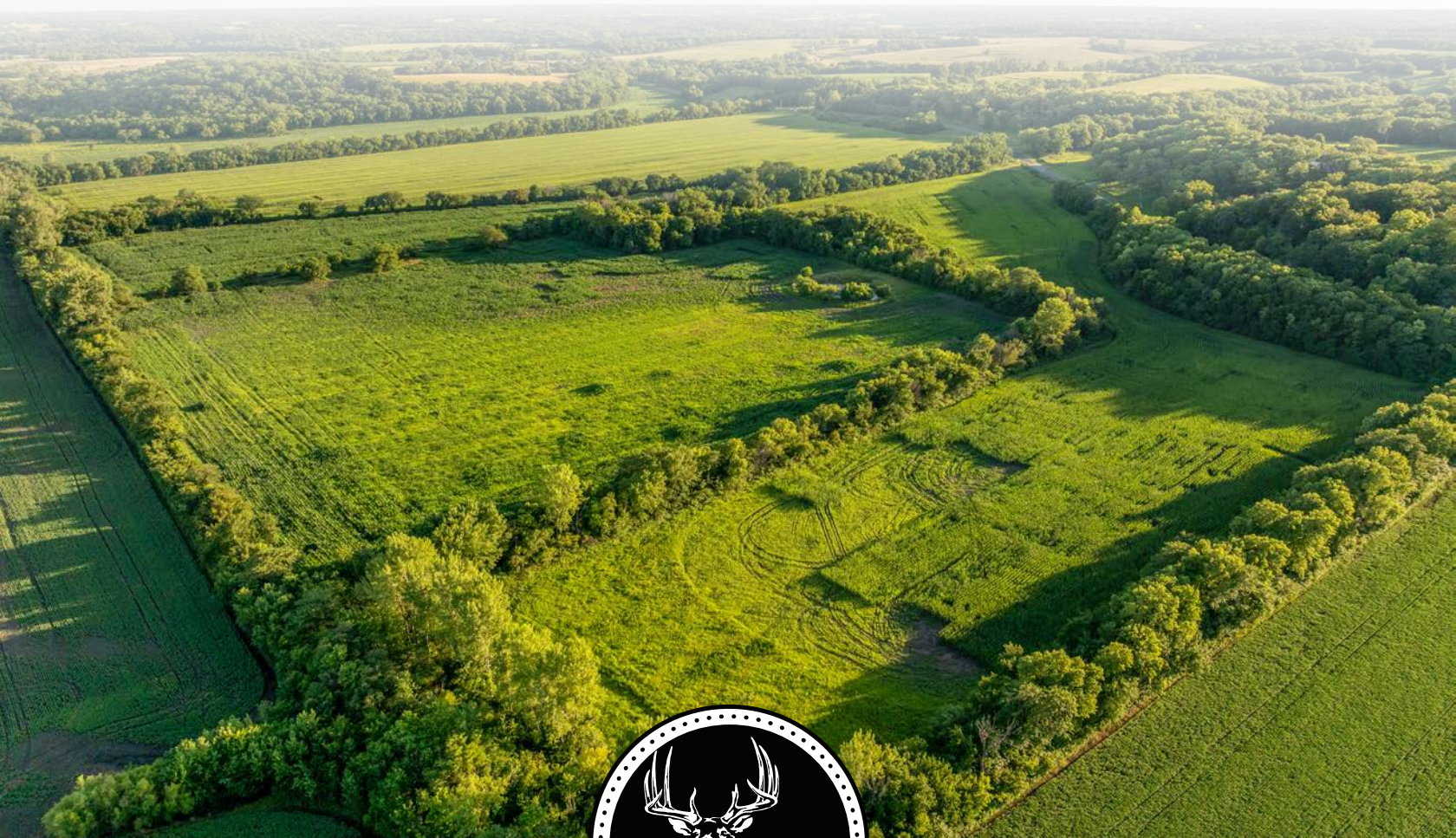


MIDWEST LAND GROUP PRESENTS

117 ACRES IN

LEAVENWORTH COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

117 +/- ACRES OF PRISTINE TILLABLE ROW CROP, RECREATION, INVESTMENT

Located in Leavenworth County, this 117 +/- acre farm is a prime opportunity for investors or developers looking to capitalize on productive ag ground with future build potential. With 110 +/- acres tillable offering Class II and III soils—including Wabash and Chase silty clays—this property offers strong income through farming or leasing. This farm also boasts blacktop frontage and access on two sides.

