

MIDWEST LAND GROUP PRESENTS



MONTGOMERY COUNTY, KS

316 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

A LEGACY OF THE LAND - 316 ACRES OF PRIDE AND HERITAGE

It's not every day a farm like this comes along. Owned by the same family since 1962, this 316-acre property carries with it a story of hard work, care, and deep connection to the land. Tucked away just over a mile from Highway 166 and within the Caney School District, this farm offers the perfect mix of productivity, privacy, and peaceful country living.

At the heart of the property sits a charming 2,208 square-foot farmhouse that feels like home the moment you walk through the door. With three bedrooms, two bathrooms, and two spacious living areas, there's room for family gatherings, laughter, and quiet evenings by the wood-burning fireplace. The updated kitchen brings a touch of modern convenience, while the new roof provides confidence for years to come.

Step outside, and you'll find a detached two-car garage, a 30'x50' shop built in 2004, and several usable barns and sheds—each one ready for tools, equipment, livestock, or projects.

The land tells its own story. With over 100 acres in active production, the farm provides solid income potential. The balance of native and tame grasses offers rich grazing or hay ground, and the southern quarter is a mix of timber and cover that's home to whitetail deer and turkey—a hunter's and naturalist's dream.

It's rare to find a property that blends productive acres with scenic, wildlife-filled habitat so seamlessly. Whether you're farming, running cattle, or simply looking for a place to unwind and reconnect with nature, this land has been well cared for, and it shows.

And with sellers' mineral interests transferring, the opportunity runs deep—both above and below the soil.

This is more than a farm. It's a legacy—a clean, diverse property that stands as a testament to generations of proud ownership.



PROPERTY FEATURES

PRICE: **\$1,495,000** | COUNTY: **MONTGOMERY** | STATE: **KANSAS** | ACRES: **316**

- 316 acres — in the same family since 1962
- 2,208 square-foot farmhouse
- 3 bedrooms, 2 baths, 2 living areas
- Updated kitchen
- Wood-burning fireplace
- New roof
- Detached 2-car garage
- 30'x50' shop (built 2004)
- Several usable barns and sheds
- 100+ acres in production - balance in native and tame grass
- Excellent wildlife habitat with timber and cover
- Just over 1 mile from Highway 166
- Caney School District
- Sellers' mineral interests transfer
- A clean, diverse farm that reflects decades of pride and care
- 10 minutes to Coffeyville and Caney, KS; 30 minutes to Bartlesville, OK, and less than an hour to Tulsa, OK



3-BED, 2-BATH FARMHOUSE

At the heart of the property sits a charming 2,208 square-foot farmhouse that feels like home the moment you walk through the door. With three bedrooms, two bathrooms, and two spacious living areas, there's room for family gatherings, laughter, and quiet evenings by the wood-burning fireplace.



