

MIDWEST LAND GROUP PRESENTS

306 ACRES IN

BUTLER COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

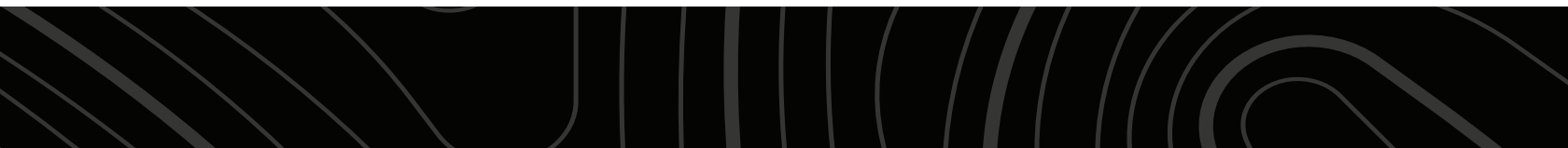
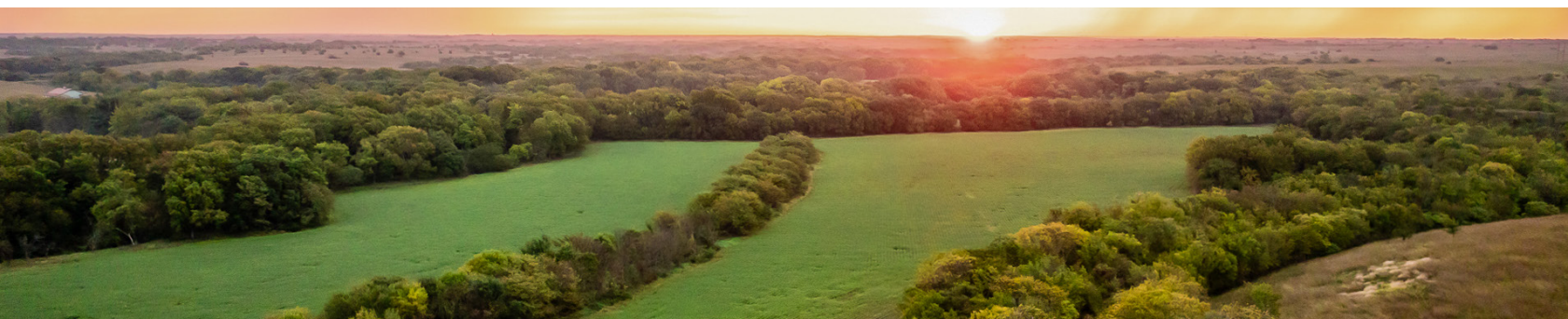
THE GRACE

Welcome to 8857 SE 80th Street, also known as “The Grace”. Available for the first time since the late 1960s, this awe-inspiring setting is worth knowing, and you must step foot on it to understand. This area east of Leon, Kansas, is known for its abundant wildlife and trophy whitetail deer. This particular farm and its owner were responsible for the reintroduction of wild turkeys into Kansas, and that population continues to thrive to this day. Regenerative farm practices, soil conservation, and habitat management took place on this land long before the internet trends. The legacy of this landowner’s stewardship and passion for wildlife management will continue perpetually at the nearby Jackman Demonstration Forest, operated for research by the Kansas Forest Service.

“The Grace”, 306 +/- acres, is situated on either side of the Little Walnut River. A historic ecosystem twisting through the Flint Hills, springing life into nearby communities. These river bottoms are the topic of fable and mystery. Scenic would be an understatement. The Little Walnut sinuously traverses the subject tract, flowing east to west. There are 65 +/- acres of bottomland forest. This timber stand has incredible

diversity, but it is dominated by quality species such as Burr Oak, Black Walnut, Hickory, Cottonwoods, and Pawpaws. The hardwoods are separated by productive tillable fields, currently fallow or planted to soybeans. There are six small fields; most of this cropland has been on a soybean, wheat, and corn rotation, providing an abundant food source for deer and turkey. The six fields average about 13 acres in size each, the perfect size for a variety of food sources or hunt setups. You couldn’t draw up this aerial map any better. With almost 5 miles of field-edge habitat, this layout is sure to catch the eye of any discerning sportsman. The farmland is fertile and generates excellent yields and income. There is a total of 80 acres of Class II, mostly Verdigris Silt Loam, with a weighted average NCCPI score of 75. These bottoms are screened by timber along the south road for ultimate seclusion of your target whitetail. Accessible from two primary wind directions but hidden from any outside view. There is a history of record-book deer being harvested on the property and throughout the neighborhood.

