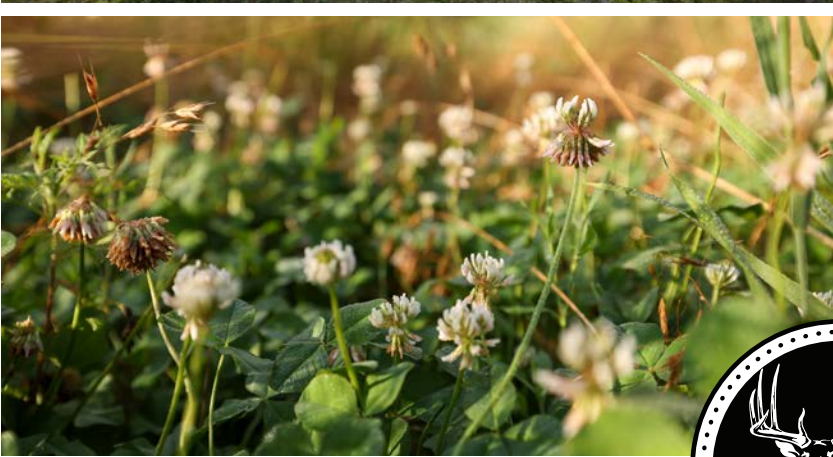


MIDWEST LAND GROUP PRESENTS

101 ACRES

CRAWFORD COUNTY, KS

607 NORTH HIGHWAY 69, ARMA, KANSAS 66712



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

101 +/- ACRE INCOME-PRODUCING FARM WITH GREAT HUNTING POTENTIAL AND BUILD SITE

This 101 +/- acre tract north of Arma, Kansas, offers a strong blend of income potential and recreational opportunity with excellent access just off Highway 69. The property is anchored by approximately 48 +/- acres of quality tillable ground and an additional 45 +/- acres of high-producing hay ground, making it an ideal piece for AG production or lease income.

The remaining acreage includes timbered draws and cover that provide habitat for whitetails and turkeys, giving this farm a recreational edge alongside its farming potential. The open soils, consisting primarily of silty

clay and silty clay loam, are known for producing strong hay yields and row crops, ensuring consistent returns year after year.

Whether you're looking to expand your farming operation, add to your investment portfolio, or enjoy the added benefit of hunting and outdoor recreation, this versatile 101 +/- acre tract is a solid fit.

Contact Clayton Campbell at (620) 808-3085 for more details or to schedule a private showing.



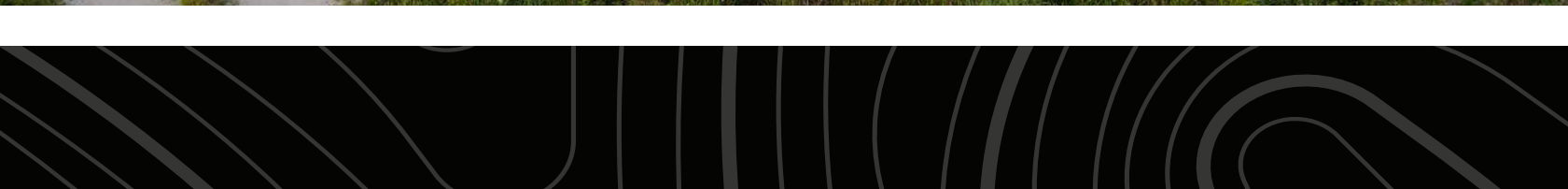
PROPERTY FEATURES

PRICE: **\$499,860** | COUNTY: **CRAWFORD** | STATE: **KANSAS** | ACRES: **101**

- Great investment property with hunting potential
- 48 +/- acres of soybeans are currently planted
- 45 +/- acres of quality hay ground
- To be surveyed for the final acreage
- Class III soils for the tillable and hay ground
- Possible rural water on site and electric at the road
- Potential build site sitting right off 69 highway
- Diverse habitat that will hold deer and turkeys
- Big buck genetics in the area
- Adjoins other good timber tracts
- 1 hour and 45 minutes from Kansas City, Springfield, and Bentonville



POTENTIAL BUILD SITES



45 +/- ACRES OF QUALITY HAY GROUND



48 +/- ACRES OF SOYBEANS



HUNTING OPPORTUNITIES

The remaining acreage includes timbered draws and cover that provide habitat for whitetails and turkeys, giving this farm a recreational edge alongside its farming potential.



