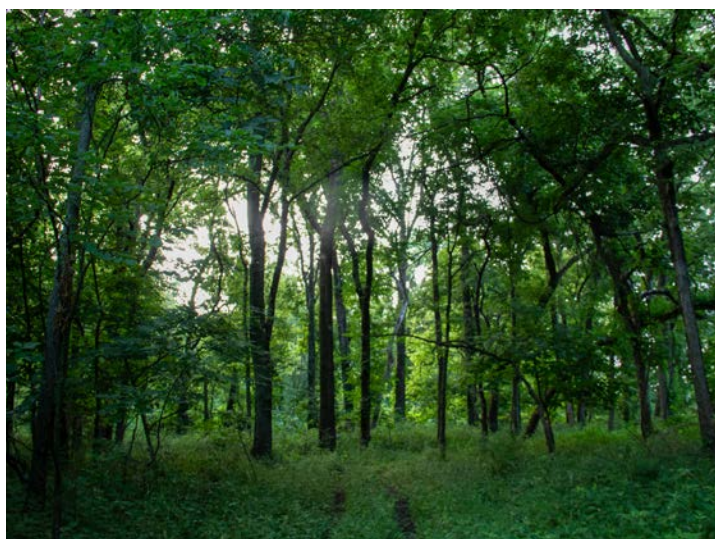
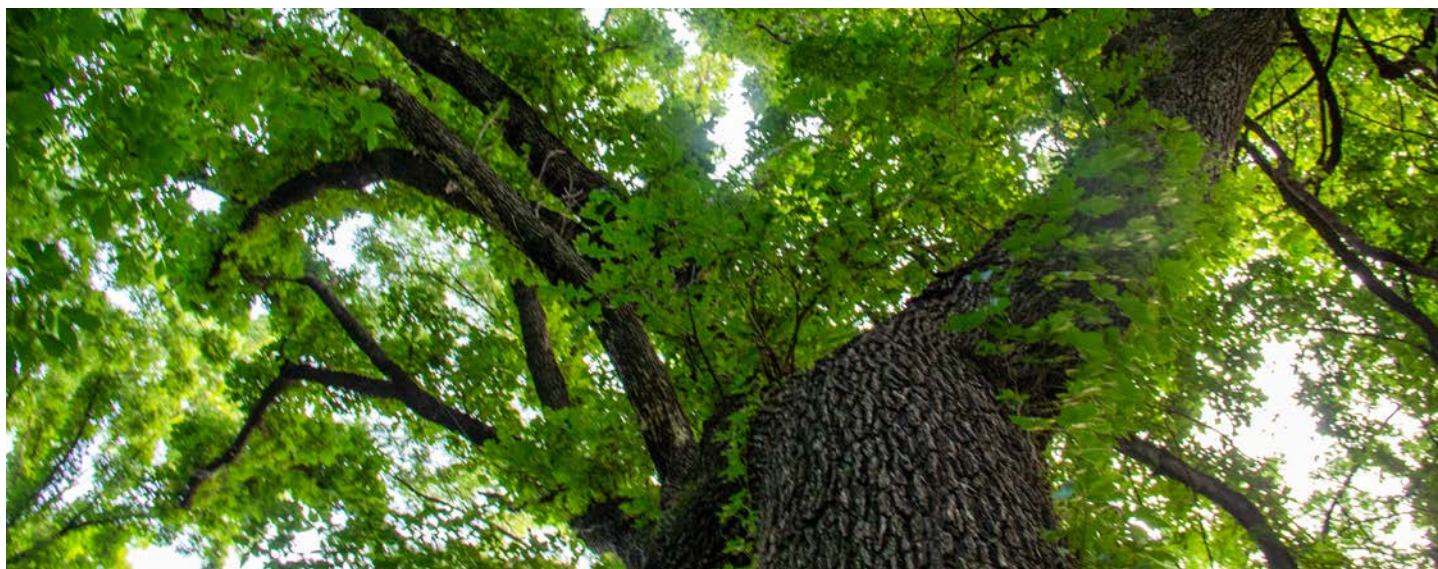


NEOSHO RIVER - PAVED ACCESS



TALL, MATURE HARDWOODS

Tall, mature hardwoods made up of oak, hickory, and black walnut litter the property with multiple clearings perfect for food plots or native bedding areas. Thickets and brushy pockets provide essential cover for deer and turkey.



