

MIDWEST LAND GROUP PRESENTS

157 ACRES IN

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# LINN COUNTY KANSAS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 157 +/- ACRES OF PRIME FARMLAND IN LINN COUNTY, KANSAS - HIGH-QUALITY SOILS, EXCELLENT LOCATION

Located on the southwest corner of 900 Road and Arthur Road, between Blue Mound and Centerville, this 157 +/- acre property offers a rare opportunity to own productive, high-quality farmland in Linn County.

With approximately 120 +/- acres currently in cultivation, this farm boasts soil types well above the county average, including Class I Okemah silt loam (0–3% slopes) and

Class II Woodson silt loam (0–1% slopes) - ideal for row crops.

This versatile property would make an excellent addition to any farming operation or a solid investment for the future. Whether you're looking for additional tillable acreage, a great investment, or a recreational retreat with income potential, this tract checks all the boxes.

## PROPERTY FEATURES

PRICE: **\$706,500** | COUNTY: **LINN** | STATE: **KANSAS** | ACRES: **157**

- 120 +/- acres in current crop production
- 4 ponds providing water sources
- Road frontage on two sides – North (900 Rd) and East (Arthur Rd)
- Timber draws offer natural habitat, potential for hunting
- Gently rolling terrain with well-draining soils
- Great soils
- Tenant available
- 6 miles from Centerville
- 14 miles straight west of Mound City

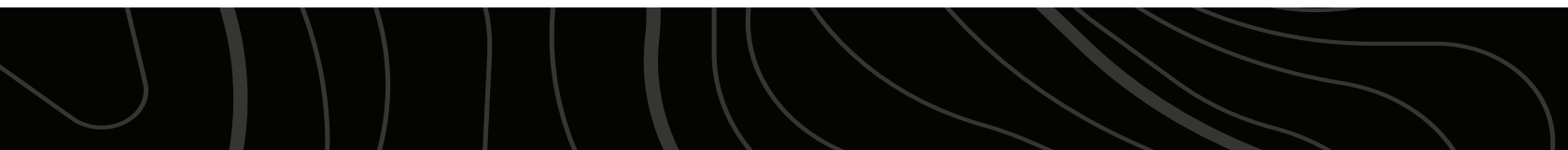




# 120 +/- ACRES IN CROP PRODUCTION

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# TIMBER DRAWS

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# ROAD FRONTAGE ON TWO SIDES