TRAIL CAMERA PHOTOS



AERIAL MAP



Maps Provided By:



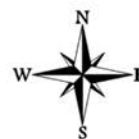
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Boundary Center: 37° 35' 26.52, -94° 42' 35.37

19-28S-25E
Crawford County
Kansas

0ft 415ft 829ft



9/22/2025

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 927.3
Max: 969.0
Range: 41.7
Average: 957.7
Standard Deviation: 8.92 ft

0ft 438ft 876ft

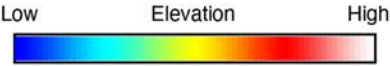
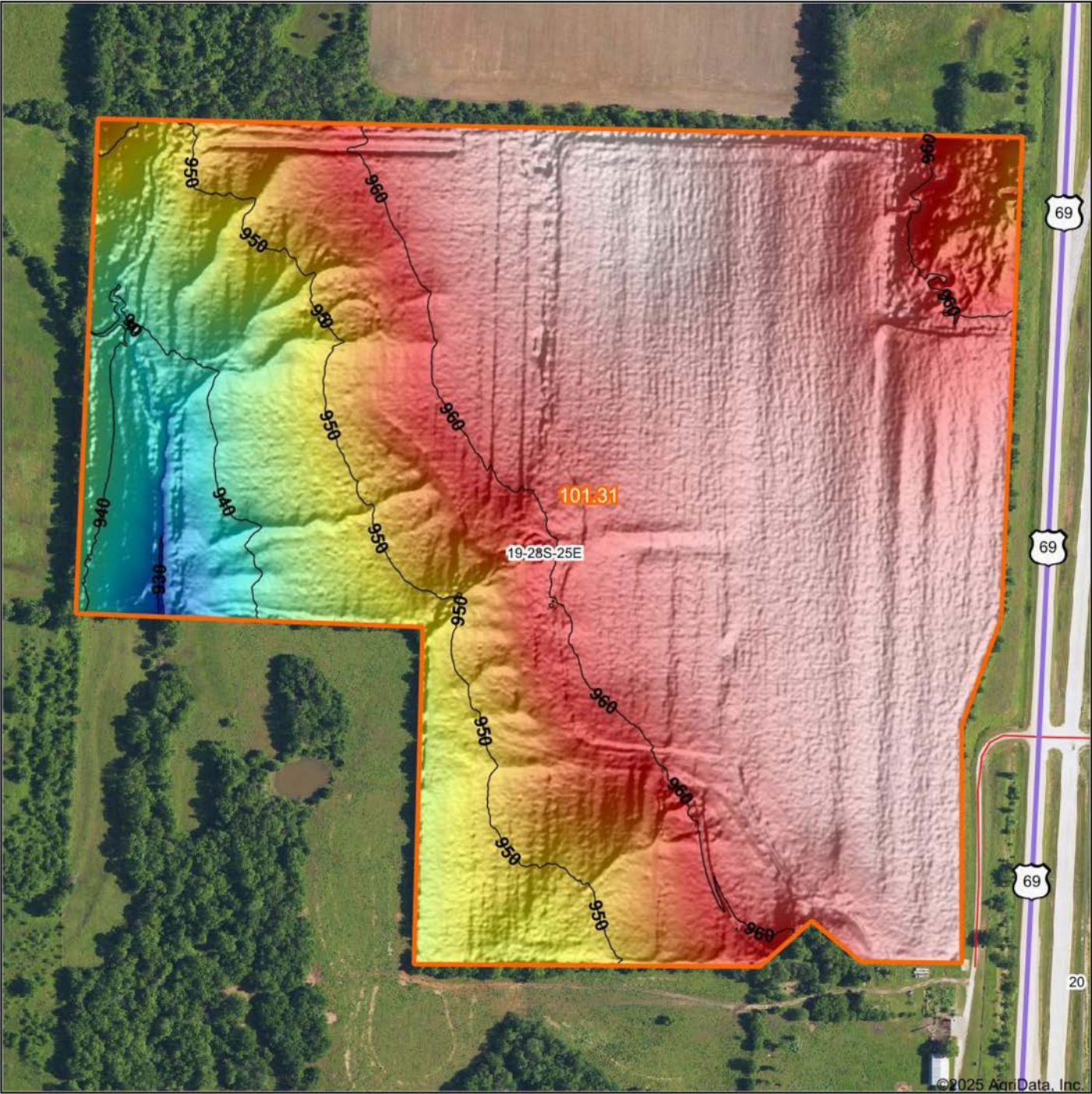


9/22/2025

19-28S-25E
Crawford County
Kansas

Boundary Center: 37° 35' 26.52, -94° 42' 35.37

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 927.3
Max: 969.0
Range: 41.7
Average: 957.7
Standard Deviation: 8.92 ft

