

MIDWEST LAND GROUP PRESENTS



ELK COUNTY, KS

38 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

38 ACRES WITH POND, CREEKS, AND BUILD SITE IN ELK COUNTY

Located just outside of Howard, Kansas with convenient access off Highway 99, this scenic 38-acre property offers the perfect setup for your dream build, recreational retreat, or hobby farm.

The property features a water well, a stocked pond, and two wet-weather creeks that enhance both the beauty and utility of the property. With 15 acres of expired CRP, there's excellent potential for hay, grazing, or re-enrollment into conservation programs. The CRP and thick brushy timber also provide great habitat and

bedding for deer and wildlife.

Rolling terrain and multiple potential build sites make this an ideal spot for a country home or cabin. Wildlife is abundant, with whitetail deer and small game often moving through the area. Utilities are nearby, and access is easy via a well-maintained county road.

Whether you're looking for a peaceful homesite, a weekend getaway, or a manageable hunting tract, this property checks all the boxes.



PROPERTY FEATURES

PRICE: **\$169,200** | COUNTY: **ELK** | STATE: **KANSAS** | ACRES: **38**

- Water well
- New gate
- Pond + 2 seasonal creeks
- 15 acres of expired CRP
- Great build site or recreational use
- Excellent hunting and wildlife habitat
- Easy access to Highway 99
- Minutes from Howard, KS, and Toots Drive-in
- Redneck blind
- 2.8 miles to Howard
- 31 miles to Eureka
- 75 miles to Wichita



