

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

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# GREENWOOD COUNTY KANSAS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# DIVERSE PREMIER GREENWOOD HUNTING AND FARM RETREAT

Midwest Land Group is proud to offer a rare opportunity to own this exceptional 160 +/- acre tract in Greenwood County, Kansas. This legacy property has been in the same family for generations and has been respectfully maintained throughout the years. Now available for the first time in decades, it presents a pristine blank canvas for the next landowner to shape into a premier hunting, farming, or recreational property with endless potential.

What makes this tract truly special is its diversity. The land is composed of approximately 30 +/- acres of rich Class II tillable soil, currently planted in soybeans. This ground is not only productive but well-positioned for continued row crop farming or food plot development. The heart of the property includes around 80 +/- acres of gently rolling native grasses. Currently used for hay production, this section is already terraced and could easily be converted back into tillable acreage for additional income or wildlife food sources.

The remaining 60 +/- acres provide what every outdoorsman dreams of—dense, brushy cover and mature hardwood timber. This mix of thick pasture and towering oaks and walnuts creates a haven for wildlife, offering outstanding bedding, nesting, and travel

corridors for both trophy deer and spring gobblers. The timber is healthy and untouched, providing not just beauty, but long-term value as well.

And then there's the pond. Tucked into the center of the property lies a rare, spring-fed, 1.5-acre pond that reaches depths of over 20 feet. It's fully stocked with crappie and trophy largemouth bass, offering fantastic year-round fishing opportunities. During the colder months, the pond becomes a natural magnet for migrating waterfowl, making it a perfect spot for duck hunting or simply enjoying the view.

This 160 +/- acre property truly has it all—income-producing potential, mature timber, thick wildlife habitat, and an unbeatable recreational component. Whether you're a serious hunter, a weekend angler, or simply looking for a peaceful place to enjoy Kansas' natural beauty, this tract offers the rare combination of versatility and opportunity.

Properties of this quality and balance rarely hit the open market. Give Listing Agent Cody Thurston a call today at (620) 794-1229 to schedule a showing and see firsthand what makes this Greenwood County gem so special!



