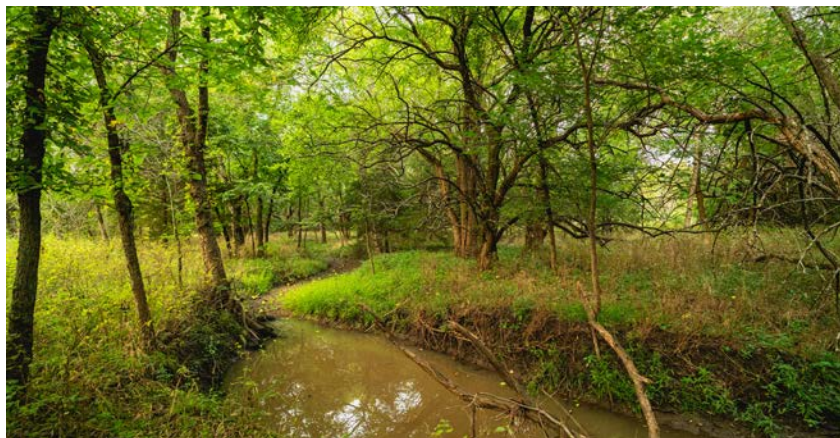


MIDWEST LAND GROUP PRESENTS



# COFFEY COUNTY, KS

160 ACRES



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# TURN-KEY 160 +/- ACRE HUNTING PARADISE IN THE HEART OF COFFEY COUNTY, KS - BIG BUCKS, WATERFOWL, AND INCOME

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Midwest Land Group is proud to present this secluded, fully set-up 160 +/- acre recreational haven located just north of LeRoy, Kansas, nestled in the heart of Coffey County and the Central Flyway. Surrounded by rich wildlife habitat and just 3/4 of a mile from the legendary Neosho River, this property checks all the boxes for the serious hunter and land investor alike.

As you pull into the entrance, you'll immediately notice the strategic layout and rolling terrain that make this farm extremely private. In fact, the hunting areas of the land are naturally screened from the road, offering a level of seclusion that's hard to come by. All hunting areas have been carefully designed to be out of sight, ensuring uninterrupted hunts and minimal disturbance.

Stealth access plus top-tier set-up equals trophy success. Access is everything when it comes to hunting - and this property delivers. A Banks Stump 4-man blind is perfectly positioned to allow undetected entry and exit, overlooking a clover corridor that leads from thick bedding cover straight to the blind. The setup includes a clover plot surrounded by American plum and persimmon trees, a scrape tree, a 750lb All Seasons feeder, and a small pond nearby - combining food, water, and cover in one deadly-effective setup. This is truly a hunt-ready property - turn-key, stealthy, and proven. This 160 +/- acre recreational haven has incredible habitat diversity.

The land features a rich mix of habitat types that support robust deer, turkey, and upland populations. Tall, thick native grasses and brushy thickets provide excellent cover, while mature timber—including cedar, sycamore, oak, pecan, and walnut—adds further diversity. Heavy concentrations of deer-favorite trees like persimmon and plum enhance the appeal. This diversity not only attracts game — it holds it year-round.

Productive ag ground equals wildlife food and income for the buyer. Approximately 85 acres are in active soybean and corn rotation, and an additional 15 acres are planted in alfalfa, creating a buffet of food for wildlife and providing strong annual income. The ag fields have been professionally tiled for improved water management and increased crop yields—another sign of the thoughtful management across this entire property.

This hunting paradise is in a prime location in big buck country. This property lies just 7 miles from where a 260-inch buck was harvested in 2024. That's no typo. This area is well known for producing giant Kansas whitetails, and the proximity to the Neosho River provides not only incredible deer corridors but also a hotspot for migrating waterfowl. Whether you're chasing giant Kansas whitetails, waterfowl in the flyway, or looking for an investment that provides strong recreational and agricultural return, this 160 +/- acre gem delivers.

