

MIDWEST LAND GROUP PRESENTS



80 ACRES
GREENWOOD COUNTY, KS

00000 CC Road, Madison, Kansas 66860



MIDWEST LAND GROUP IS HONORED TO PRESENT

THE PERFECT TURN KEY 80

Here is your rare opportunity to own a perfect turn-key 80-acre hunting paradise located in the heart of northern Greenwood County. This premier tract has not been available on the open market in decades and offers the ideal blend of seclusion, habitat diversity, and proven hunting success.

This parcel features a combination of secluded interior fields, 8 acres of established food plots (corn and soybeans), native grasses, thick brushy bedding cover, a live creek, and a giant block of mature hardwood timber. The perfectly laid out property creates the ultimate whitetail and upland habitat. Green screens and a perimeter of Giant Miscanthus is along the south

and west property lines, providing property seclusion and strategic access to stands and blinds without being detected.

Whether you're after trophy whitetail deer, hard-gobbling spring turkeys, or coveys of Kansas quail, this property checks all the boxes for a turnkey hunting retreat. This is a rare, ready-to-go hunting property with an impressive wildlife track record.

Contact the listing agent today at (620) 794-1229 for more information and to set up a showing. Do not miss your chance to own this Kansas gem!



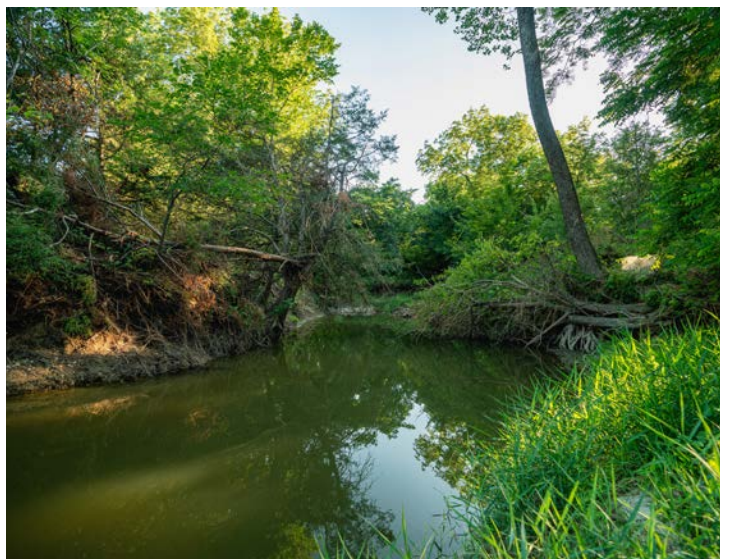
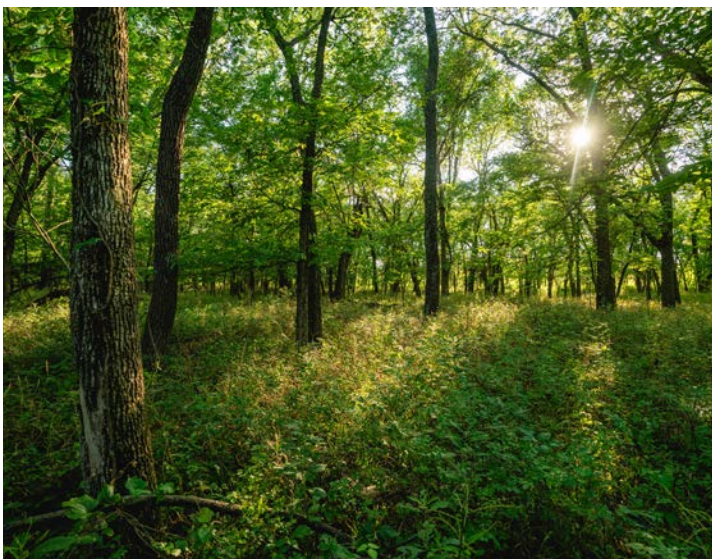
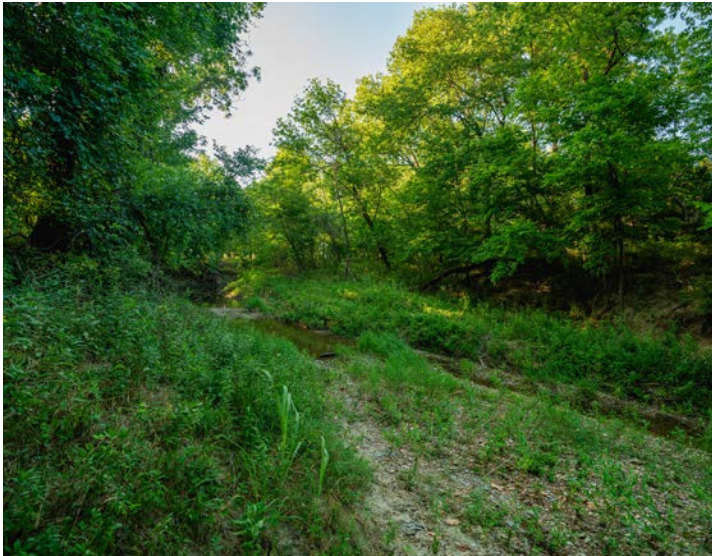
PROPERTY FEATURES