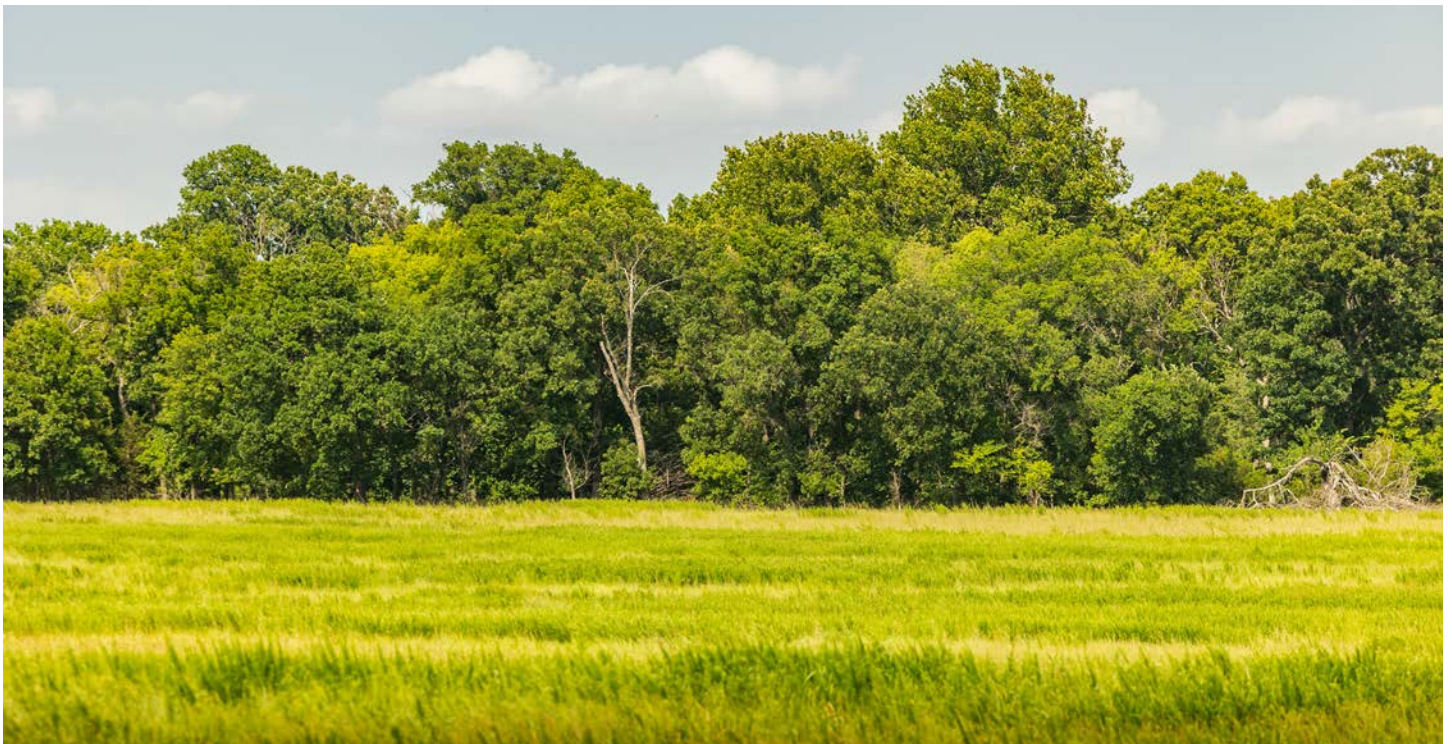


# PROPERTY FEATURES

PRICE: **\$680,000** | COUNTY: **GREENWOOD** | STATE: **KANSAS** | ACRES: **160**

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- 160 +/- acres
- 1.5-acre pond, 20 feet deep
- 30 +/- acres in tillable production
- 80 +/- acres in prairie hay that is terraced and can be put back into tillable
- \$70/acre cash rent on crops
- \$30/acre on hay ground
- Produces roughly \$4,500 in income
- Greenwood County Rural Water District #2
- Deer, turkey, and waterfowl hunting
- Trail camera photos
- 12 miles to Eureka
- 67 miles to Wichita airport
- 143 miles Overland Park
- 36 miles to Emporia





# 30 +/- ACRES IN TILLABLE PRODUCTION

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The land is composed of approximately 30 +/- acres of rich Class II tillable soil, currently planted in soybeans. This ground is not only productive but well-positioned for continued row crop farming or food plot development.





# 12 MINUTES TO EUREKA

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## STOCKED 1.5 ACRE POND

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# 80 +/- ACRES IN PRAIRIE HAY

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The heart of the property includes around 80 +/- acres of gently rolling native grasses. Currently used for hay production, this section is already terraced and could easily be converted back into tillable acreage for additional income or wildlife food sources.

