

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

ELK COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

40 +/- ACRES IN THE DEER CAPITAL OF KANSAS

Tucked just outside of Longton, this 40 +/- acre ranch captures everything you love about Kansas country living - wide-open views, wildlife-rich land, and total peace and quiet.

The ranch-style 3-bedroom, 2-bath home sits perfectly elevated, capturing million-dollar views from its wrap-around porch. Mornings here are made for coffee on the porch, listening to the birds wake the day, and watching the sunrise spill across the rolling hills. With plenty of space for porch seating and outdoor gatherings, it's a home that invites you to slow down and take it all in.

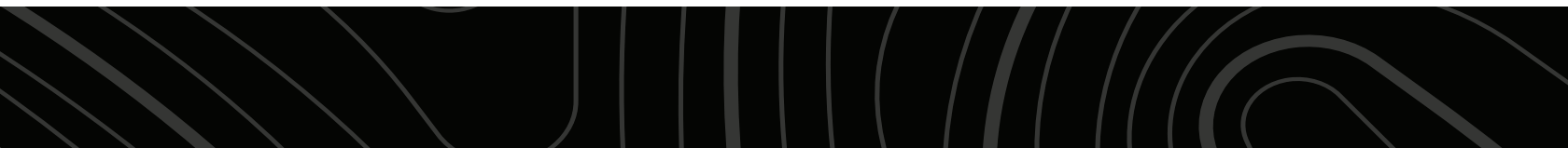
Inside, you'll find a warm and open layout. The kitchen opens to the living room, creating a comfortable and social heart of the home. The bedrooms are conveniently located between the main living areas, while the master suite sits just off the cozy den, offering a private space to unwind. Large windows bring in natural light and frame

those dreamy Kansas views from nearly every room.

A 40'x60' shop with large garage doors provides endless possibilities for storage, hobbies, or workspace - ideal for equipment, hunting gear, or weekend projects.

The land is as impressive as the home. Four acres currently hayed could easily become a prime food plot, surrounded by thousands of acres with little to no competition for food - a setup any hunter dreams of. You'll also find two small ponds and a beautiful wet-weather creek winding through the property, complete with a deep swimming hole behind the house - the perfect spot for summer fun and cooling off after a long day outdoors.

Surrounded by large neighboring landowners and rich in wildlife, this is a true Kansas gem - private, scenic, and full of opportunity.



PROPERTY FEATURES

PRICE: **\$475,000** | COUNTY: **ELK** | STATE: **KANSAS** | ACRES: **40**

- 40 acres just outside Longton, KS
- 2,200 sq. ft., 3 bed, 2 full bath ranch home with den
- Wrap-around porch with panoramic views and sunrise seating
- Open kitchen and living room design
- Bedrooms between main living spaces
- Master off the den
- Detached garage
- 40'x60' shop with garage doors
- 4-acre hay field easily convertible to food plot
- 2 ponds + wet-weather creek with swimming hole
- Surrounded by large landowners and prime deer habitat
- 25 miles to Fredonia
- 92 miles to Wichita
- 20 miles to Howard



2,200 SQ. FT. RANCH HOME

The ranch-style 3-bedroom, 2-bath home sits perfectly elevated, capturing million-dollar views from its wrap-around porch. Mornings here are made for coffee on the porch, listening to the birds wake the day.



WRAP-AROUND PORCH



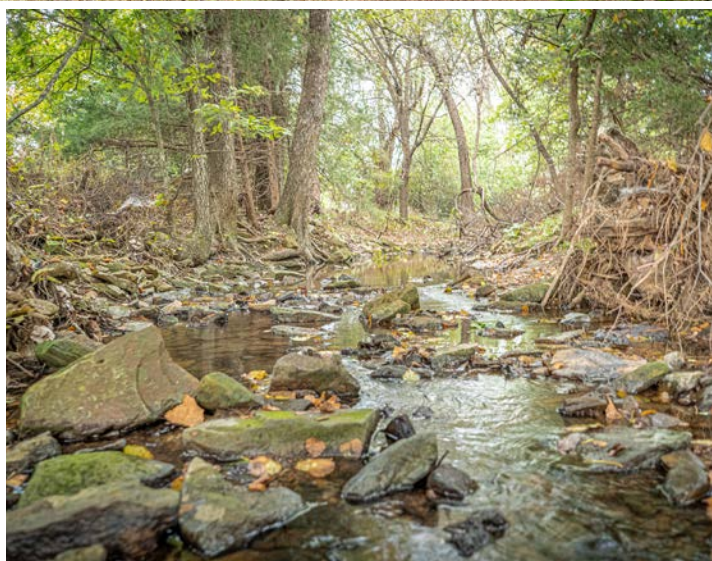
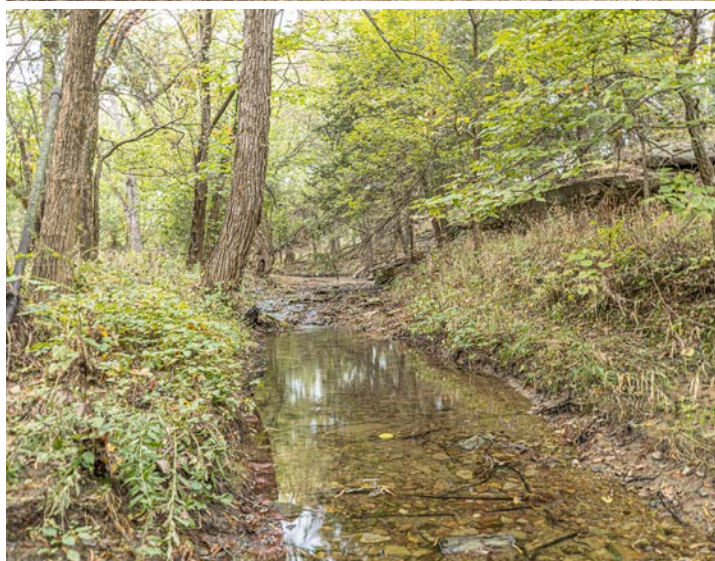
40'X60' SHOP