The farm has an excellent, reputable farm tenant with a lease in place at \$225 per tillable acre, providing \$24,750.00 in income per year. The farm has been planted in corn for 2025, and the corn looks outstanding. The current farm lease expires at the end of 2025; however, the tenant would prefer to continue a long-term lease on the farm.

In addition to its ag credentials, the land also shines as a hunting and recreation tract. A wet-weather creek, small pond, and timbered fingers provide excellent habitat for whitetail deer and turkey. The layout is ideal for food plots, stand setups, and year-round enjoyment. Properties with both income and recreation in this location are hard to come by.

To add to the agriculture and hunting aspects, this farm has been subdivided into small acreage lots. Whether you're looking to develop and sell, hold for appreciation, or just enjoy a farm that pays its way, this property has all the ingredients. With beautiful build sites, convenient access, and a reputation for strong wildlife in the area, this is a smart land investment with immediate and future upside.



PROPERTY FEATURES

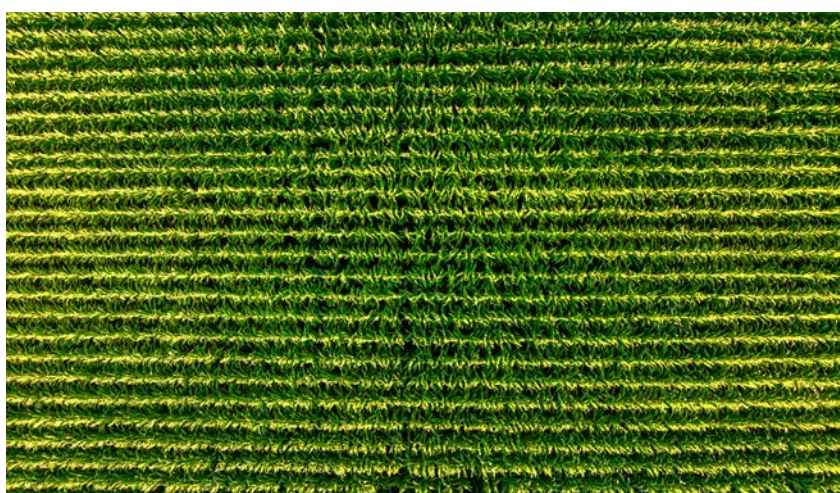
PRICE: **\$754,650** | COUNTY: **LEAVENWORTH** | STATE: **KANSAS** | ACRES: **117**

- 110 +/- tillable
- Class II and Class III soils
- Wabash Silty Clay
- Chase Silty Clay Loam
- Blacktop frontage
- Whitetail
- Turkeys
- Great access
- Road frontage on 2 sides
- Leavenworth County
- Whitetail
- Turkey
- Recreation
- Wet-weather creek
- Pond
- Beautiful build sites