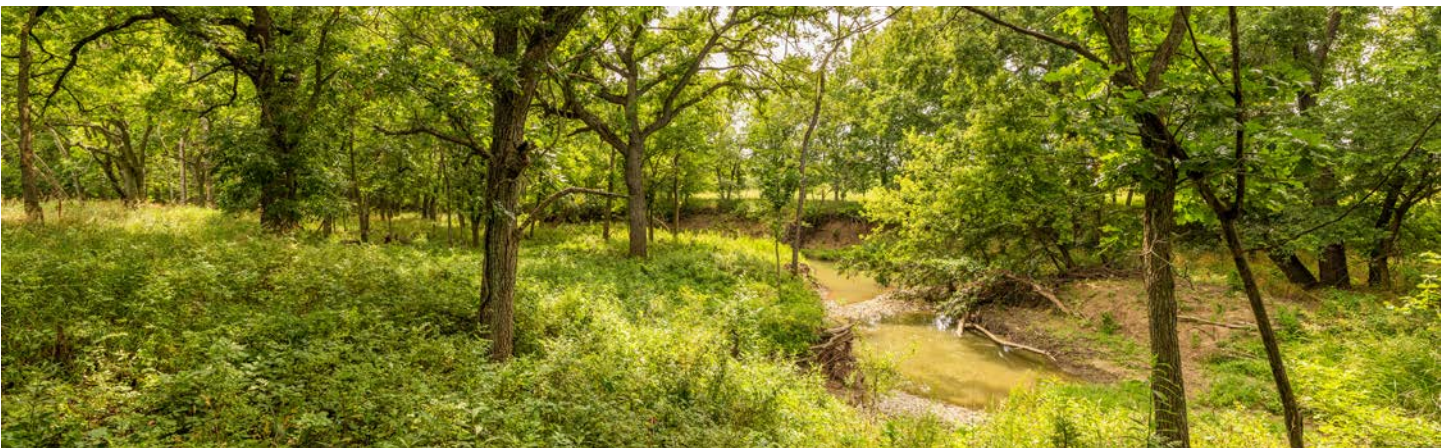




# HUNTING OPPORTUNITIES

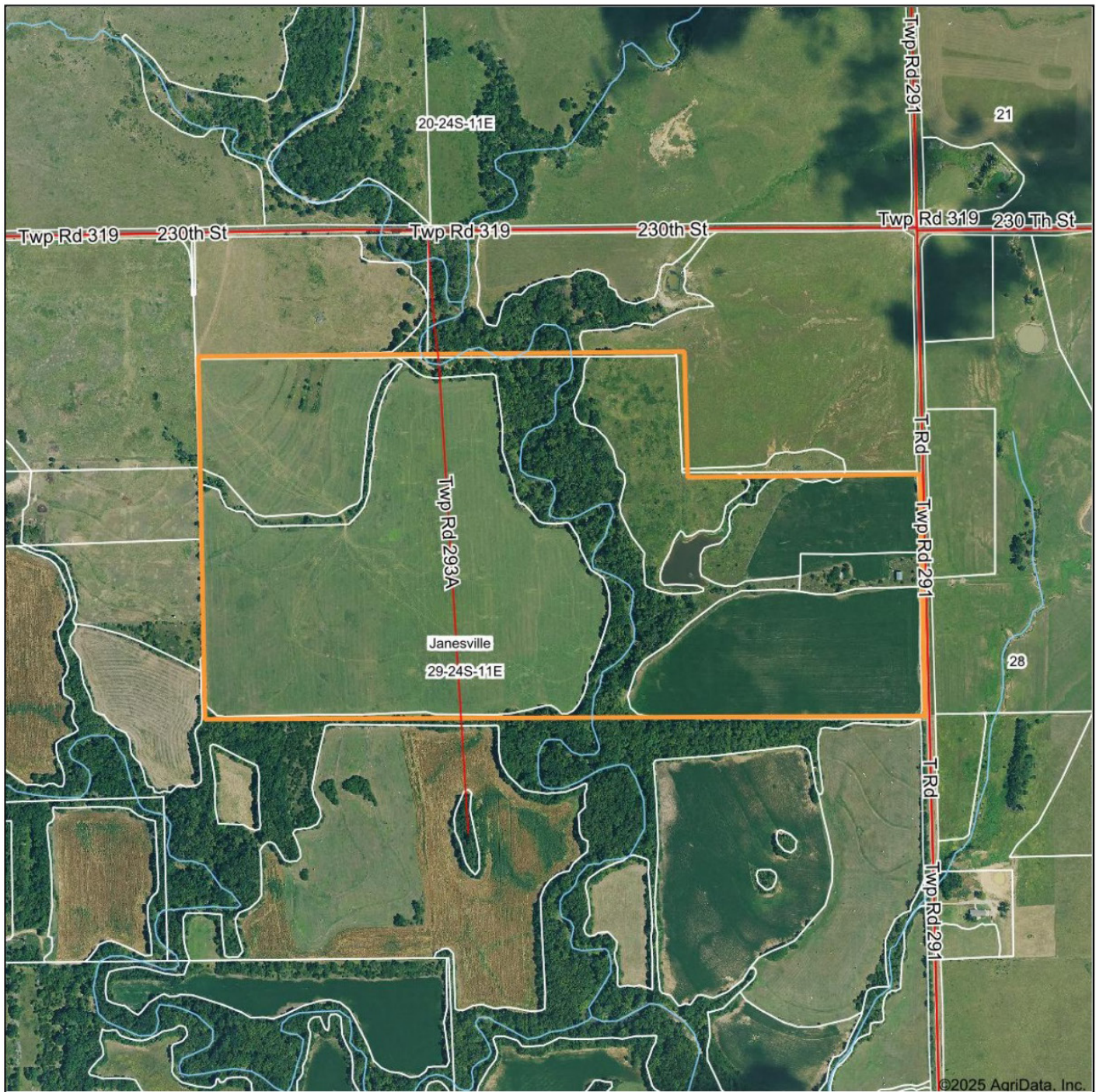
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The remaining 60 +/- acres provide what every outdoorsman dreams of—dense, brushy cover and mature hardwood timber. This mix of thick pasture and towering oaks and walnuts creates a haven for wildlife, offering outstanding bedding, nesting, and travel corridors for both trophy deer and spring gobblers.