BUILD SITE



NEW GATE

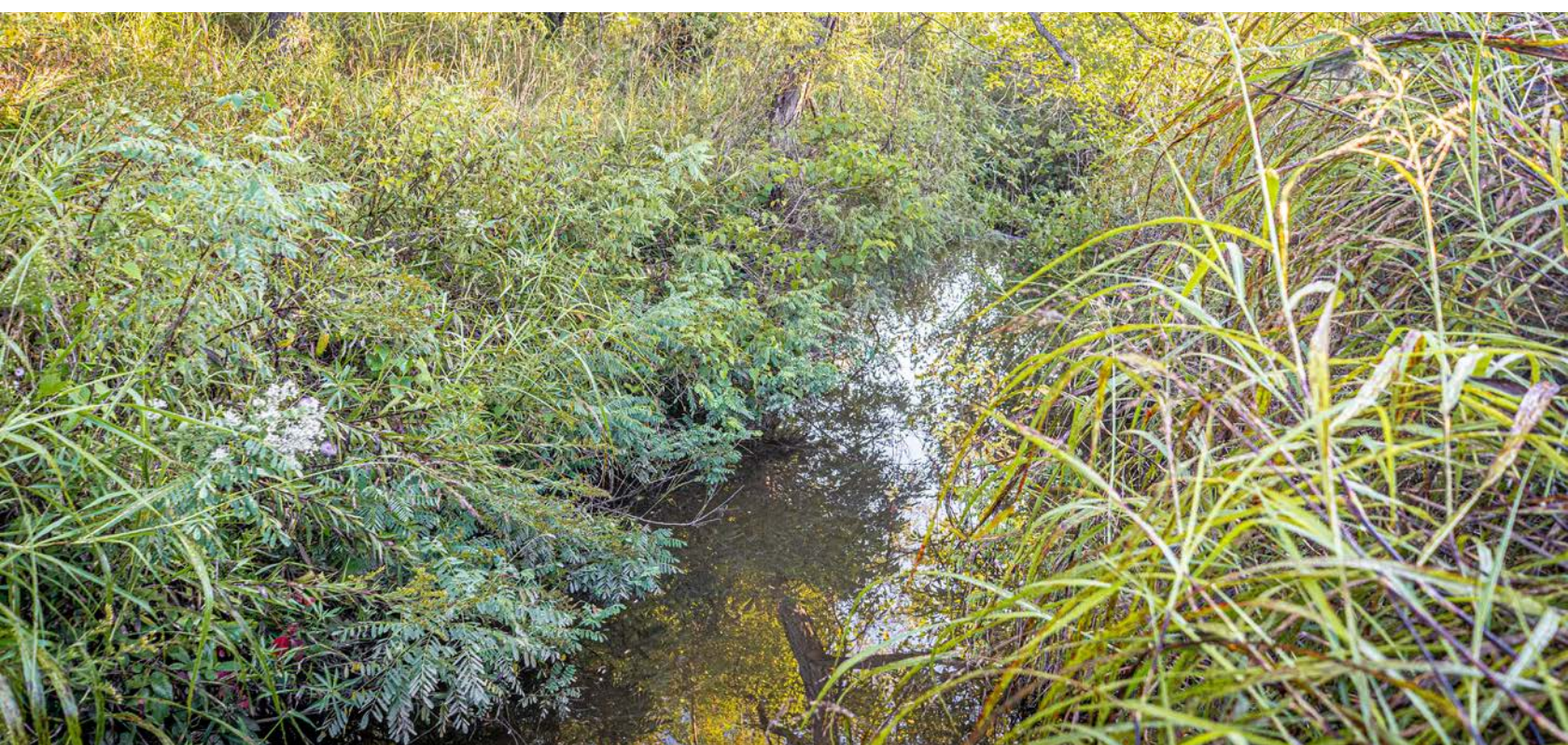


15 +/- ACRES OF EXPIRED CRP



POND & 2 SEASONAL CREEKS

The property features a water well, a stocked pond, and two wet-weather creeks that enhance both the beauty and utility of the property.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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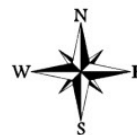
www.AgriDataInc.com

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

Boundary Center: 37° 26' 33.62, -96° 15' 51.62

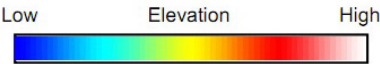
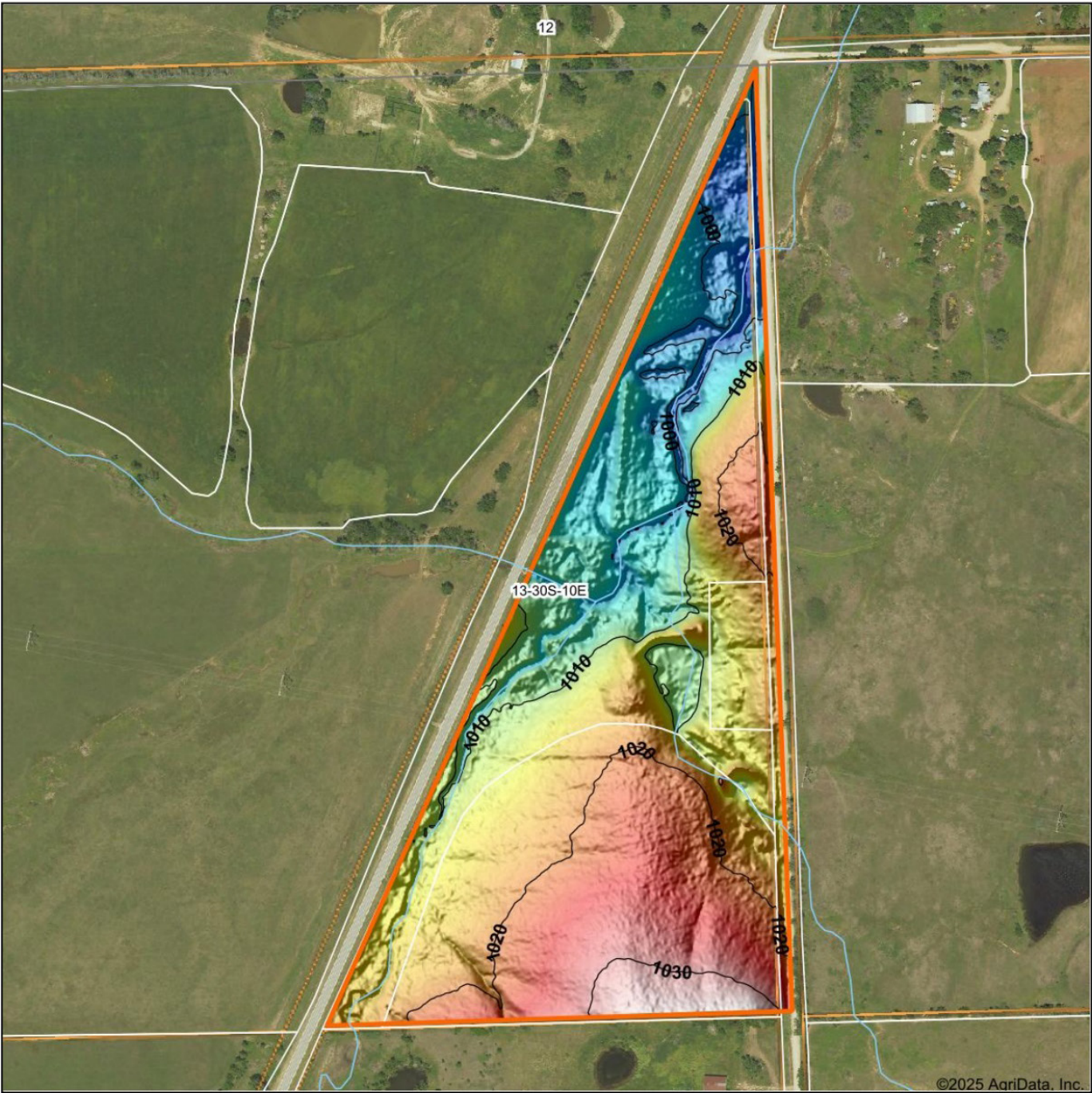
13-30S-10E
Elk County
Kansas