3 BED, 2 BATH HOME



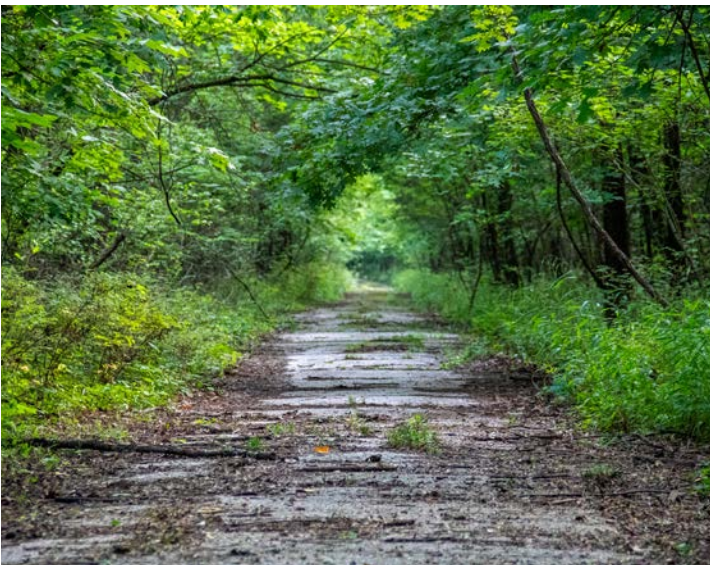
2 PONDS



WELL-MAINTAINED TRAILS



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 37° 43' 58.34, -95° 26' 16.7

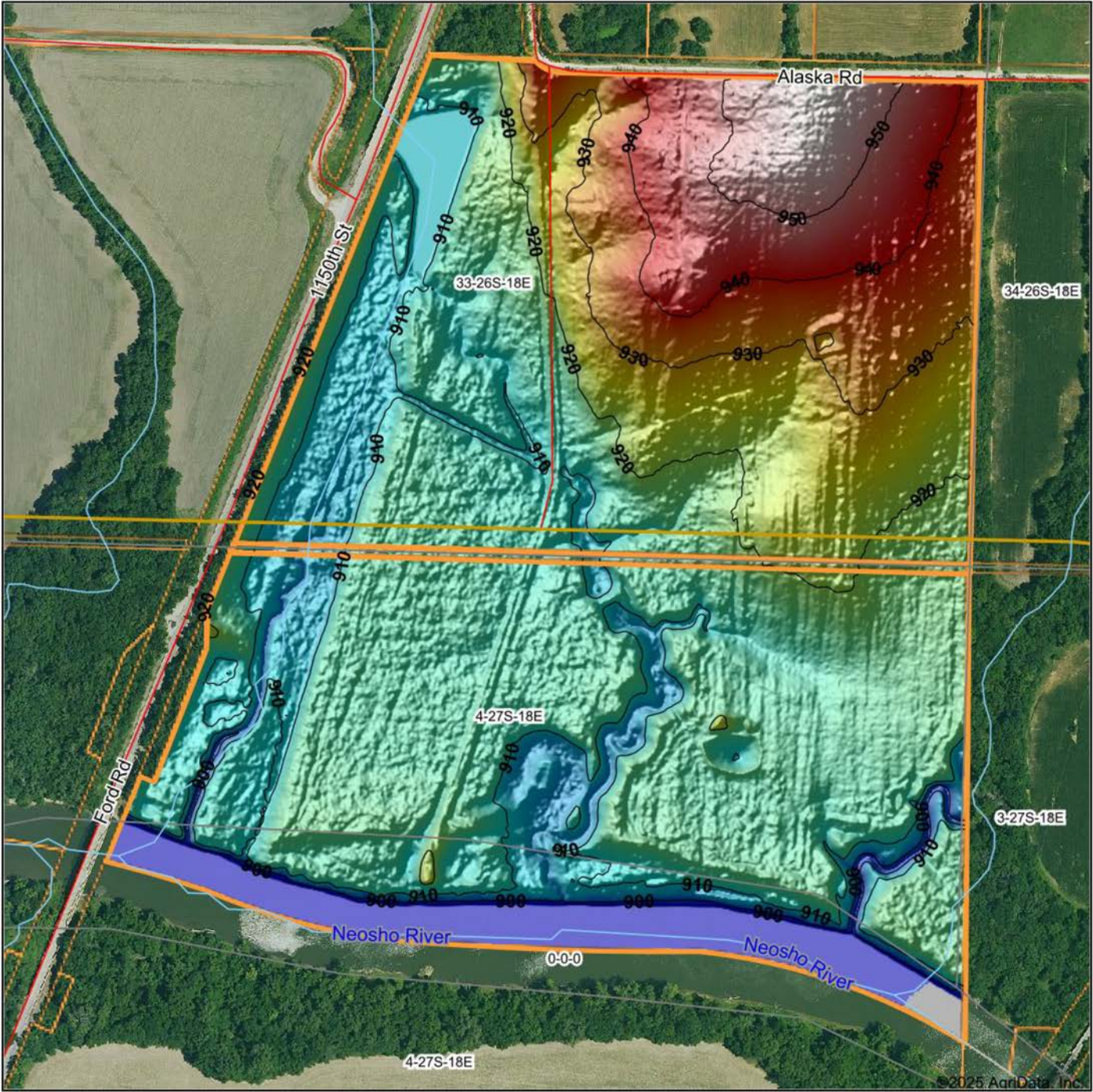
33-26S-18E
Neosho County
Kansas

0ft 837ft 1674ft



7/17/2025

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: 894.6
Max: 956.1
Range: 61.5
Average: 918.3
Standard Deviation: 13.22 ft