# AERIAL MAP



Boundary Center: 37° 56' 11.21, -96° 13' 17.21

0ft 846ft 1691ft

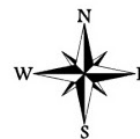


Maps Provided By:



CUSTOMIZED ONLINE MAPPING  
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29-24S-11E  
Greenwood County  
Kansas

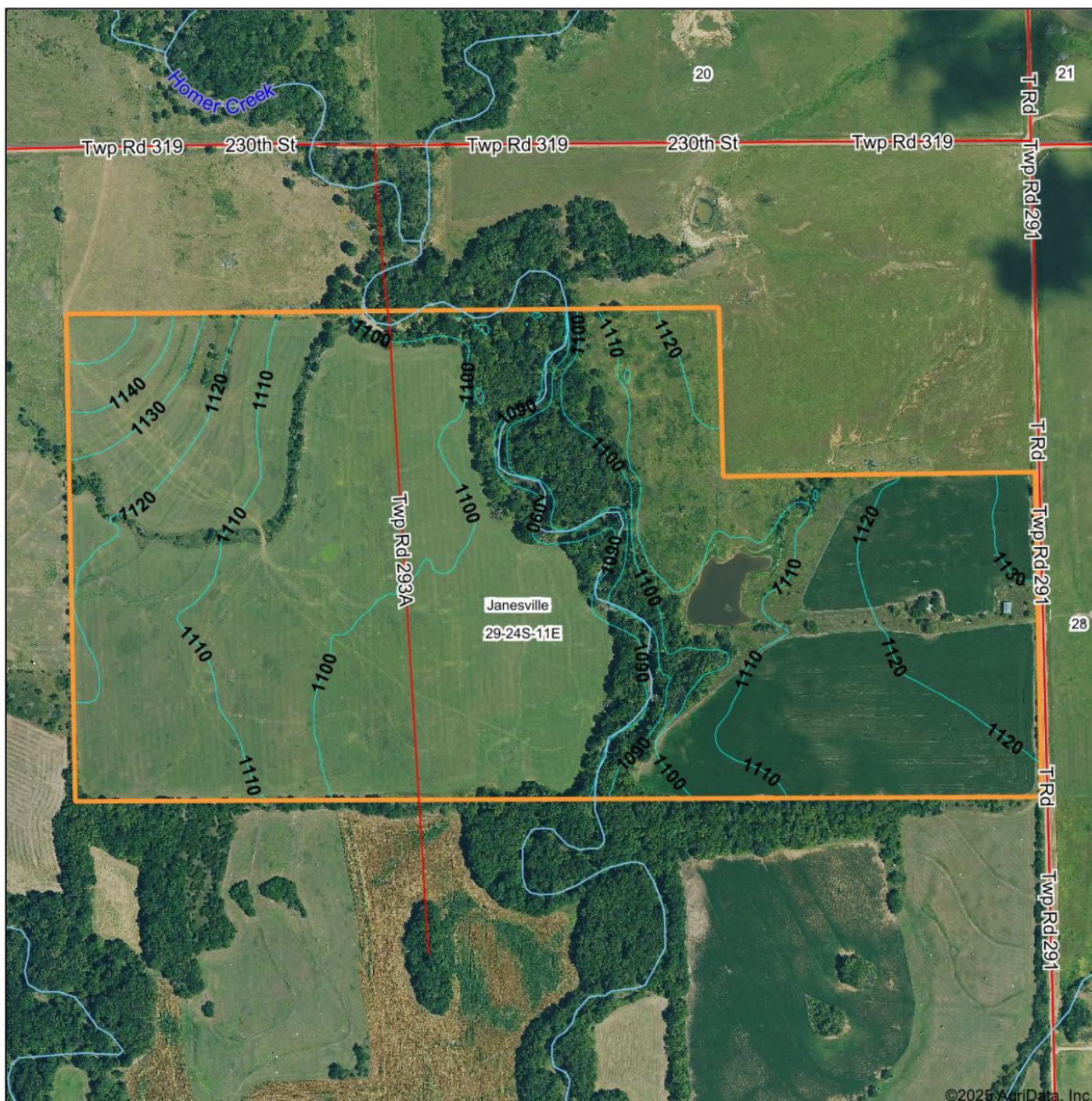


7/5/2025

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



# TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 1,083.1

Max: 1,155.0