# PROPERTY FEATURES

PRICE: **\$703,840** | COUNTY: **COFFEY** | STATE: **KANSAS** | ACRES: **160**

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- 160 +/- acres with diverse terrain and cover
- 85 acres row crop (soybean/corn) + 15 acres alfalfa
- \$10,000 crop production income
- Strategically tiled ag fields for water management
- Banks Stump 4-man blind
- All Seasons 750lb feeder
- Clover plot
- 2 ponds
- Private access and stealthy hunting setup
- Pond, mature timber, native grass, and thick bedding cover
- Located in the Central Flyway - ideal for waterfowl hunters
- Just 3/4 mile from the Neosho River
- 7 miles from confirmed 260" buck harvest in 2024
- 5 miles to Wolf Creek
- 8 miles to John Redmond Reservoir and Flint Hills Wildlife Refuge
- Barn to store equipment in or make into a hunting blind
- 2024 taxes \$1,000
- 123 miles to KCI
- 7 miles to Burlington, KS
- 67 miles to Topeka, KS
- 97 miles to Overland Park, KS





# 85 ACRES ROW CROP & 15 ACRES ALFALFA

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Approximately 85 acres are in active soybean and corn rotation, and an additional 15 acres are planted in alfalfa, creating a buffet of food for wildlife and providing strong annual income.





## CLOVER PLOT

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## BANKS STUMP 4-MAN BLIND

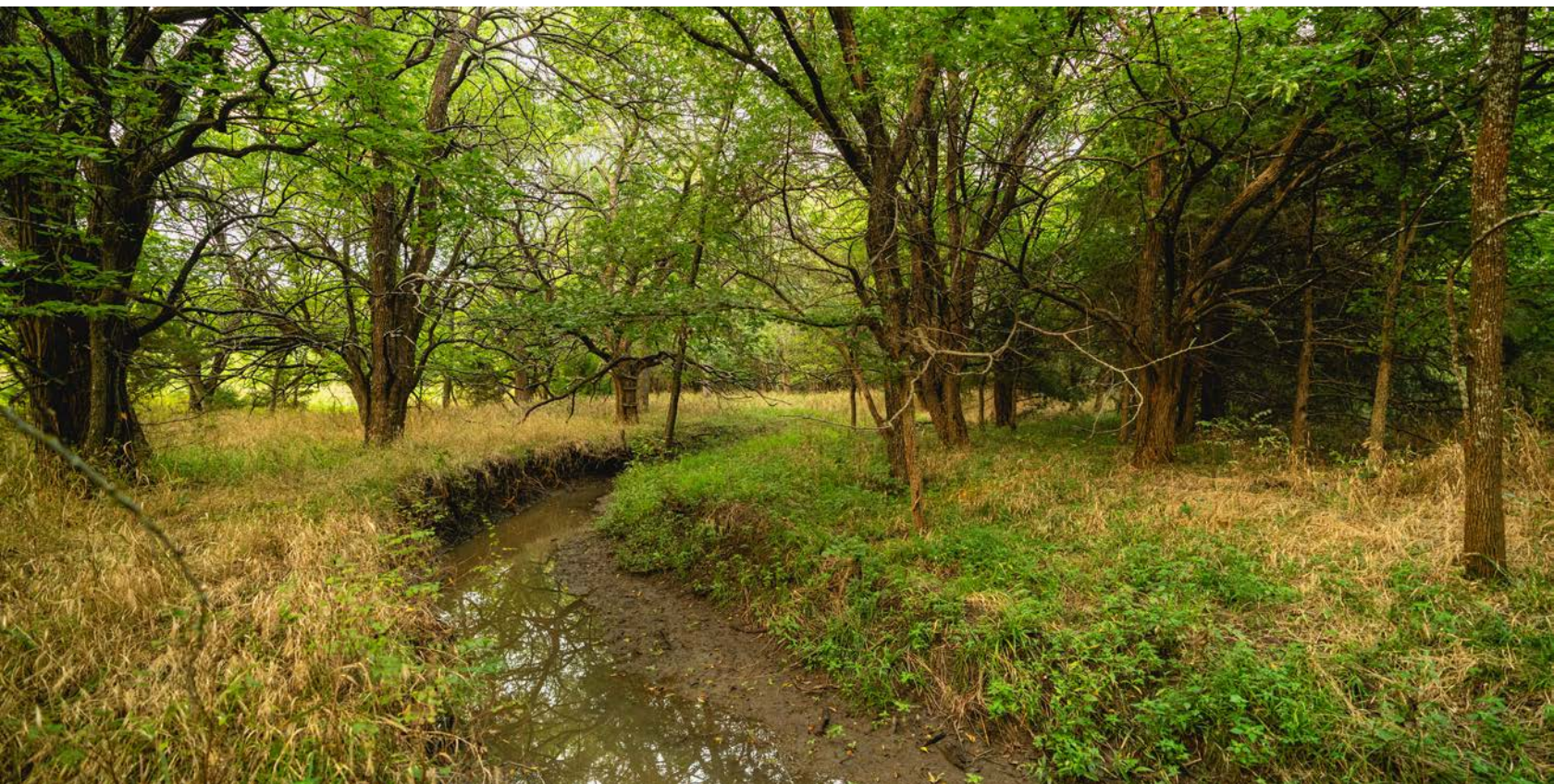
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# INCREDIBLE HABITAT DIVERSITY