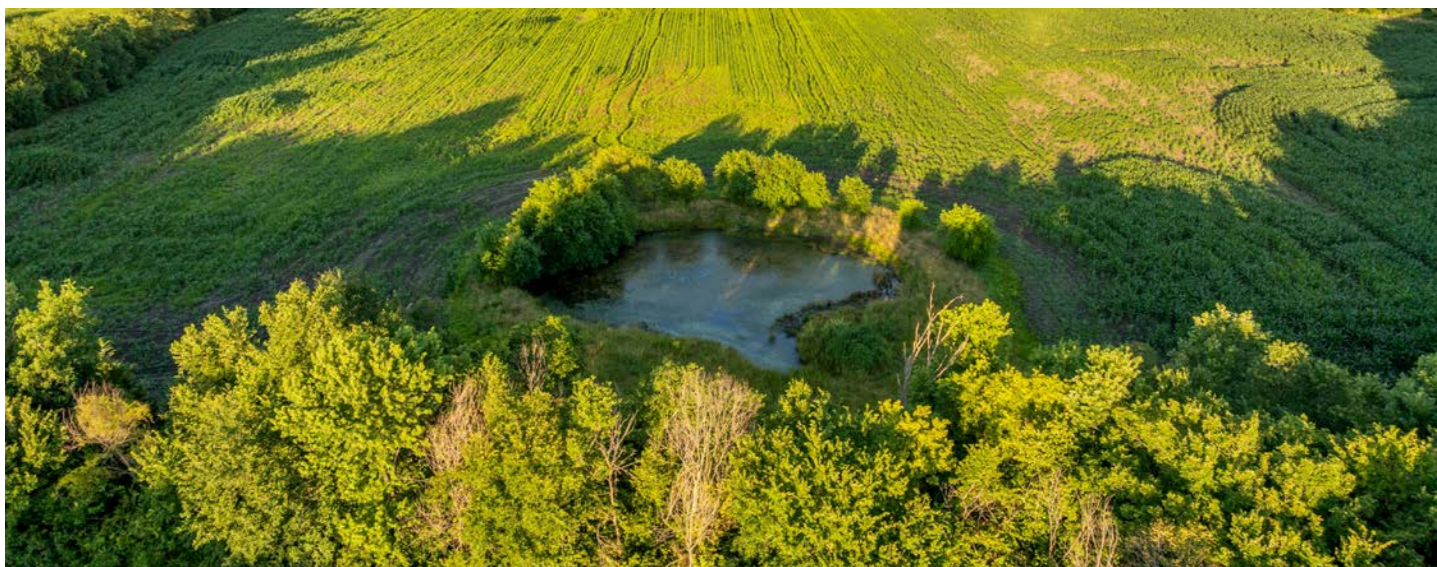


110 +/- TILLABLE ACRES

With 110 +/- acres tillable offering Class II and III soils—including Wabash and Chase silty clays—this property offers strong income through farming or leasing.