Range: 71.9

Average: 1,110.2

Standard Deviation: 11.98 ft

0ft 634ft 1268ft



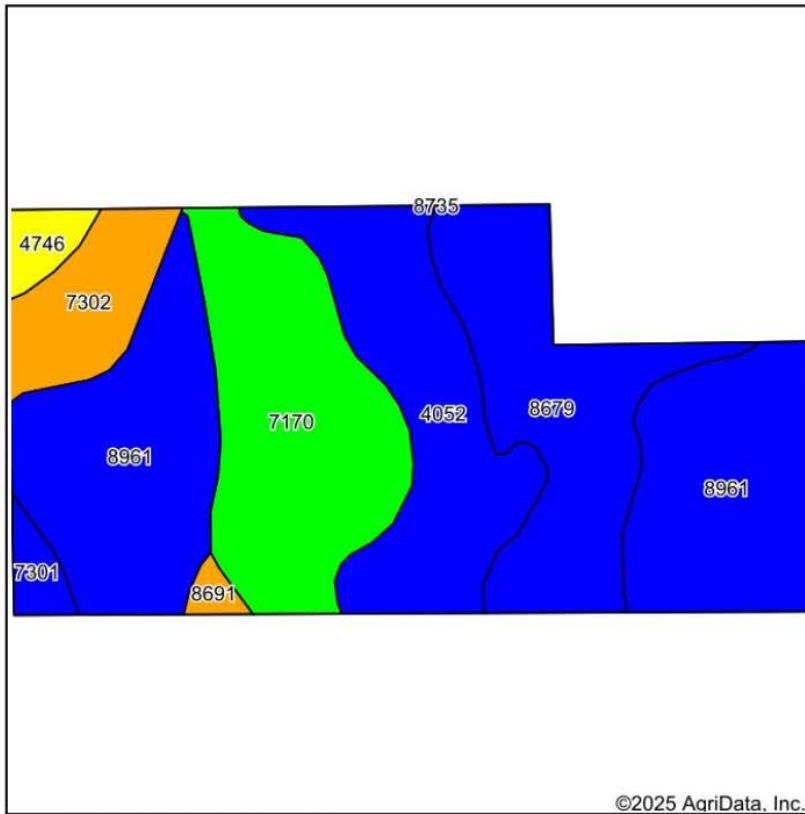
7/5/2025

29-24S-11E  
Greenwood County  
Kansas

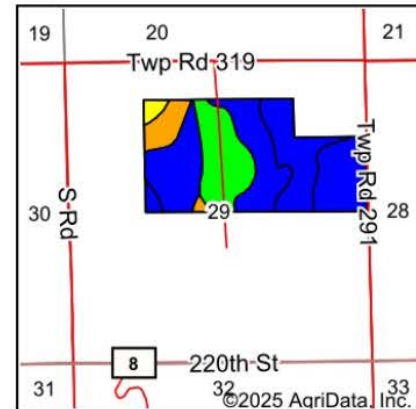
Boundary Center: 37° 56' 11.21, -96° 13' 17.21



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Greenwood**  
 Location: **29-24S-11E**  
 Township: **Janesville**  
 Acres: **158.79**  
 Date: **7/5/2025**



Maps Provided By:



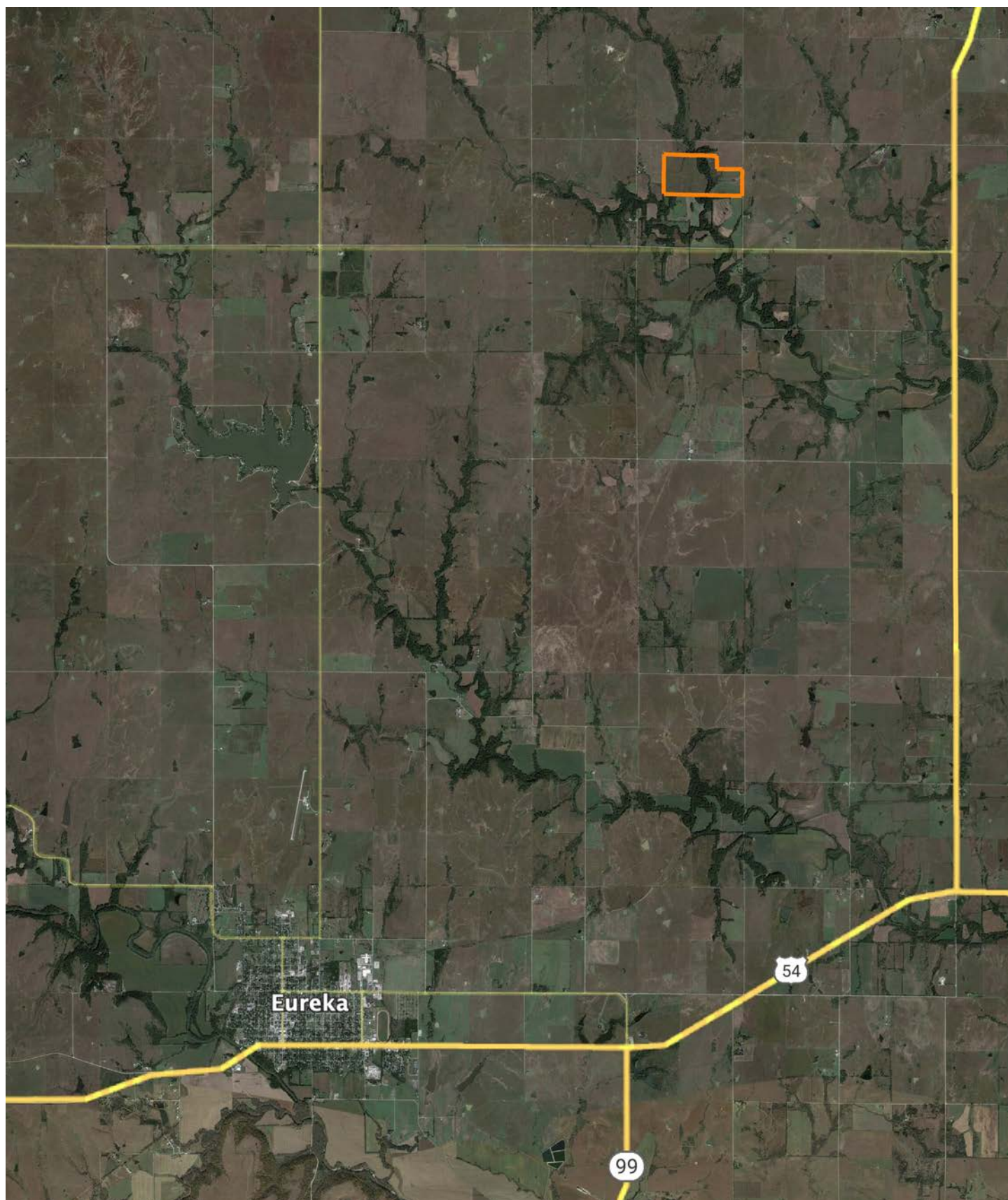
Area Symbol: KS073, Soil Area Version: 22

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
8961	Woodson silt loam, 0 to 1 percent slopes	52.88	33.2%		> 6.5ft.	IIIs	4233	53	48	52	50	44
7170	Reading silt loam, rarely flooded	32.37	20.4%		> 6.5ft.	Iw	7935	84	82	74	76	55
8679	Dennis silt loam, 1 to 3 percent slopes	28.86	18.2%		> 6.5ft.	IIe	4838	79	78	59	64	69
4052	Ivan silt loam, occasionally flooded	27.60	17.4%		> 6.5ft.	IIw	7995	81	64	64	81	51
7302	Martin silty clay loam, 3 to 7 percent slopes	10.46	6.6%		> 6.5ft.	IIIe	4935	53	45	52	49	28
4746	Labette-Sogn silty clay loam, 0 to 8 percent slopes	2.88	1.8%		3ft. (Lithic bedrock)	IVe	3705	37	32	37	33	19
7301	Martin silty clay loam, 1 to 3 percent slopes	2.51	1.6%		> 6.5ft.	IIe	4915	53	44	53	49	29
8691	Dennis silty clay loam, 3 to 7 percent slopes, eroded	1.23	0.8%		> 6.5ft.	IIIe	5073	65	65	52	52	60
Weighted Average						1.91	5805.5	*n 68.7	*n 62.7	*n 59.6	*n 62.9	*n 50.4



# OVERVIEW MAP

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## 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,**  
LAND AGENT

**620.794.1229**

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



## MidwestLandGroup.com

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