4-ACRE HAY FIELD



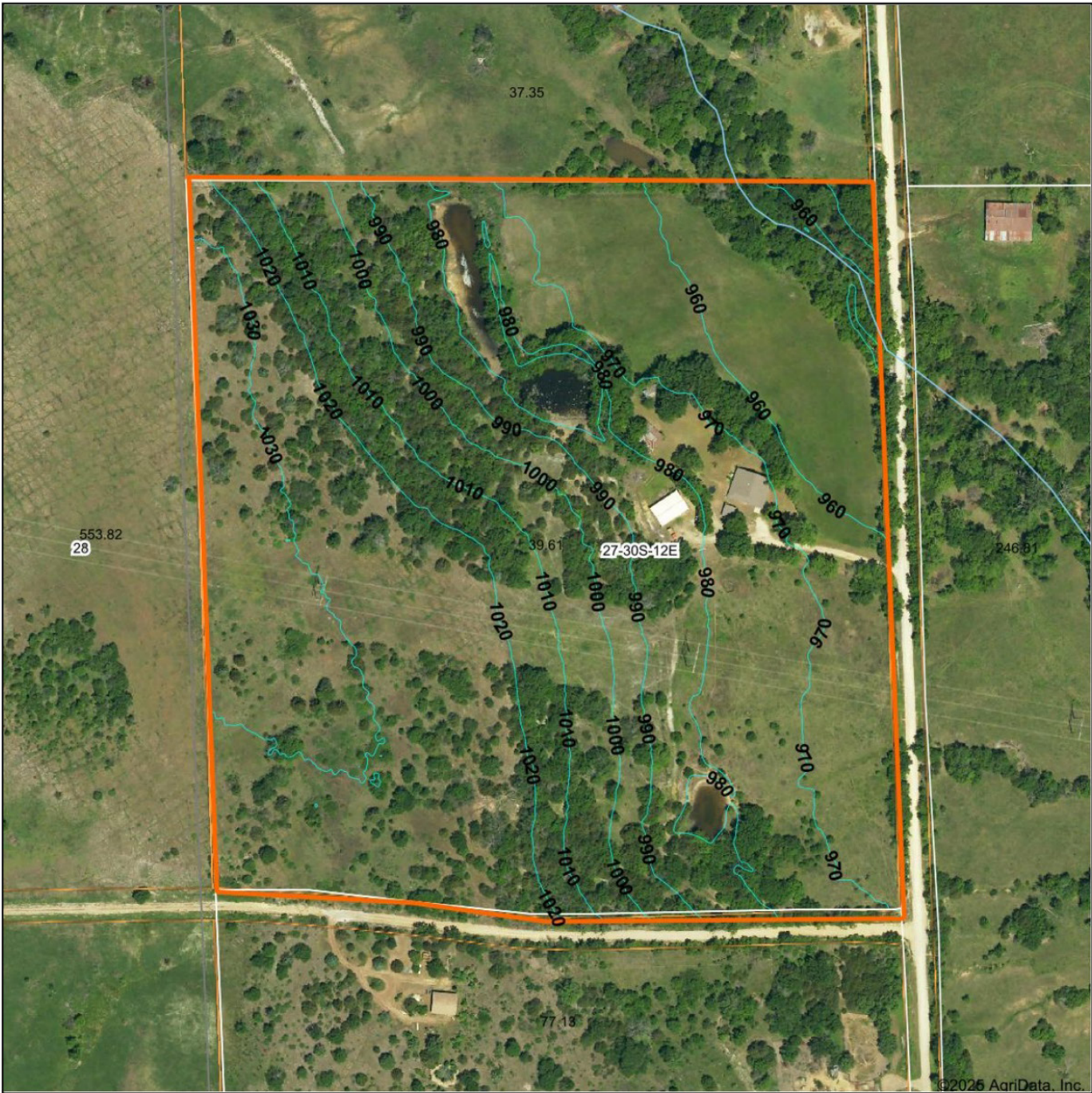
2 PONDS + WET-WEATHER CREEK



ADDITIONAL PHOTOS



TOPOGRAPHY 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): 10.0