SMALL POND AND WET-WEATHER CREEK



BLACKTOP ROAD FRONTAGE

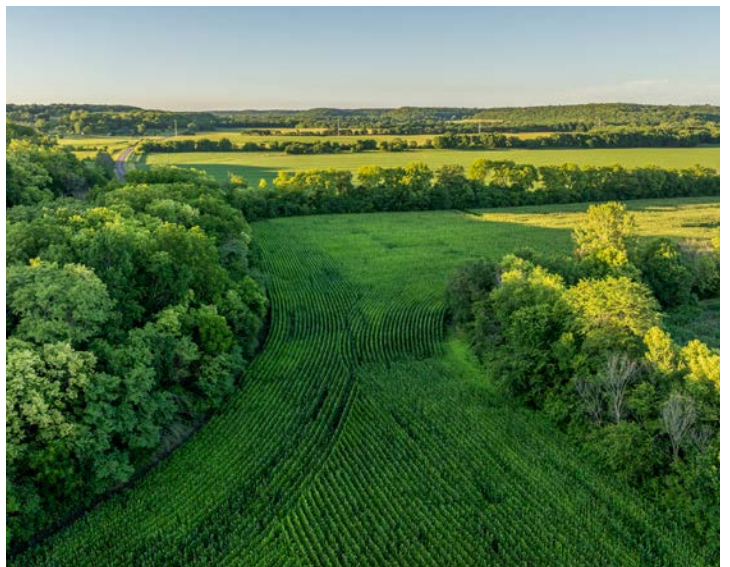


BEAUTIFUL BUILD SITES

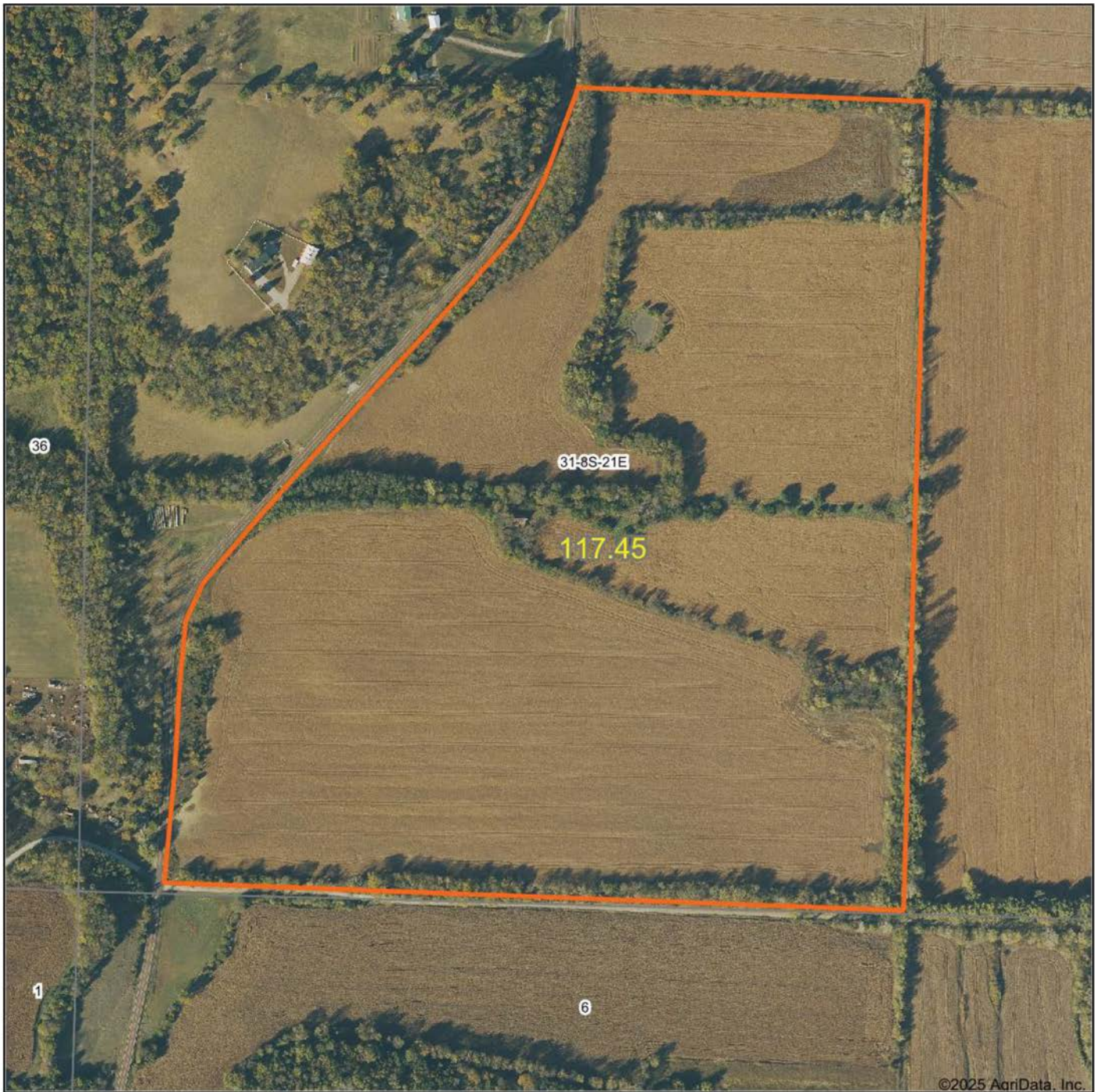
With beautiful build sites, convenient access, and a reputation for strong wildlife in the area, this is a smart land investment with immediate and future upside.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 39° 18' 23.81, -95° 7' 7.84

0ft 508ft 1017ft



Maps Provided By:



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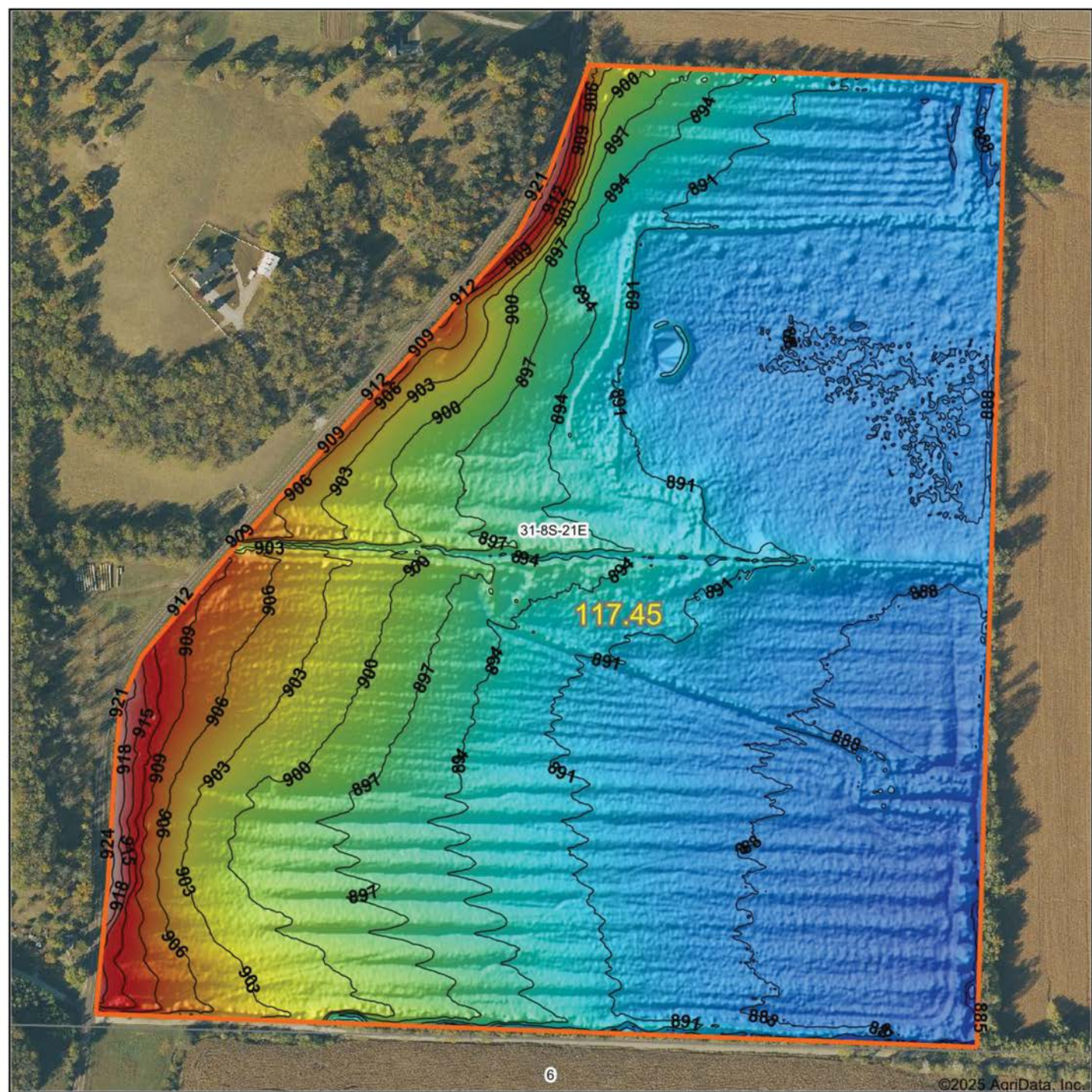
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31-8S-21E
Leavenworth County
Kansas