0ft 407ft 813ft

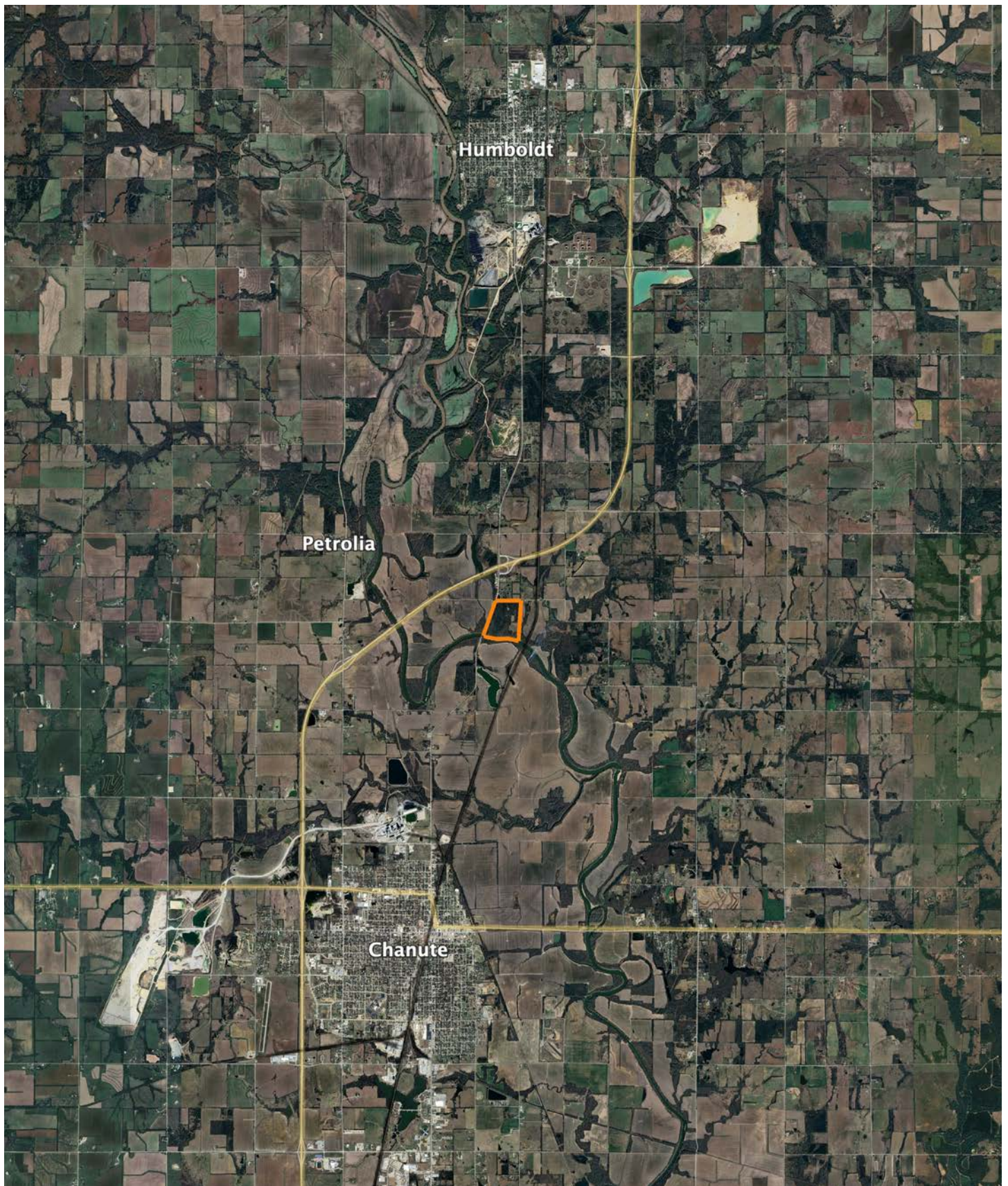


7/17/2025

33-26S-18E
Neosho County
Kansas

Boundary Center: 37° 43' 58.34, -95° 26' 16.7

OVERVIEW MAP



AGENT CONTACT

Ben Jacks has been an avid outdoorsman since he was a boy. His dad would take him and his brother out to hunt and fish every chance he got. Between that and years of bow hunting, Ben learned the process of managing hunting properties. He loves to assess a property and find the potential in a piece of land that someone else might not have seen. Ben was born on a military base in North Carolina and raised in northeast Oklahoma. While in school, he worked on a ranch, where he grew a great respect for farmers and ranchers. He moved to Kansas for college and to continue his baseball career. He went to Neosho County Community College and graduated from Emporia State University, having played baseball at each.

After helping a friend acquire a piece of property, he caught the land real estate bug and hasn't looked back once since. Driven by his passion to help people, Ben offers clients a hard-working, trustworthy, and dedicated agent who will help them throughout the entire process. When he's not working or spending time with family, you can find him out in the woods hunting, fishing, managing hunting properties, or golfing. He's a member of Ducks Unlimited, QDMA, and the First Baptist Church in Chanute, Kansas, where he resides with his son Gunner and two large, active dogs. Contact Ben today to experience the Midwest Land Group difference!



BEN JACKS, LAND AGENT
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MidwestLandGroup.com

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