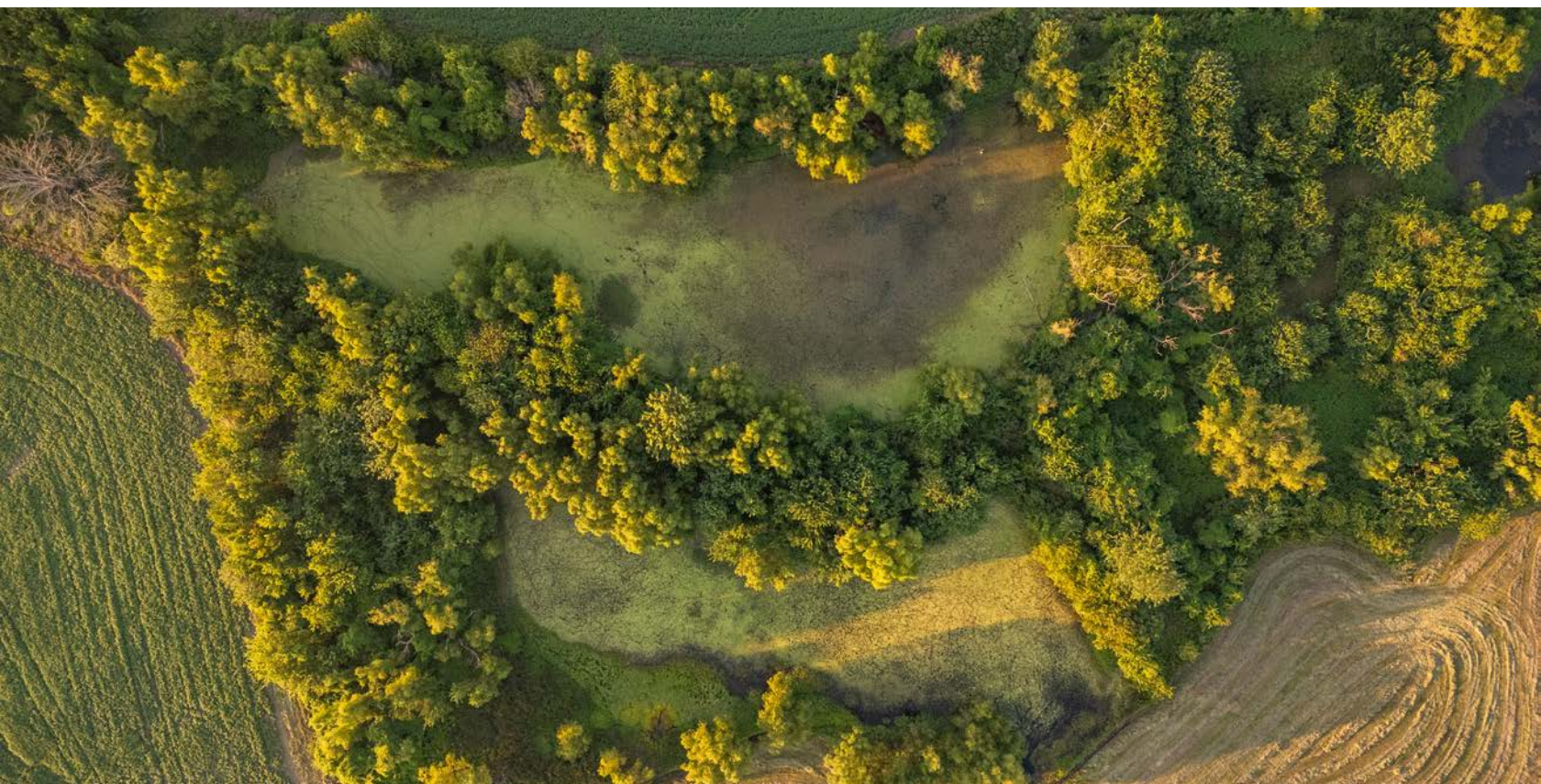
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# 4 PONDS PROVIDING WATER SOURCES

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# GENTLY ROLLING TERRAIN

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# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 38° 9' 1.57, -95° 3' 46.7