4/11/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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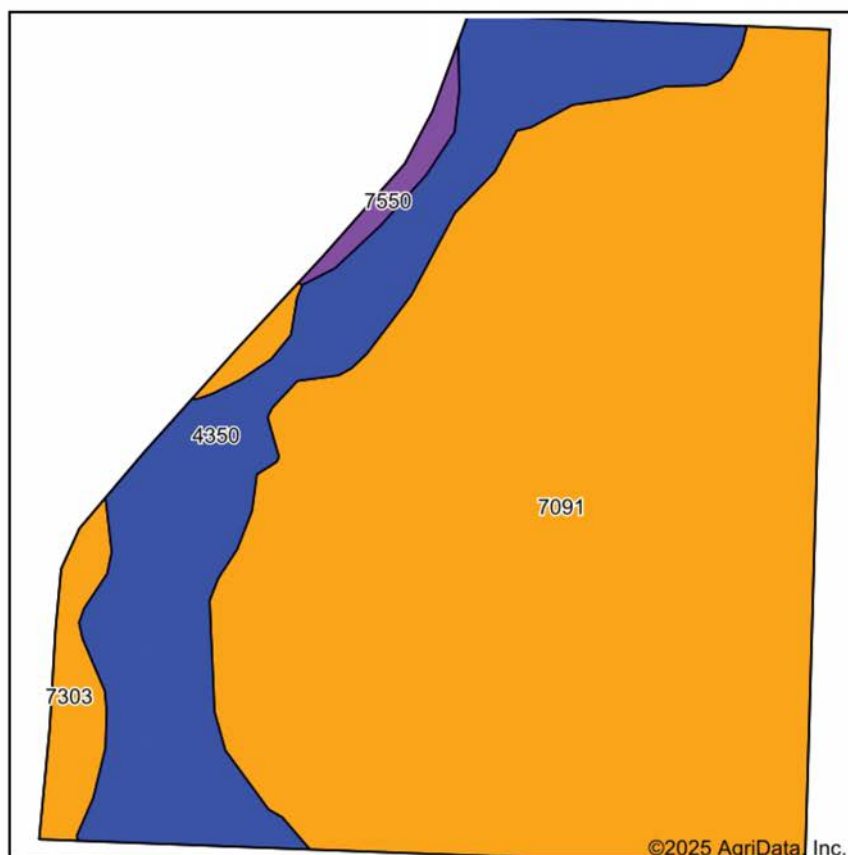
Source: USGS 1 meter dem
Interval(ft): 3
Min: 882.7
Max: 922.7
Range: 40.0
Average: 893.7
Standard Deviation: 6.79 ft

0ft 424ft 848ft

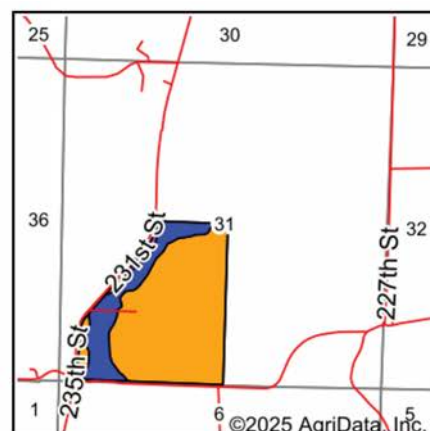


31-8S-21E
Leavenworth County
Kansas
4/11/2025
Boundary Center: 39° 18' 23.81, -95° 7' 7.84

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Leavenworth**
 Location: **31-8S-21E**
 Township: **Alexandria**
 Acres: **117.45**
 Date: **4/11/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS103, Soil Area Version: 19