0ft 646ft 1292ft



9/22/2025

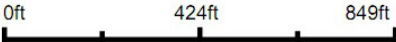
HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING

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

Source: USGS 1 meter dem
Interval(ft): 10
Min: 993.5
Max: 1,034.7
Range: 41.2
Average: 1,014.3
Standard Deviation: 8.69 ft

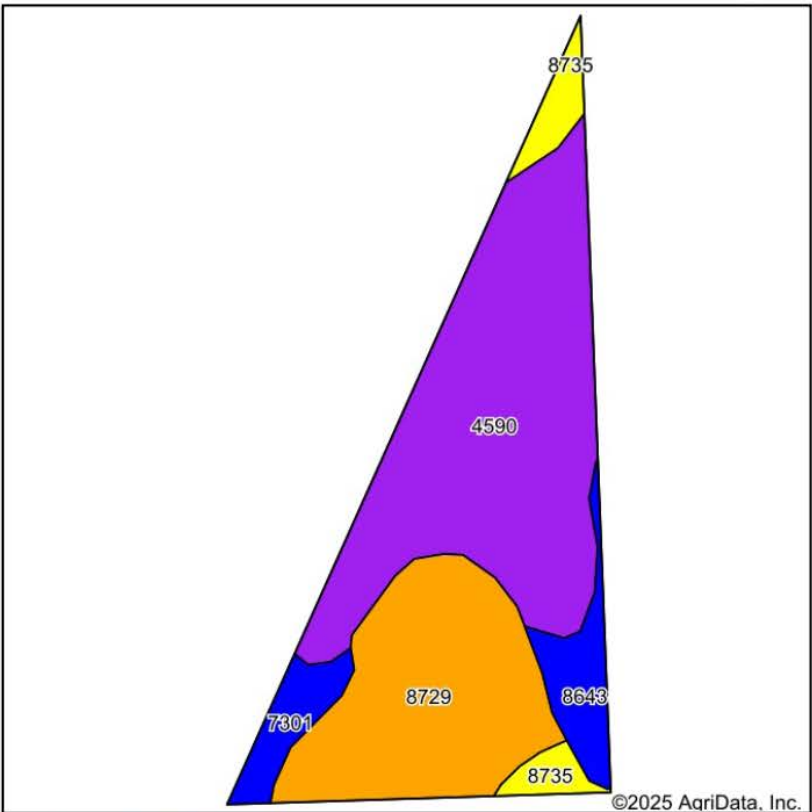


9/22/2025

13-30S-10E
Elk County
Kansas

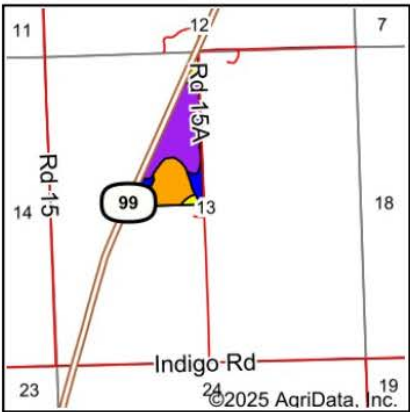
Boundary Center: 37° 26' 33.62, -96° 15' 51.62

SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Kansas**
County: **Elk**
Location: **13-30S-10E**
Township: **Howard**
Acres: **37.5**
Date: **9/22/2025**



Maps Provided By:

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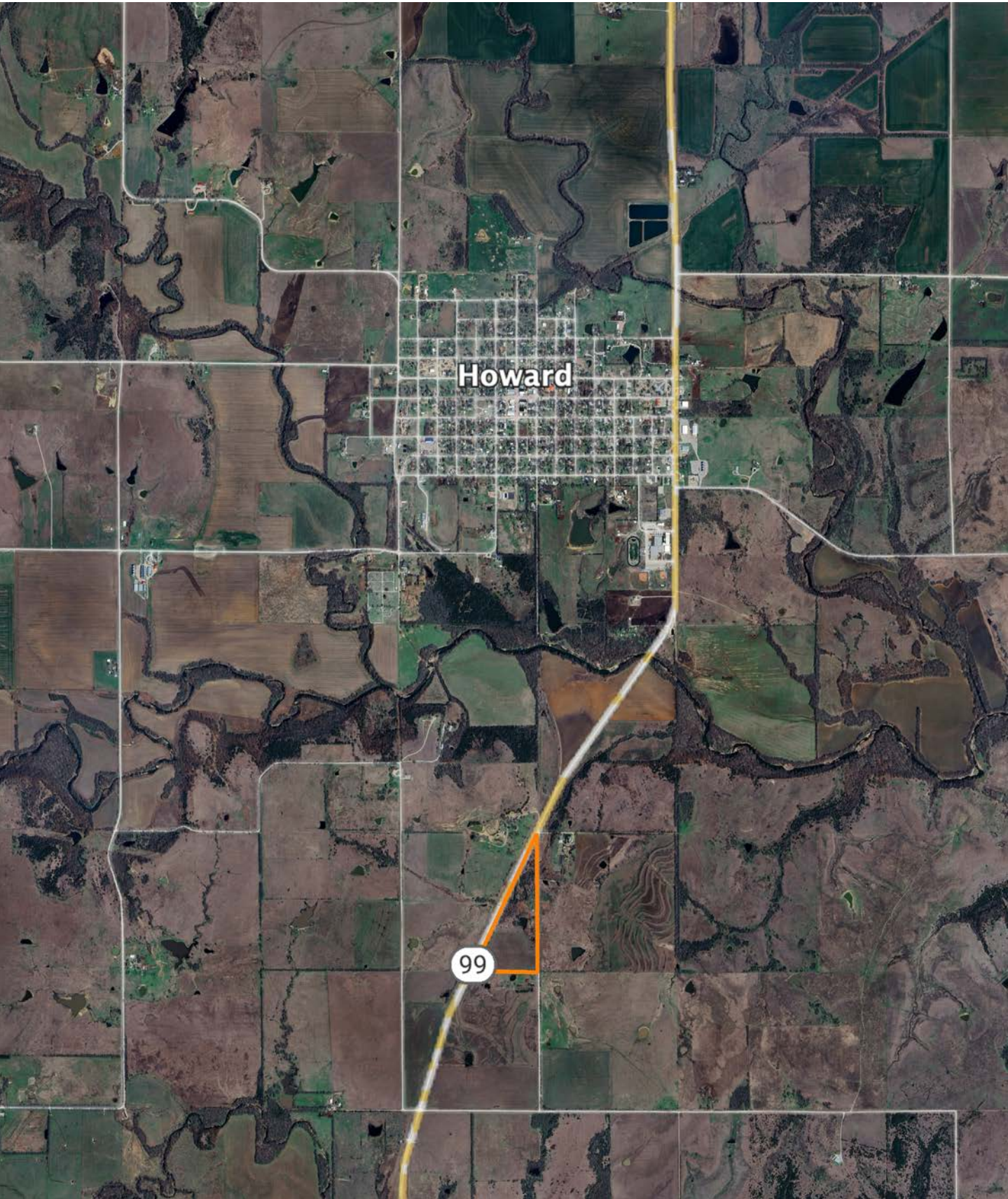
Area Symbol: KS049, Soil Area Version: 22

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
4590	Clime-Sogn complex, 3 to 20 percent slopes	19.83	52.9%		2.5ft. (Paralithic bedrock)	Vle	3310	36	32	36	33	18
8729	Eram silt loam, 1 to 3 percent slopes	11.53	30.7%		2.6ft. (Paralithic bedrock)	IIle	4100	58	58	44	43	41
8643	Catoosa silty clay loam, 0 to 1 percent slopes	2.37	6.3%		2.8ft. (Lithic bedrock)	Ile	4750	47	40	47	39	18
8735	Eram silty clay loam, 3 to 7 percent slopes	1.95	5.2%		2.6ft. (Paralithic bedrock)	IVe	4116	58	58	45	41	43
7301	Martin silty clay loam, 1 to 3 percent slopes	1.82	4.9%		> 6.5ft.	Ile	4915	53	44	53	49	29
Weighted Average						4.53	3763.7	*n 45.4	*n 42.4	*n 40.4	*n 37.6	*n 26.9

*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.



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