PRICE: **\$396,000** | COUNTY: **GREENWOOD** | STATE: **KANSAS** | ACRES: **80**

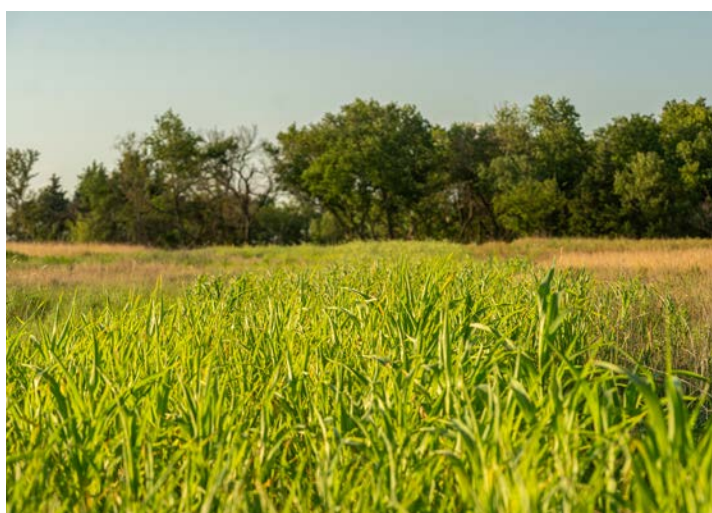
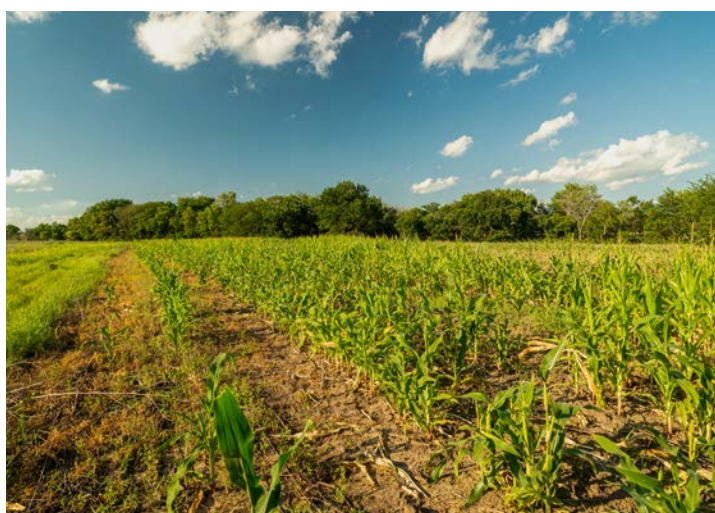
- 80 acres of prime hunting
- 8 acres of food plots (corn & soybeans)
- 600-pound all-seasons feeder included
- 6'x7' Dillon Major League Bowhunter Blind on 10' tower
- Live creek providing a year-round water source
- Heavy cover, native grasses, and timber are ideal for bedding and holding game
- Perimeter green screen & Giant Miscanthus for stealthy access
- Located in a highly sought-after deer unit with excellent turkey and quail hunting
- 28 miles to Emporia
- 94 miles to Wichita Dwight D. Eisenhower Airport
- 96 miles to Lawrence
- 136 miles to Kansas City International Airport