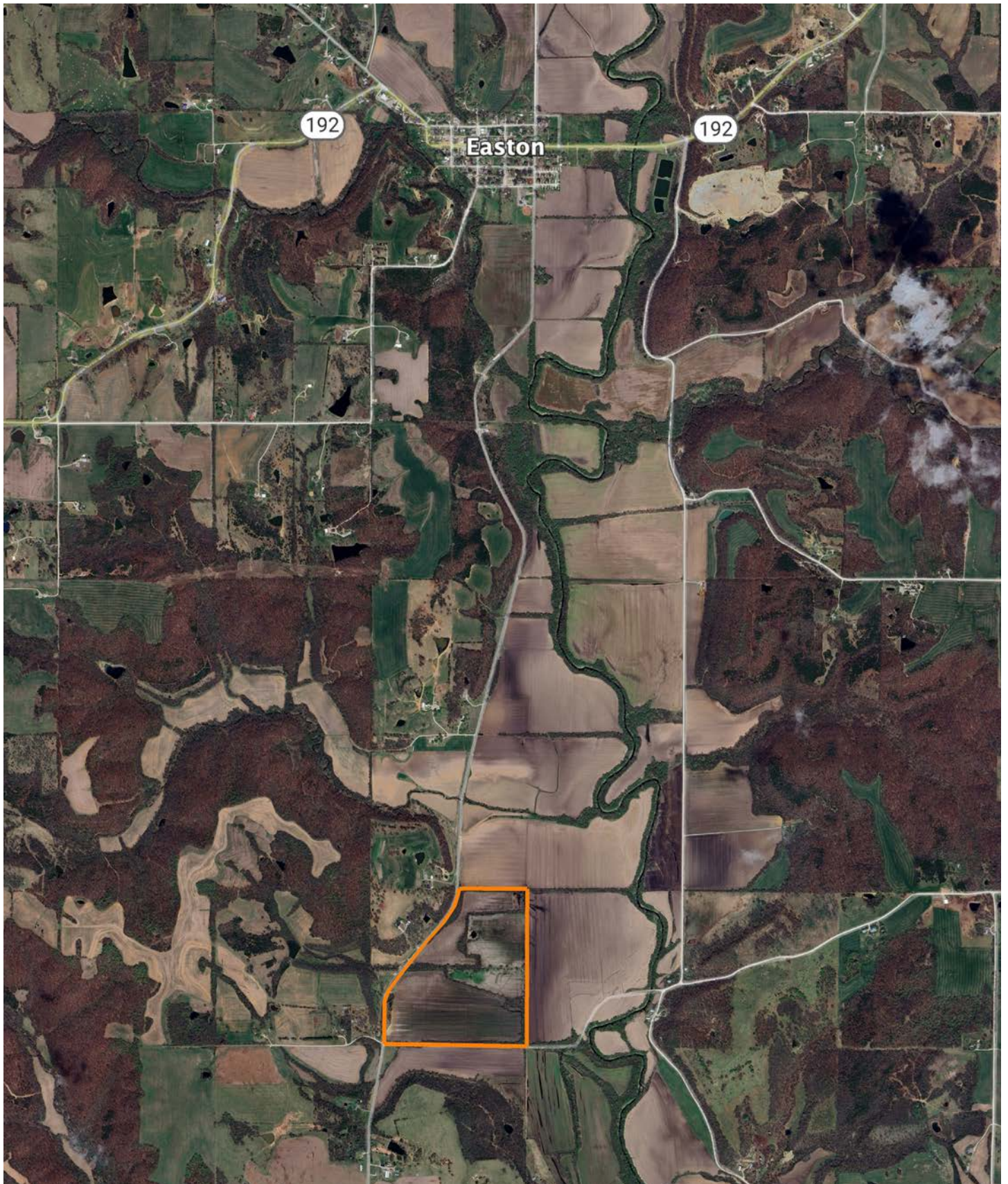
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
7091	Wabash silty clay, occasionally flooded	88.25	75.2%		IIIw		7754	45	45	44
4350	Chase silty clay loam, rarely flooded	23.87	20.3%		IIw	IIw	4365	72	71	68
7303	Martin silty clay loam, 3 to 7 percent slopes, eroded	4.00	3.4%		IIIe		4190	47	44	39
7550	Rosendale-Bendena silty clay loams, 3 to 40 percent slopes	1.33	1.1%		VIIe		3623	48	33	29
Weighted Average					2.84	*-	6897.1	*n 50.6	*n 50.1	*n 48.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

OVERVIEW MAP



AGENT CONTACT

Land agent Jordan Babb has a deep understanding and strong passion for all aspects of the land. More than anything, he loves sharing that passion with others. Born and raised in Kearney, Missouri, Jordan has been an avid hunter since a young age. Having actively managed seven family farms, he understands the importance of land management and maintenance, as well as habitats for wildlife. Ultimately, his goal is to make his clients' plan a reality while serving as a constant resource to his fellow outdoorsmen.

Jordan graduated from Kearney High School and attended Maple Woods Community College, where he studied Business Management. He began his professional career in sales for the commercial tire industry and continued into management and business development. At Midwest Land Group, he's able to combine his professional background with his love for land management and farming. His deep understanding of agriculture, experience in ranching and row crops, and specialization in implementing food plots enable him to connect and educate both buyers and sellers over the opportunities each piece of land holds.

A member of the Red Angus Association of America and I-35 Cattlemen's Association, Jordan is passionate about being a steward of the land and runs a herd of registered Red Angus cattle. He lives for hunting season and enjoys hunting mature whitetails. In his free time, he also enjoys team roping, golfing, grilling out, and spending time with his fiancé, Alison. If you're thinking about buying or selling land in Northwest Missouri, give Jordan a call.



JORDAN BABB,

LAND AGENT

816.410.3107

JBabb@MidwestLandGroup.com



MidwestLandGroup.com

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