Min: 947.8

Max: 1,033.0

Range: 85.2

Average: 995.8

Standard Deviation: 26.8 ft

0ft 289ft 579ft

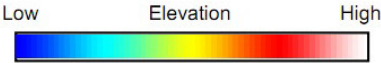
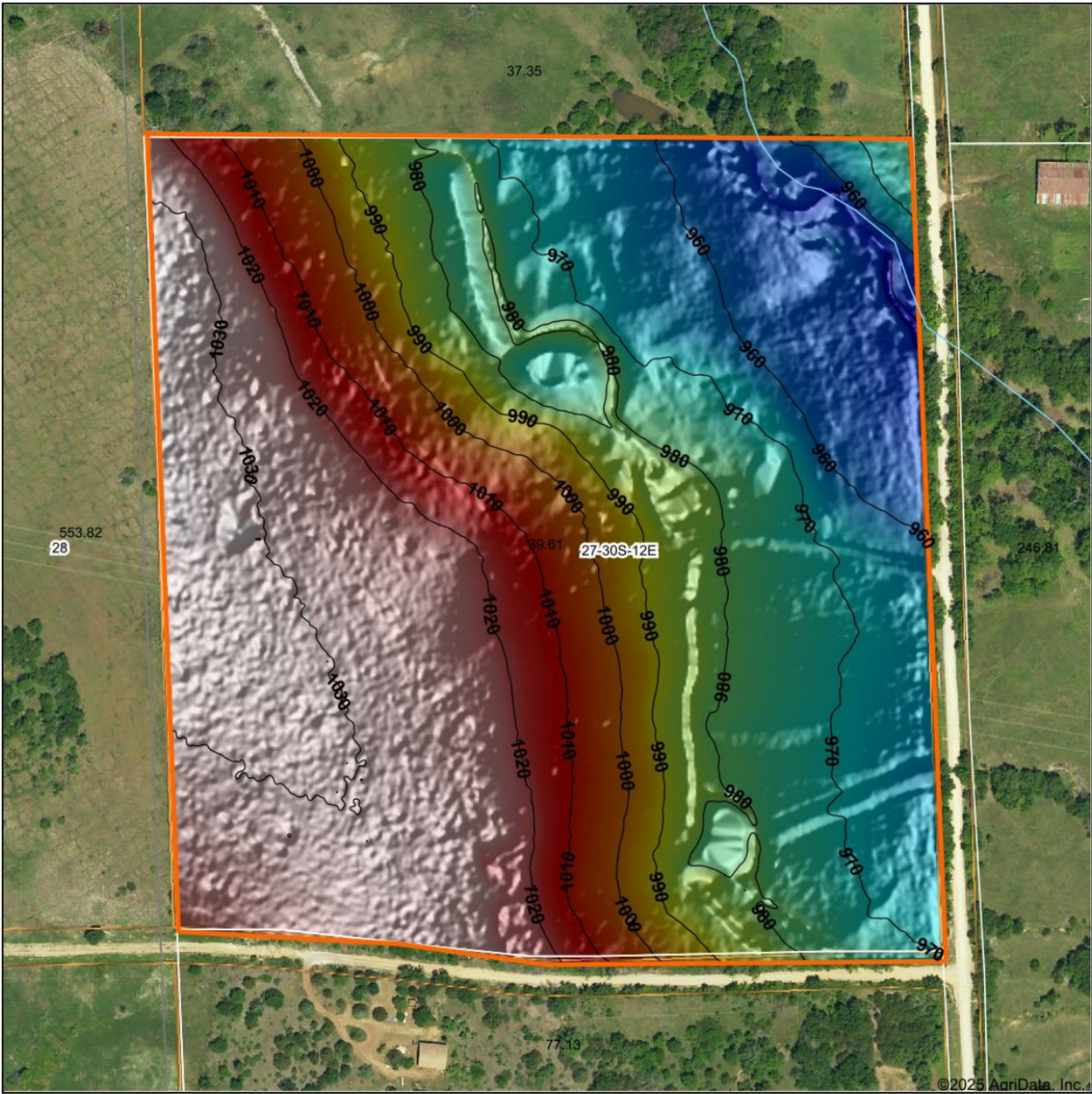