TIMBER AND LIVE CREEK



8 ACRES OF FOOD PLOTS



ALL-SEASONS FEEDER



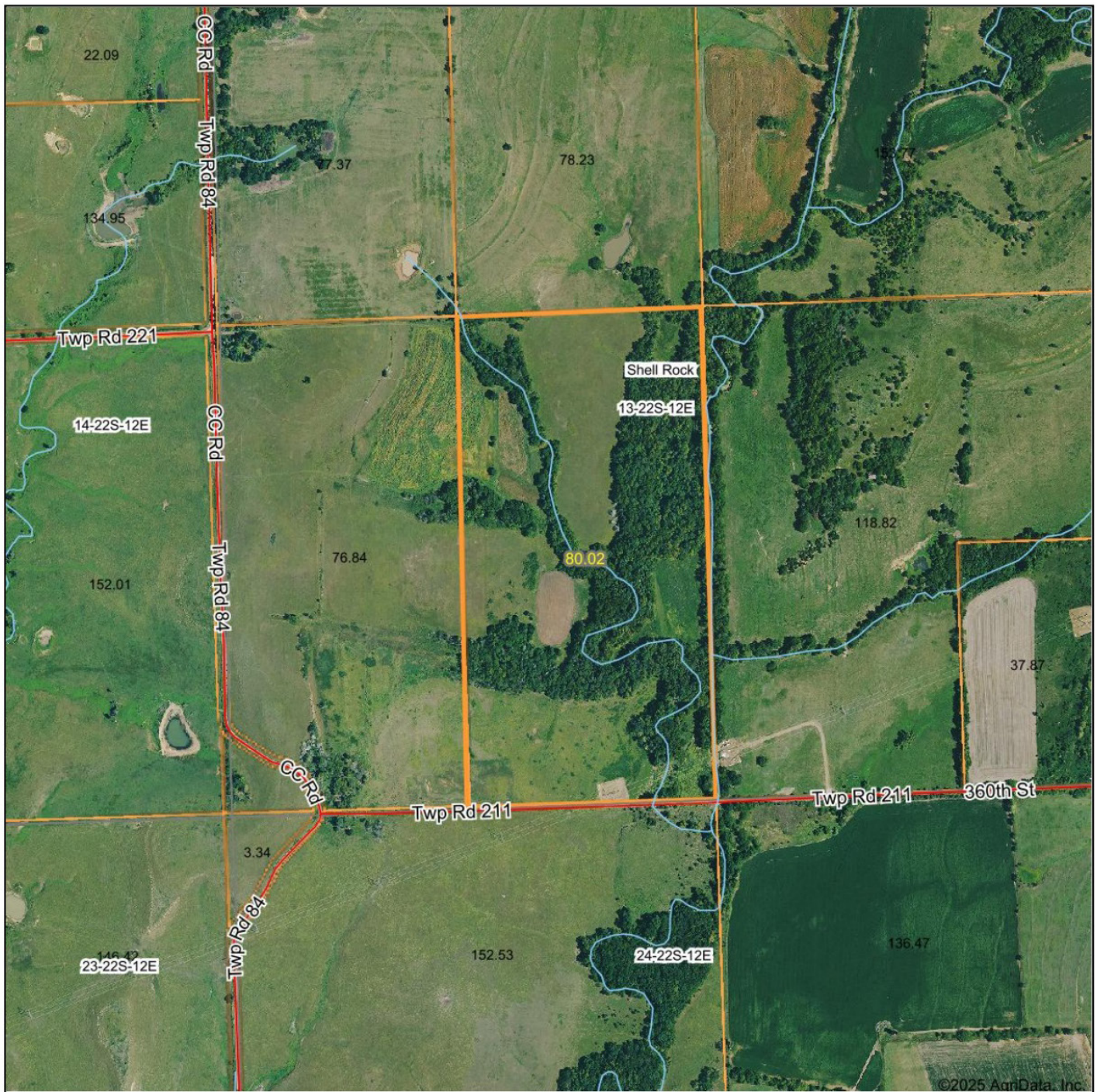
BOWHUNTER BLIND ON 10' TOWER



80 ACRES OF PRIME HUNTING



AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 7' 54.17, -96° 2' 31.52

0ft 833ft 1666ft



13-22S-12E
Greenwood County
Kansas

7/21/2025

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,088.0

Max: 1,128.9

Range: 40.9

Average: 1,104.5