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## ADDITIONAL PHOTOS

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# TRAIL CAM PICTURES

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# TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,032.2

Max: 1,110.9

Range: 78.7

Average: 1,065.2

Standard Deviation: 14.44 ft

0ft 469ft 937ft



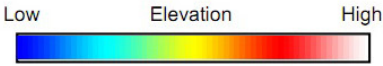
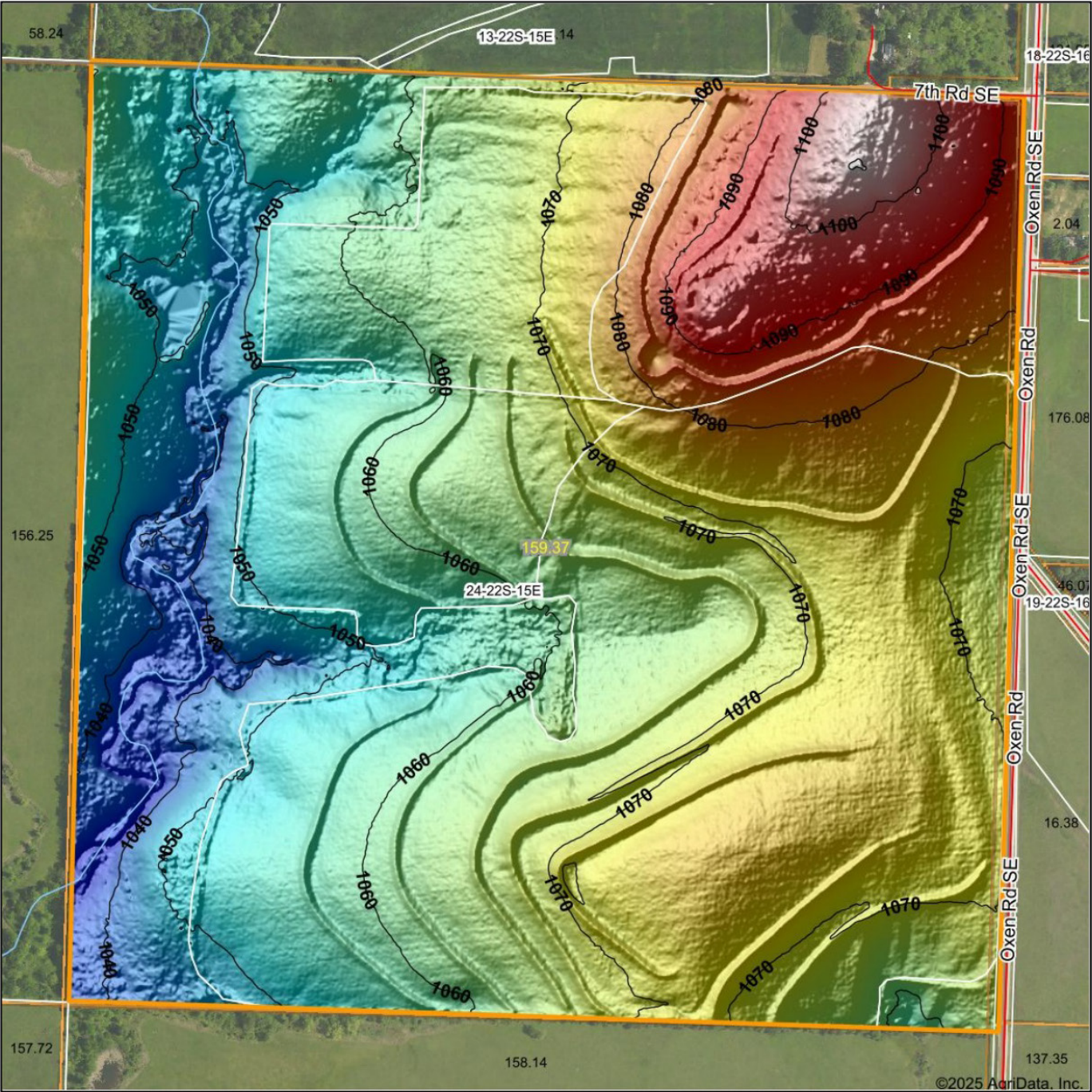
9/10/2025