**11-22S-21E**  
**Linn County**  
**Kansas**

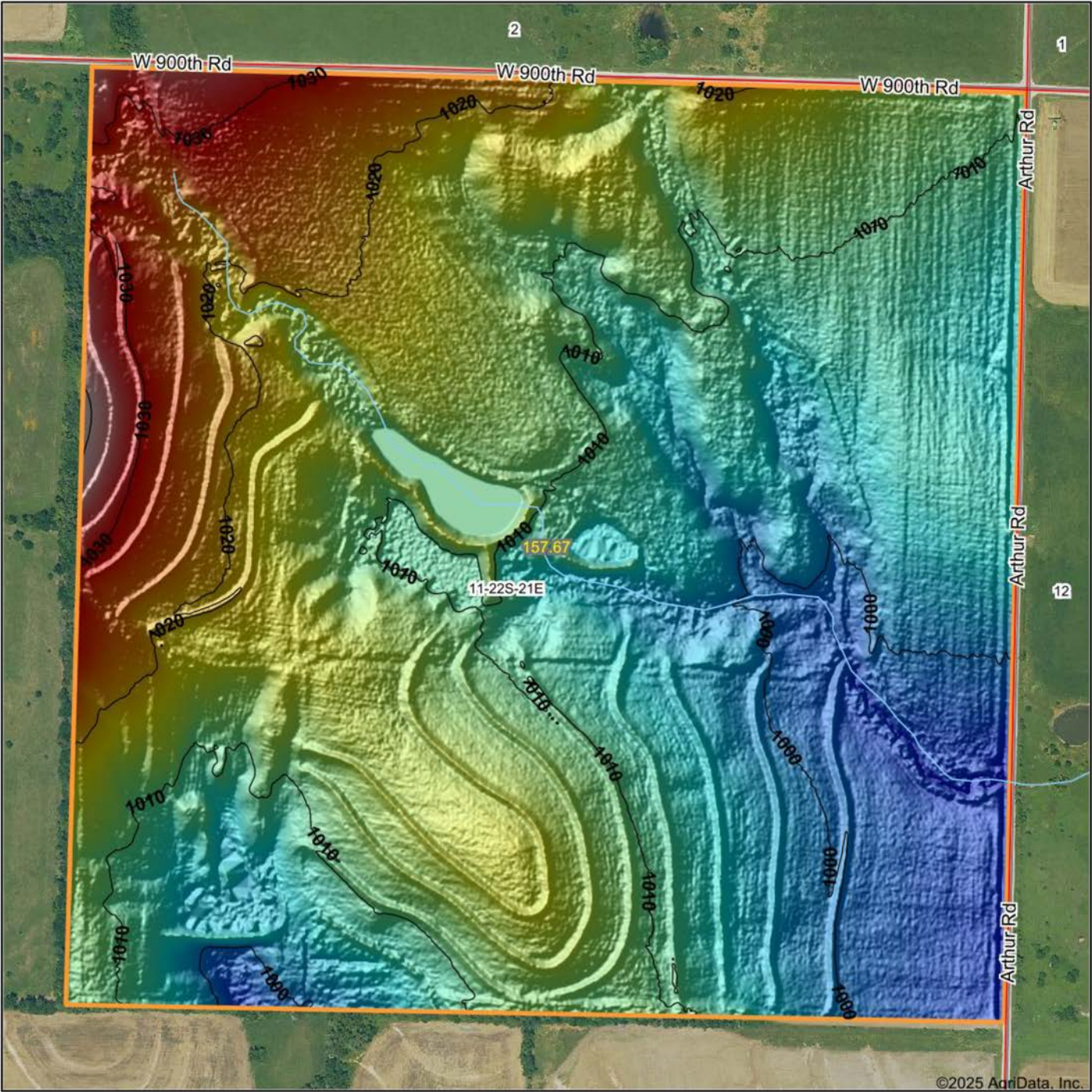
0ft 564ft 1128ft



8/7/2025



# HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 993.1  
Max: 1,041.9  