Up the hill from the bottoms is roughly 160 +/- acres of rolling terrain, premium grassland, and interspersed



trees in sloped draws. This hilltop area of the farm is breathtaking. The upland acres have been grazed in the past with two nice watering ponds, but most recently have been used for hay production. Effective management of the landscape has led to a clean and nutrient-dense forage source for cattle. The tallgrass prairie consists of head-high big bluestem, little bluestem, switchgrass, and indiangrass. The views of the undulating hills and river bottom are excellent, with over 80 feet of elevation change. There are steep cherty limestone outcroppings overlooking the river and a historic rock dugout from a simpler time. At the center of the farm is a 2019 steel Morton Building. This stylish post-frame building measures 60'x40', with a turkey tail gable peak roof, covered porch, a 12-foot overhead garage door, and a concrete foundation. Rural water and electricity were

buried and brought all the way to the building, including an outdoor frost-free hydrant. A new septic system also services the site. There are architectural plans for a 2-bed, 2-bath home with an open concept living room/kitchen. Plumbing stub-outs and wiring are already in place. Keep utilizing this for storage, or finish it out to your specifications and turn this space into your dream home or hunting retreat.

Opportunities at such a well put-together farm are rare, especially just 30 minutes from Wichita. Make this property your everyday home with a reasonable commute to the city or develop this farm into your family's own special recreation getaway! To schedule a viewing of this exceptional property, contact the Listing Agent Sean Thomas at (620) 712-2775.



PROPERTY FEATURES

PRICE: **\$1,720,000** | COUNTY: **BUTLER** | STATE: **KANSAS** | ACRES: **306**

- Trophy whitetail hunting
- Abundant turkey population
- Over 5 miles of river bottom edge habitat
- Private fields screened from roads
- Internal trails and river crossing
- Numerous coveys of quail
- Fertile bottomland tillable
- 65 +/- acres of hardwood timber
- 80 +/- acres of Class II Silt Loam NCCPI 75
- 2019 Morton Building 60'x40'
- Rural water to build site
- Buried electric to build site
- Gated entry, barbed wire fencing
- All-season gravel road access
- Productive hay acres
- Little Walnut River
- Fishing and waterfowl hunting
- Regenerative farm practices
- Possession subject to tenant's rights
- USD 205 Bluestem High School
- 2.5 miles to Highway 400
- 15 miles to El Dorado
- 16 miles to Augusta
- 24 miles to Andover
- 2024 property taxes: \$2,955.30
- Mineral rights convey to new owner



TROPHY WHITETAIL HUNTING



ABUNDANT TURKEY POPULATION



80 +/- ACRES OF CLASS II SILT LOAM

There are six small fields; most of this cropland has been on a soybean, wheat, and corn rotation, providing an abundant food source for deer and turkey. The six fields average about 13 acres in size each, the perfect size for a variety of food sources or hunt setups.



5+ MILES OF RIVER BOTTOM EDGE HABITAT



LITTLE WALNUT RIVER



65 +/- ACRES OF HARDWOOD TIMBER

This timber stand has incredible diversity, but it is dominated by quality species such as Burr Oak, Black Walnut, Hickory, Cottonwoods, and Pawpaws.



2019 MORTON BUILDING 60'X40'



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 37° 42' 4.22, -96° 41' 1.82