Standard Deviation: 9.78 ft

0ft 465ft 930ft

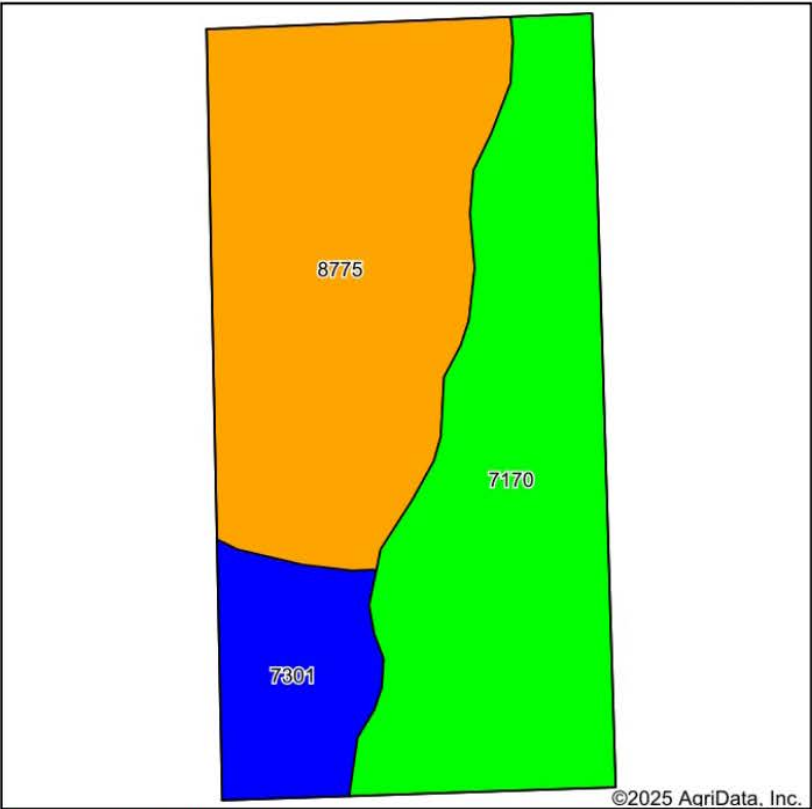


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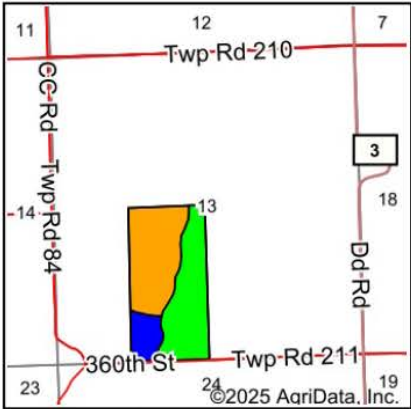
13-22S-12E
Greenwood County
Kansas

Boundary Center: 38° 7' 54.17, -96° 2' 31.52

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Greenwood**
Location: **13-22S-12E**
Township: **Shell Rock**
Acres: **80.02**
Date: **7/21/2025**