**24-22S-15E**  
**Coffey County**  
**Kansas**

Boundary Center: 38° 7' 21.82, -95° 42' 25.24



# HILLSHADE MAP



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

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

Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 1,032.2  
Max: 1,110.9  
Range: 78.7  
Average: 1,065.2  
Standard Deviation: 14.44 ft

0ft 438ft 877ft



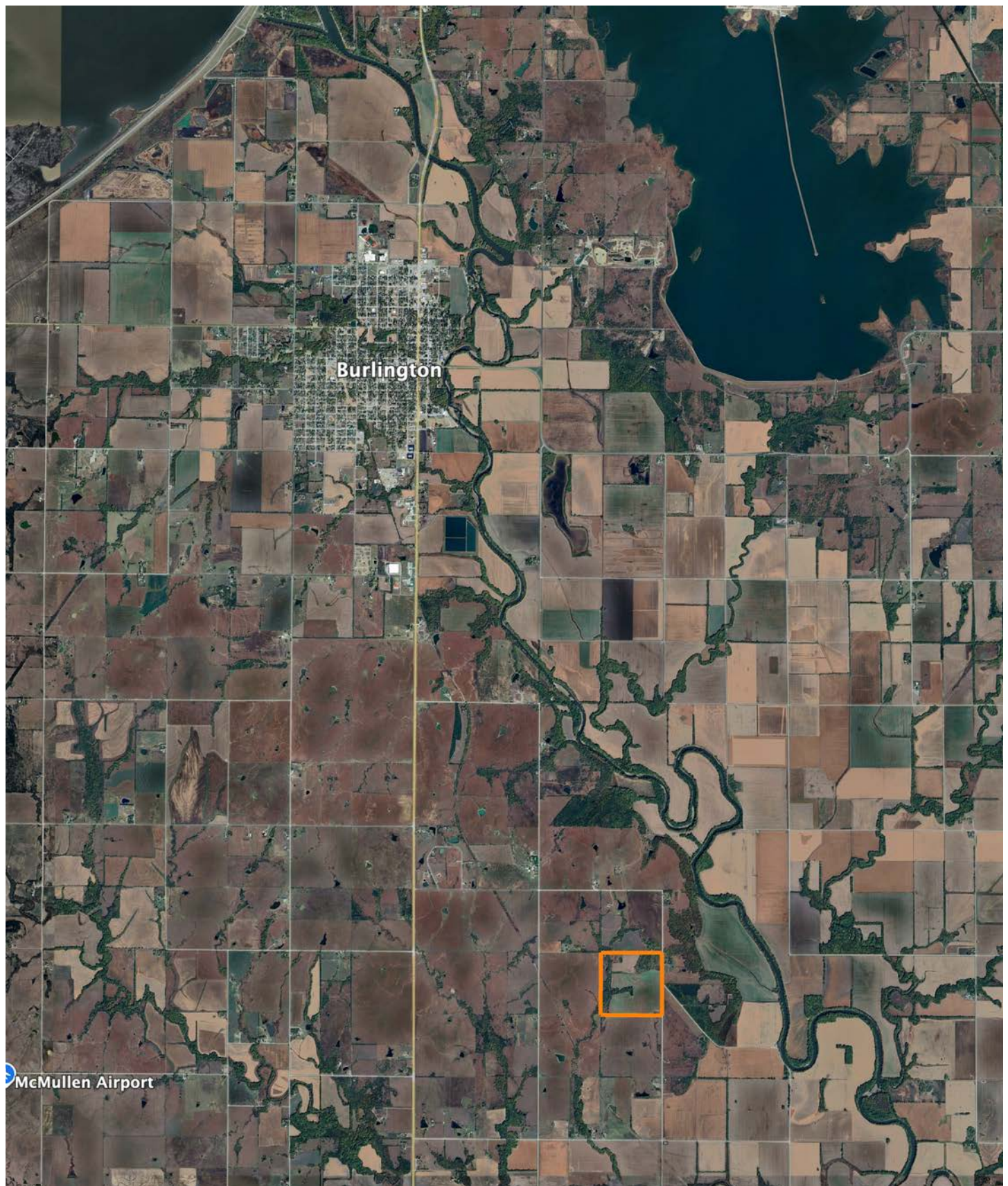
9/10/2025

**24-22S-15E**  
**Coffey County**  
**Kansas**

Boundary Center: 38° 7' 21.82, -95° 42' 25.24



# OVERVIEW MAP





## AGENT CONTACT

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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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## MidwestLandGroup.com

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