

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

BOURBON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

A RARE 40 +/- ACRE HUNTING TRACT CLOSE TO HOLLISTER WILDLIFE AREA IN BOURBON COUNTY, KANSAS

This 40 +/- acre parcel in Bourbon County, Kansas, offers a rare combination of seclusion, accessibility, and diverse natural features. Located just half a mile from paved roads, the property is easy to reach while still providing the privacy and tranquility that rural buyers seek. The land is a balanced mix of open ground enrolled in the Conservation Reserve Program (CRP) and mature trees, offering both income and ideal habitat for wildlife. A seasonal stream winds through the property and feeds into a small pond, enhancing its recreational appeal and supporting the area's abundant wildlife. Deer, turkey, and upland game are frequently seen on the property, making it a great hunting tract. The land is bordered by large parcels, further limiting pressure from neighboring

properties and increasing the appeal for hunters and outdoor enthusiasts. There is a new Redneck blind that stays with the property. There is also a "dry" remodeled older camper that can stay if the new owner would like, or it can be removed. Adding to its value, the property is just half a mile from Hollister Wildlife Area. There is a public lake and over 2,400 acres of public hunting land. Please see the trail cam pictures that show this area has big deer genetics and good history. Whether you're looking for a weekend retreat, a base for hunting and recreation, or a long-term land investment, this property offers a unique blend of natural beauty, income potential, and access to nearby public resources. Please reach out to Land Agent Donnie Thomas for a tour at (913) 396-6245.



PROPERTY FEATURES

PRICE: **\$225,000** | COUNTY: **BOURBON** | STATE: **KANSAS** | ACRES: **40**

- Perfect 40 +/- acres with great wildlife habitat and income
- 1/2 mile off of blacktop road
- Only 14 miles from Fort Scott, KS
- Great deer & turkey history
- New Redneck blind stays with the property
- Good CRP income (almost \$1,200 a year)
- ATV trails established throughout
- Small pond
- 1/2 mile to over 2,400 useable acres at Hollister Wildlife Area
- Estimated taxes: \$388