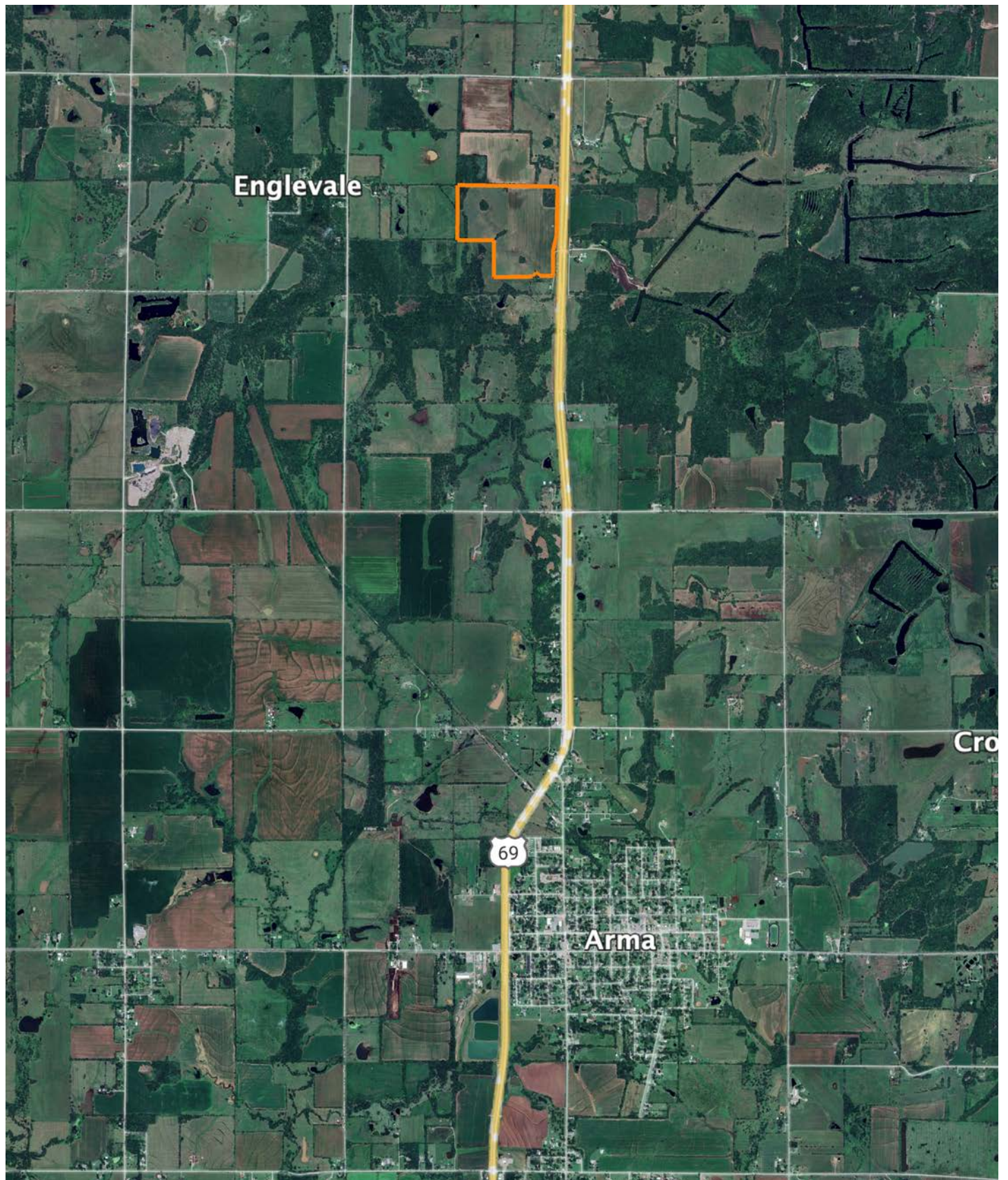


9/22/2025

19-28S-25E
Crawford County
Kansas

Boundary Center: 37° 35' 26.52, -94° 42' 35.37

OVERVIEW MAP



AGENT CONTACT

Clayton Campbell's journey from growing up in a small town in central Kansas to becoming a dedicated land agent reflects his deep-rooted passion for the environment and land stewardship. Raised in an environment surrounded by farming on both sides of the family, Clayton developed a profound appreciation for land ownership and its role in shaping legacies.

After completing his education at Pittsburg State University, Clayton embarked on a career that aligned with his passion. His experience as an account executive and sales manager at the nation's largest privately held environmental laboratory equipped him with the skills to protect water and soil across the Midwest. Following this, he transitioned to a national sales manager role at a leading educational company specializing in building STEM labs nationwide.

Clayton's background in sales and service has proven invaluable in his current role as a land agent. He leverages his problem-solving abilities, negotiation skills, and a commitment to finding mutually beneficial solutions for all parties involved.

In addition to his professional endeavors, Clayton is an integral part of the pro-staff for the award-winning outdoor TV show, Heartland Bowhunter, since its inception in 2007. This affiliation has provided him with unique opportunities to travel across the country, engaging in hunting experiences for nearly two decades. His expertise in harvesting turkey, deer, and elk, coupled with his understanding of quality deer management, serves him well in assisting his land clients.

Beyond his outdoor pursuits, Clayton enjoys spending quality time with his wife, Courtney and their four children. Their shared interests include hiking, camping, and cooking together. They have a passion for exploring different regions and savoring the local culinary scene. Actively involved in their local church, the couple also volunteers for various local ministries.

If you're in the market for land in Southeast Kansas and Southwest Missouri, Clayton Campbell is positioned as the go-to agent. With a commitment to providing a personal touch, he ensures that each client walks away with a positive and memorable experience, reflecting his dedication to land preservation and client satisfaction.



CLAYTON CAMPBELL,
LAND AGENT

620.687.2789

CCampbell@MidwestLandGroup.com



MidwestLandGroup.com

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