9/23/2025

27-30S-12E
Elk County
Kansas

Boundary Center: 37° 24' 39.42, -96° 5' 12.08

HILLSHADE MAP



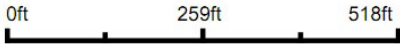
Maps Provided By:



© 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: 947.8
Max: 1,033.0
Range: 85.2
Average: 995.8
Standard Deviation: 26.8 ft

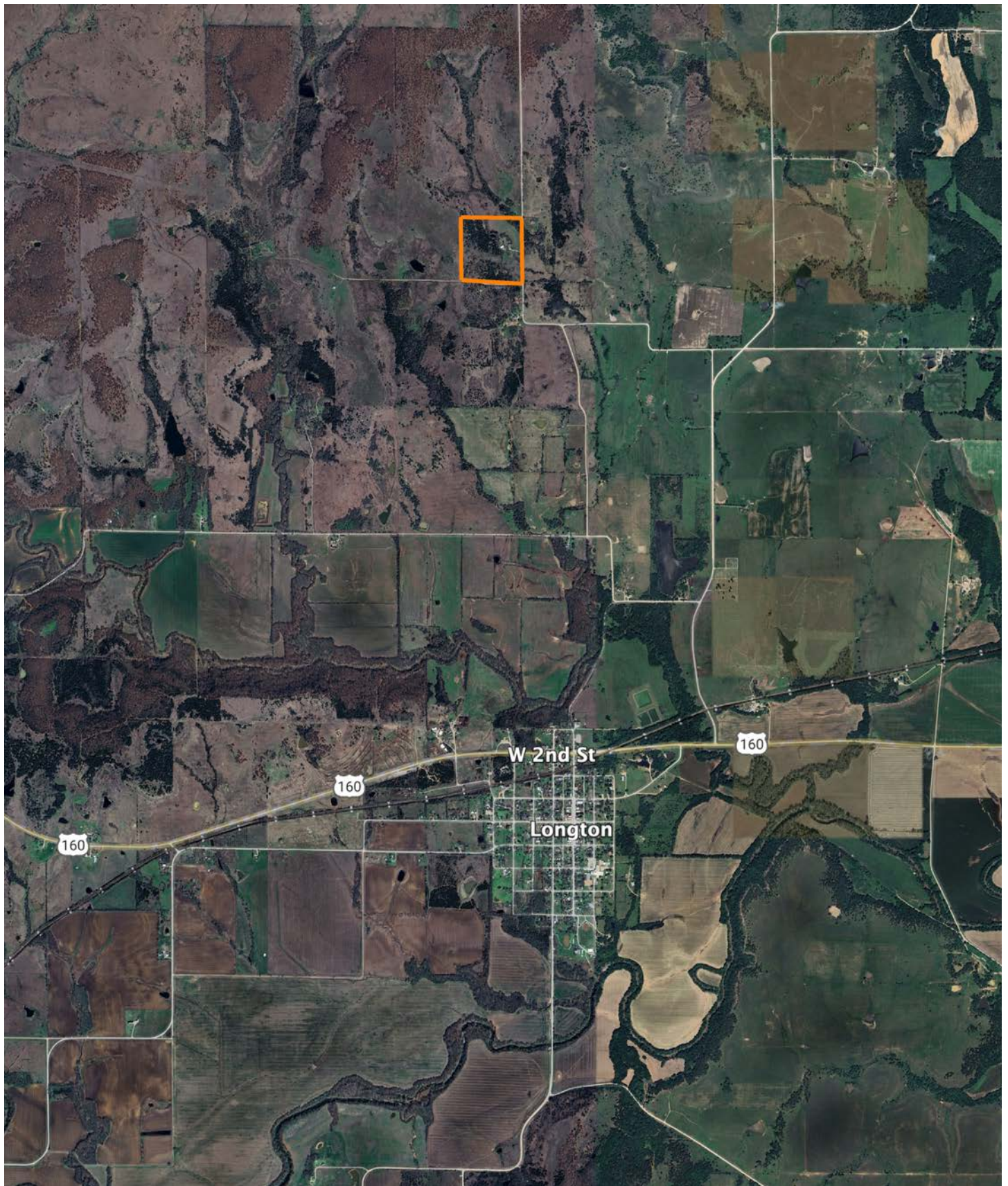


9/23/2025

27-30S-12E
Elk County
Kansas

Boundary Center: 37° 24' 39.42, -96° 5' 12.08

AERIAL 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.



CODY THURSTON,
LAND AGENT

620.794.1229

CThurston@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.