GREAT WILDLIFE HABITAT

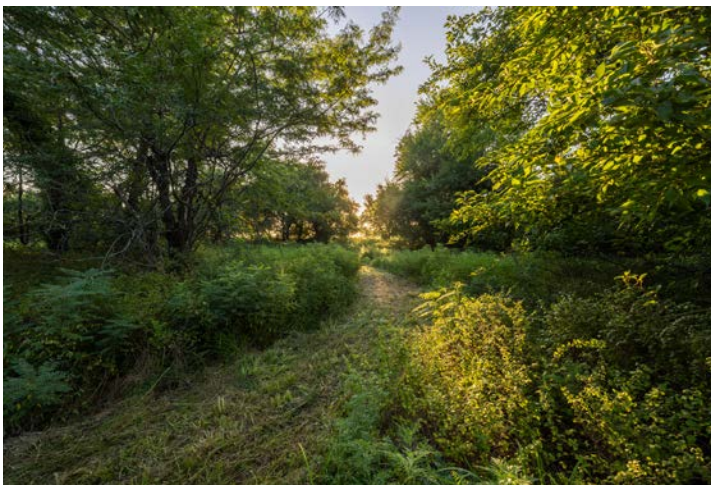
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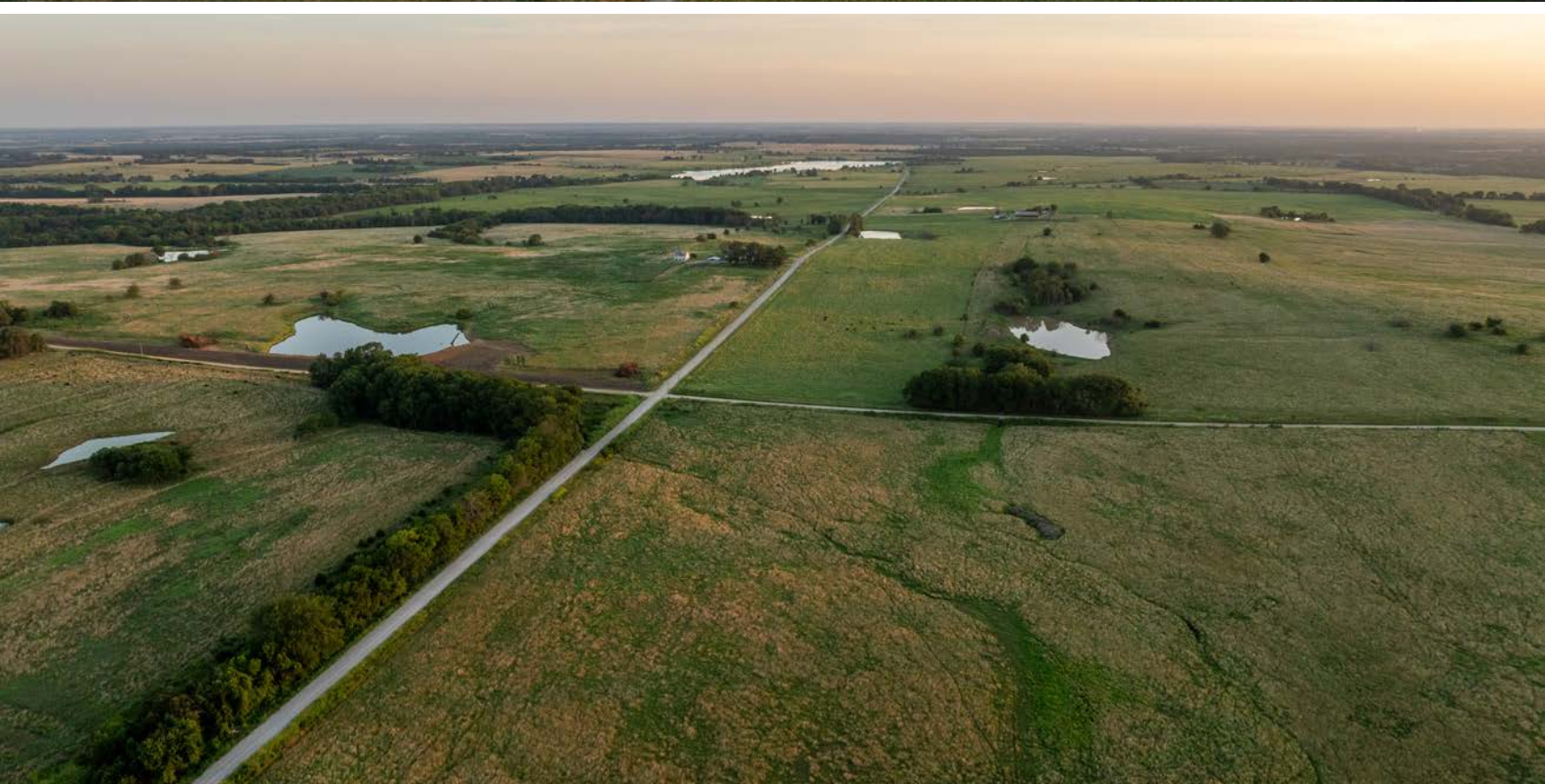
NEW REDNECK BLIND



ATV TRAILS ESTABLISHED THROUGHOUT



1/2 MILE TO HOLLISTER WILDLIFE AREA



ADDITIONAL PHOTOS



GREAT DEER & TURKEY HISTORY



TOPOGRAPHY MAP



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Maps Provided By:



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

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 906.5

Max: 932.2

Range: 25.7

Average: 920.0

Standard Deviation: 5.35 ft

0ft 270ft 539ft



7/31/2025

1-27S-23E
Bourbon County
Kansas

Boundary Center: 37° 43' 38.24, -94° 50' 51.92



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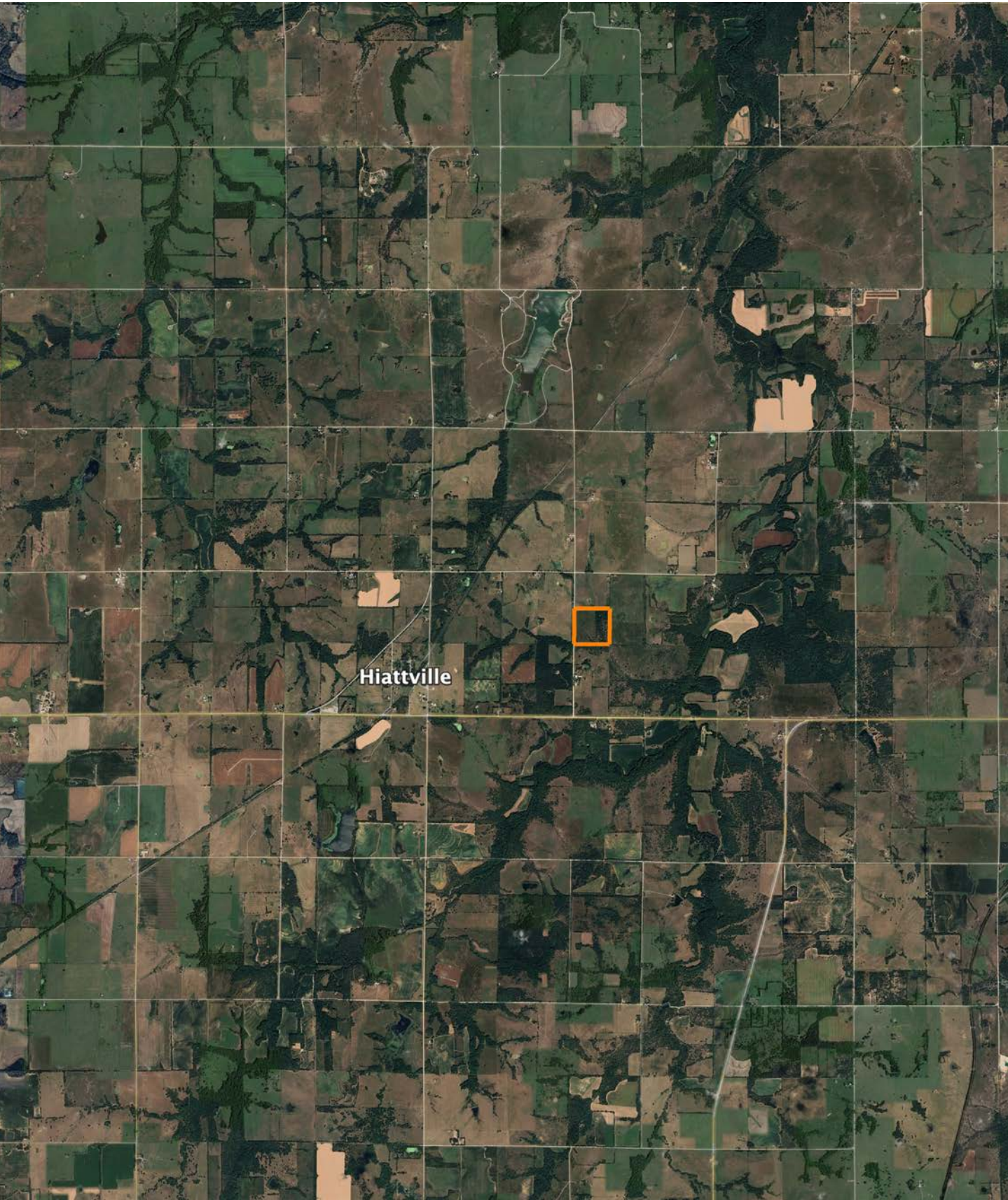


7/31/2025

1-27S-23E
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Boundary Center: 37° 43' 38.24, -94° 50' 51.92

OVERVIEW MAP



AGENT CONTACT

Donnie Thomas grew up an avid outdoorsman, learning how to hunt and fish early on from his father on their farm in Garnett, KS. This led to his passion for farms and property, and the possibilities that lie within to improve the land for wildlife. Born in Oswego, KS, Donnie attended high school in Olathe and graduated from Emporia State University with a Business degree in Marketing and Management. Before getting into real estate, he co-owned a large, regional, medical equipment company with his brother, at which he developed a deep appreciation for service and how it can make all the difference in a client relationship.

Today, Donnie uses that experience at Midwest Land Group to help others buy and sell land. His background as an outdoorsman, as well as owning and managing a farm, lends itself well to the land real estate industry. In addition to hunting, fishing, shooting, water sports, and travel, this proud Eagle Scout enjoys helping youth learn how to hunt, having organized several youth pheasant hunts. Donnie serves as a worship leader at Kahola Lake Church and is active at Grace Church, as well as the Fellowship of Christian Athletes Outdoors. Donnie and his wife Kristina, along with their three sons, use their passion for the outdoors to make their family farm in LaCygne an outdoor retreat and an escape from the city.



DONNIE THOMAS, LAND AGENT
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