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING
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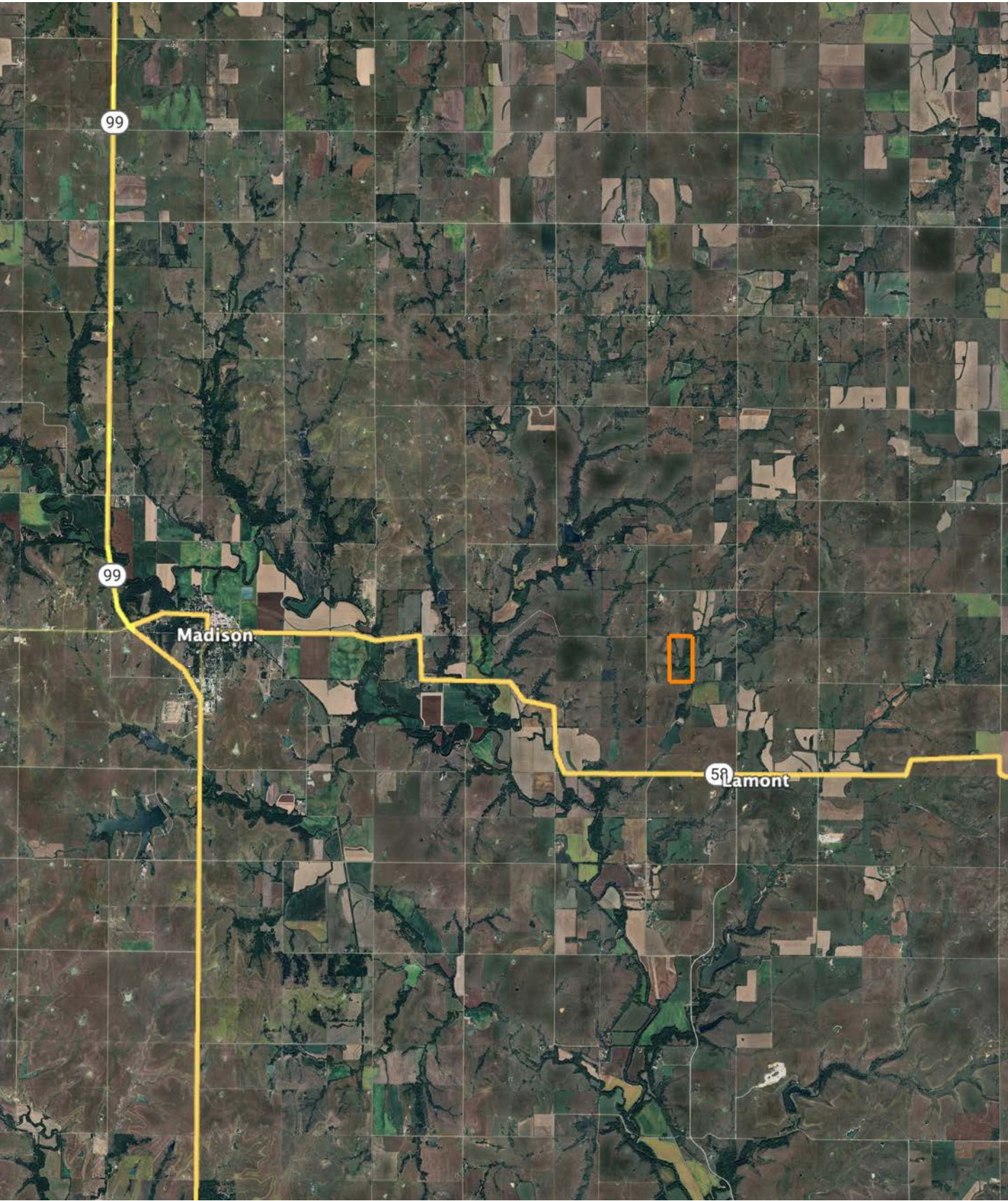
Area Symbol: KS073, Soil Area Version: 22

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
8775	Kenoma silt loam, 1 to 3 percent slopes	35.62	44.5%		5.7ft. (Lithic bedrock)	Illc	3888	59	56	58	59	54
7170	Reading silt loam, rarely flooded	34.96	43.7%		> 6.5ft.	Iw	7935	84	82	74	76	55
7301	Martin silty clay loam, 1 to 3 percent slopes	9.44	11.8%		> 6.5ft.	Ile	4915	53	44	53	49	29
Weighted Average						2.01	5777.3	*n 69.2	*n 65.9	*n 64.4	*n 65.2	*n 51.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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,
LAND AGENT

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