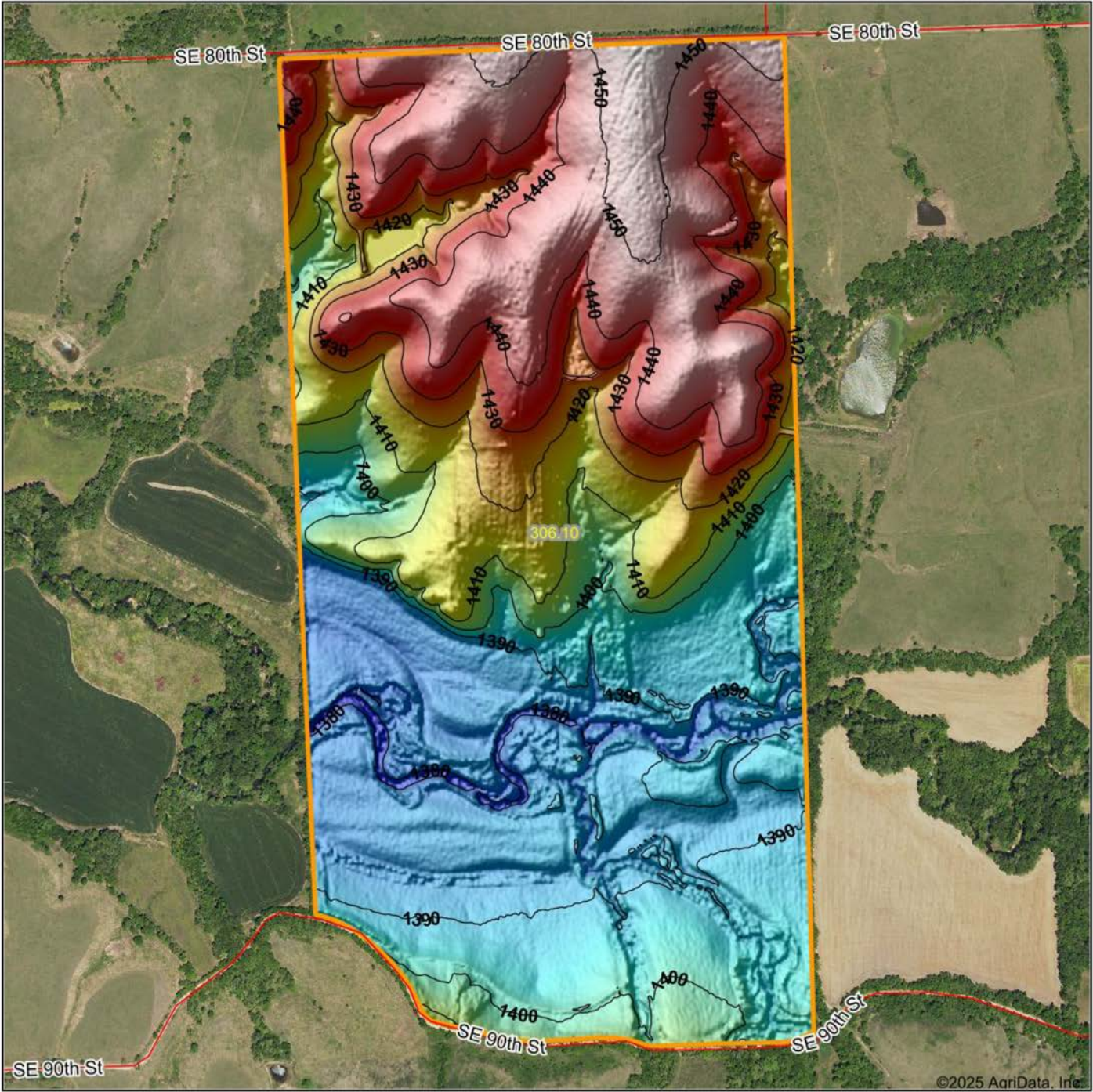
17-27S-7E
Butler County
Kansas

0ft 840ft 1679ft



10/7/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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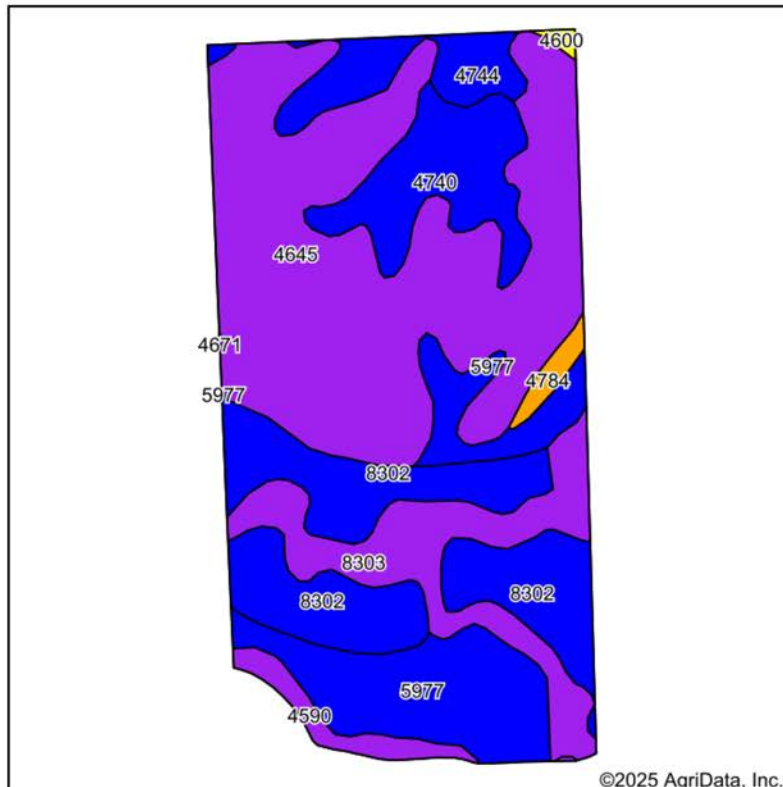
Source: USGS 3 meter dem
Interval(ft): 10
Min: 1,374.6
Max: 1,455.3
Range: 80.7
Average: 1,412.4
Standard Deviation: 23.26 ft

0ft 814ft 1628ft

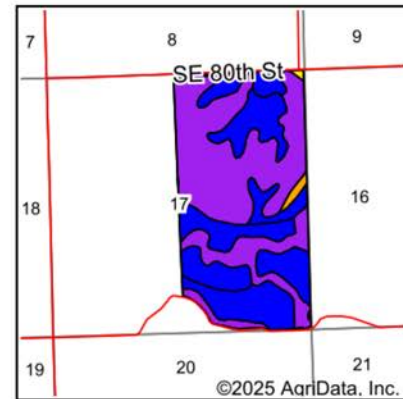


10/7/2025
17-27S-7E
Butler County
Kansas
Boundary Center: 37° 42' 4.22, -96° 41' 1.82

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Butler**
 Location: **17-27S-7E**
 Township: **Glencoe**
 Acres: **306.1**
 Date: **10/7/2025**



Maps Provided By:



Area Symbol: KS015, Soil Area Version: 22

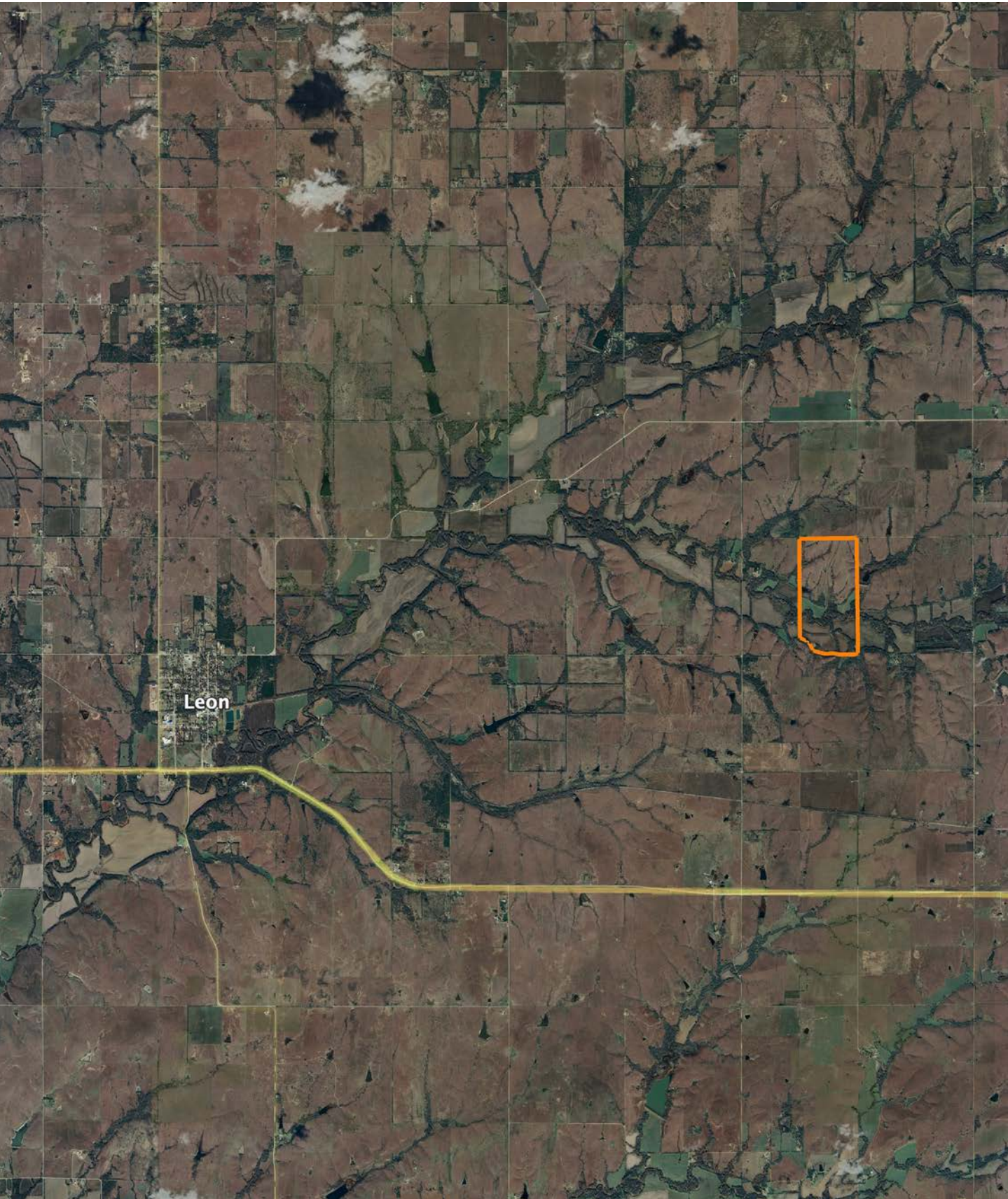
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
4645	Florence cherty silt loam, 5 to 15 percent slopes	123.93	40.5%		3.6ft. (Lithic bedrock)	Vle	3245	33	32	33	30	13
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	56.59	18.5%		> 6.5ft.	Ilw	7995	82	81	70	82	44
5977	Vanoss silt loam, 1 to 3 percent slopes	42.74	14.0%		> 6.5ft.	Ile	4931	72	70	67	72	37
8303	Verdigris soils, frequently flooded	33.30	10.9%		> 6.5ft.	Vw	7725	61	61	51	56	14
4740	Labette silty clay loam, 1 to 3 percent slopes	24.55	8.0%		3ft. (Lithic bedrock)	Ile	4710	47	40	47	43	27
4744	Labette-Dwight complex, 0 to 3 percent slopes	14.96	4.9%		3ft. (Lithic bedrock)	Ile	4135	50	36	50	43	30
4590	Clime-Sogn complex, 3 to 20 percent slopes	6.50	2.1%		2.5ft. (Paralithic bedrock)	Vle	3310	36	32	36	33	18
4784	Tully silty clay loam, 3 to 7 percent slopes, eroded	2.79	0.9%		> 6.5ft.	Ille	5040	54	51	53	52	42
4600	Dwight silt loam, 0 to 1 percent slopes	0.74	0.2%		4.6ft. (Lithic bedrock)	IVs	3160	50	27	49	39	29
Weighted Average						4.04	5024.5	*n 52.8	*n 50.5	*n 48.8	*n 50.3	*n 24.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Sean Thomas has a love and appreciation for the land. Born and raised in Overland Park, KS, Sean graduated from St. Thomas Aquinas High School and earned a B.S. in Park Management and Conservation, with a Minor in Business Administration from Kansas State University. This education refined Sean's natural ability to observe and identify the unique qualities each piece of property holds and communicate that potential to clients so that they can achieve their goals, from vision to completion.

Prior to coming to Midwest Land Group, he spent 10 years in parks and recreation administration, specializing in property management, maintenance, and construction. This hands-on experience provided a unique opportunity to study wildlife behavior, especially waterfowl in different environments. Sean shares that knowledge with clients so they can begin successful wildlife management on their property.

A volunteer with Big Brothers Big Sisters, he enjoys mentoring his little brother and introducing him to the outdoors, whether it be fishing or playing sports. Sean is an avid duck and deer hunter and actively serves in ministries at his local church. Sean and his wife Betsy, live on a farm near Inman, KS with their two dogs, Branch and Briar, surrounded by pastures in the Sandhills.



SEAN THOMAS,
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