Range: 48.8  
Average: 1,011.2  
Standard Deviation: 8.46 ft

0ft 436ft 871ft



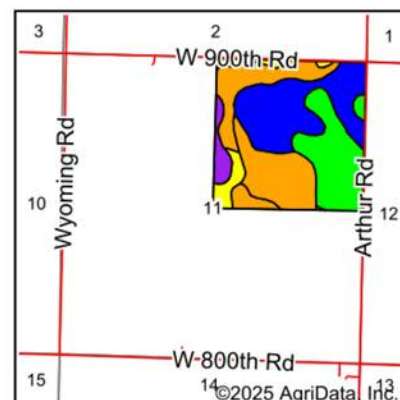
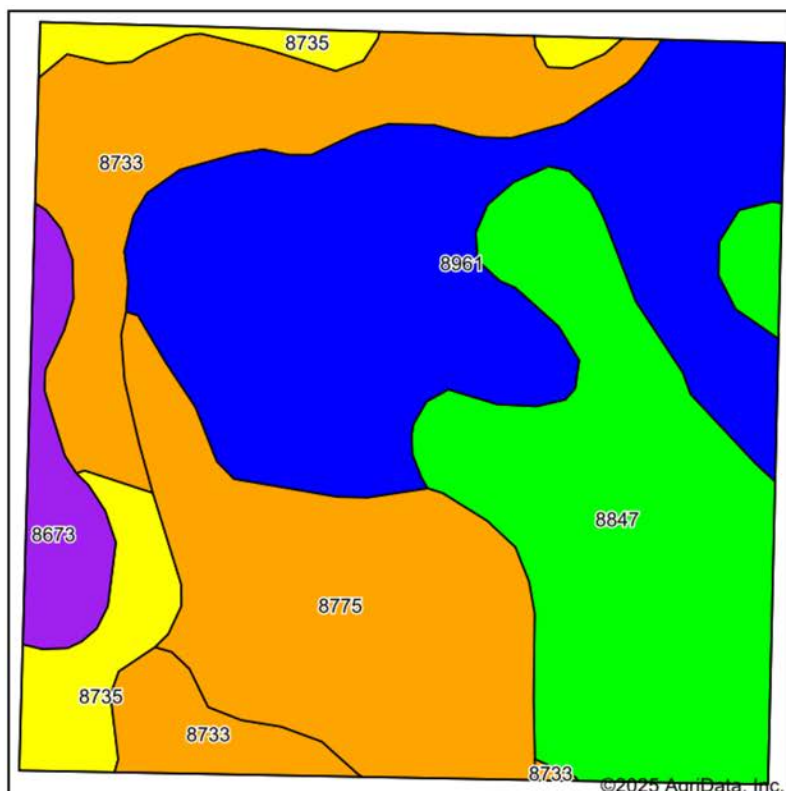
8/7/2025

11-22S-21E  
Linn County  
Kansas

Boundary Center: 38° 9' 1.57, -95° 3' 46.7



# SOILS MAP



State: **Kansas**  
 County: **Linn**  
 Location: **11-22S-21E**  
 Township: **Blue Mound**  
 Acres: **157.67**  
 Date: **8/7/2025**



Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: KS107, Soil Area Version: 24

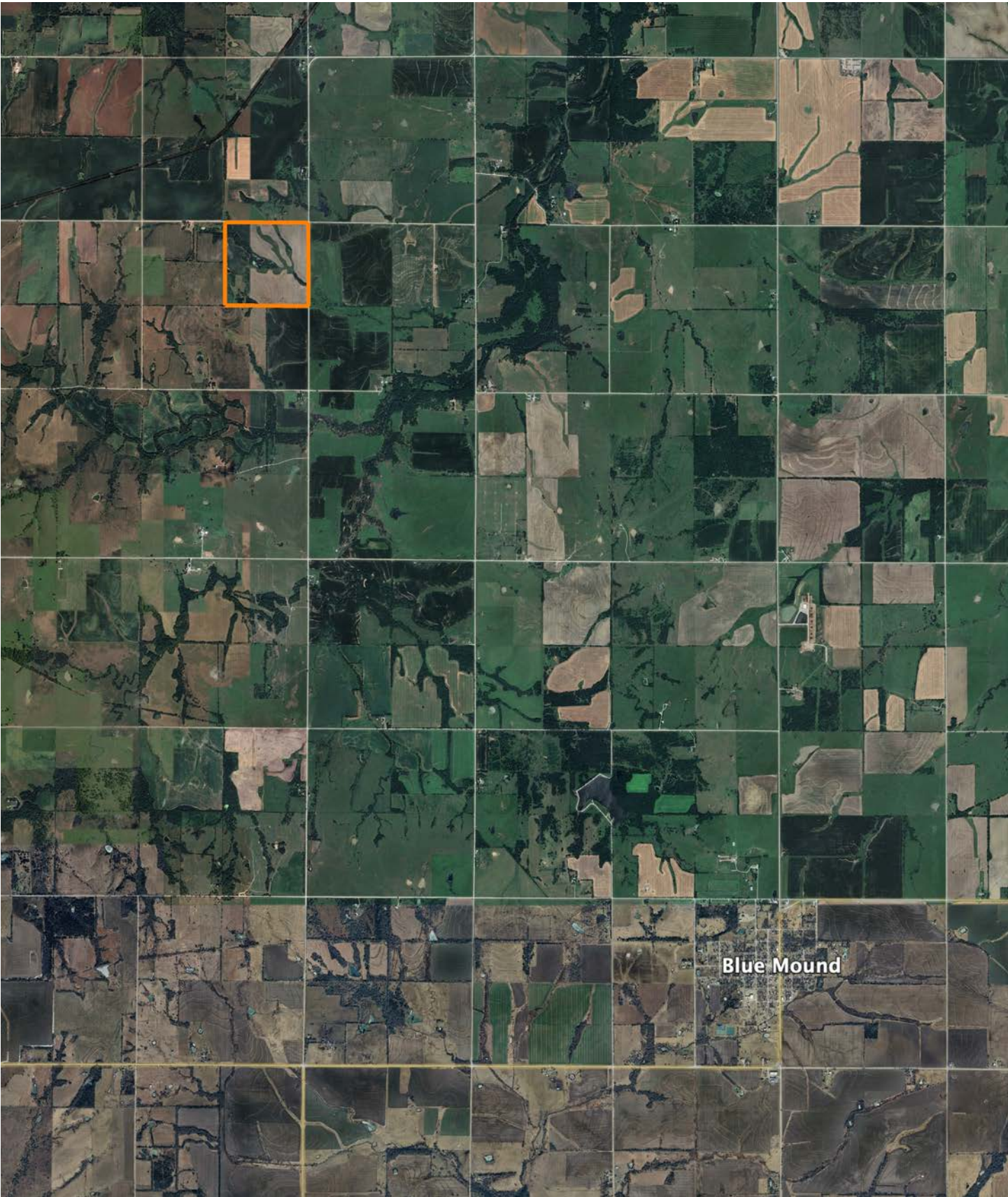
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
8961	Woodson silt loam, 0 to 1 percent slopes	48.49	30.8%		> 6.5ft.	IIIs	4233	53	48	52	50	44
8847	Okemah silt loam, 0 to 3 percent slopes	37.60	23.8%		> 6.5ft.	Is	5328	77	77	60	62	72
8775	Kenoma silt loam, 1 to 3 percent slopes	28.39	18.0%		5.7ft. (Lithic bedrock)	IIIs	3888	59	56	58	59	54
8733	Eram silty clay loam, 1 to 3 percent slopes	27.53	17.5%		2.6ft. (Paralithic bedrock)	IIIs	4100	54	54	40	39	34
8735	Eram silty clay loam, 3 to 7 percent slopes	9.60	6.1%		2.6ft. (Paralithic bedrock)	IVs	4116	58	58	45	41	43
8673	Collinsville-Bates complex, 3 to 15 percent slopes	6.06	3.8%		1.2ft. (Lithic bedrock)	VIIs	3579	42	42	37	33	17
Weighted Average						2.39	4376.5	*n 59.9	*n 57.8	*n 51.9	*n 51.4	*n 49.6

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# OVERVIEW MAP





# AGENT CONTACT

Agent Clay Craft was born and raised in Madison, Mississippi, and grew up with a great passion for the outdoors. As a well-seasoned hunter, Clay managed to harvest his first deer at the age of 4. Shortly after, he started having success with bow hunting. Growing up in a family that was full of hunting and the outdoors, Clay always knew he wanted to make a career out of his passion.

Now, living in Overland Park, Kansas, Clay hunts on his family farms in Kansas and Missouri every year. He's been a part of several hunting TV shows and is currently filming with Heartland Bowhunter, an award-winning show on The Outdoor Channel, which he's done for over a decade. Clay stays true to his roots and loves bow hunting the giant whitetails that the Midwest has to offer. When he's not working, Clay enjoys spending time with his family, playing sports, and setting up his family farms for the next deer and turkey seasons.

Clay takes pride in how to improve and create better hunting farms. From increasing cover to strategic food plot placements, he has the knowledge to find and take farms to the next level. With the experience of hunting thousands of acres, Clay's love for land can't be missed. If you're in the market to buy or sell land in Eastern Kansas, let Clay put his knowledge and expertise to work for you.



**CLAY CRAFT,**

LAND AGENT

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## MidwestLandGroup.com

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