SELLERS' MINERAL INTERESTS TRANSFER

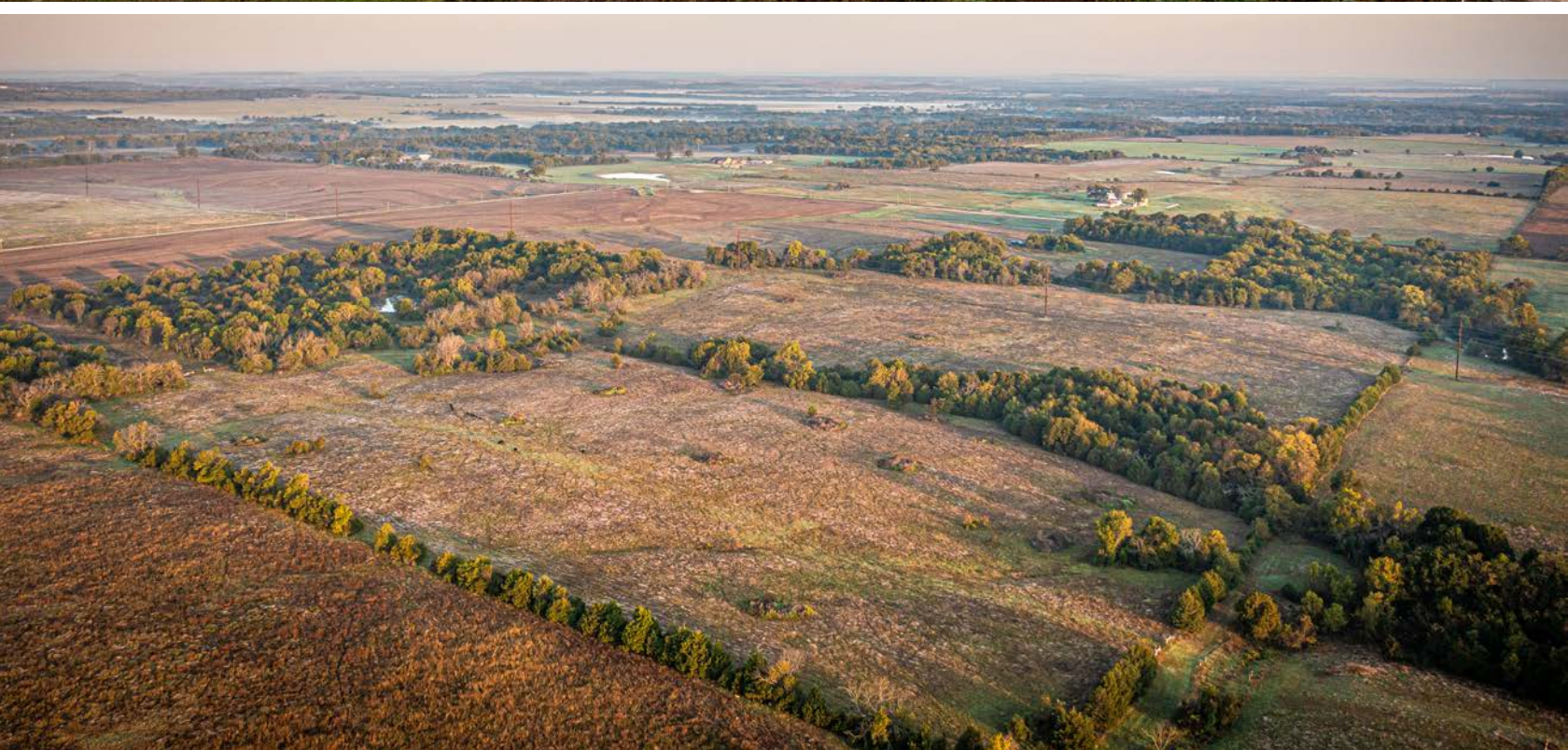


SEVERAL USABLE BARNES AND SHEDS



100+ ACRES IN PRODUCTION

With over 100 acres in active production, the farm provides solid income potential. It's rare to find a property that blends productive acres with scenic, wildlife-filled habitat so seamlessly.

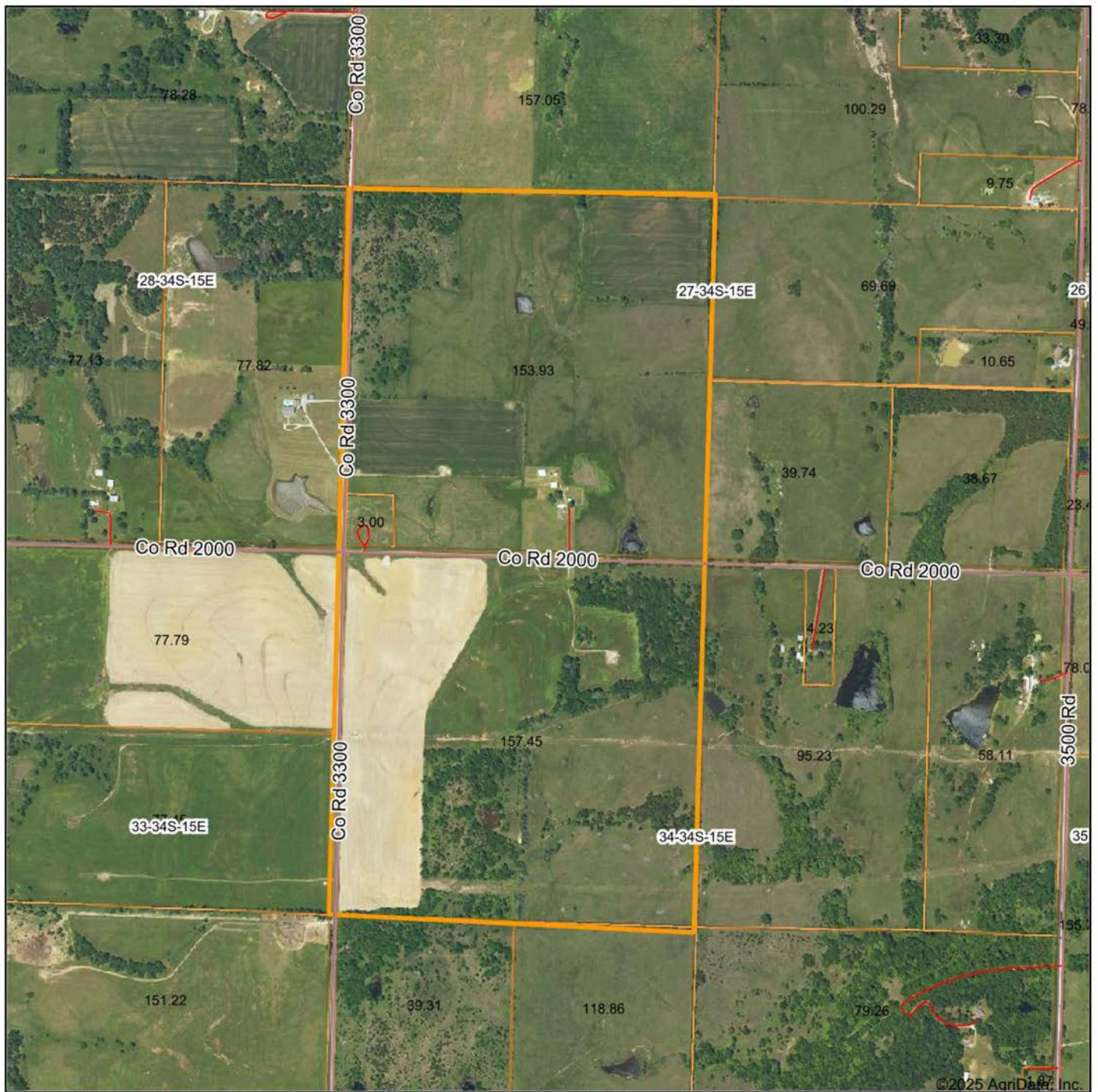


EXCELLENT WILDLIFE HABITAT

The balance of native and tame grasses offers rich grazing or hay ground, and the southern quarter is a mix of timber and cover that's home to whitetail deer and turkey—a hunter's and naturalist's dream.



AERIAL MAP



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Maps Provided By:



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Boundary Center: 37° 3' 5.51", -95° 45' 37.64

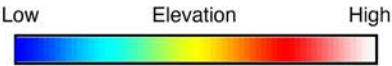
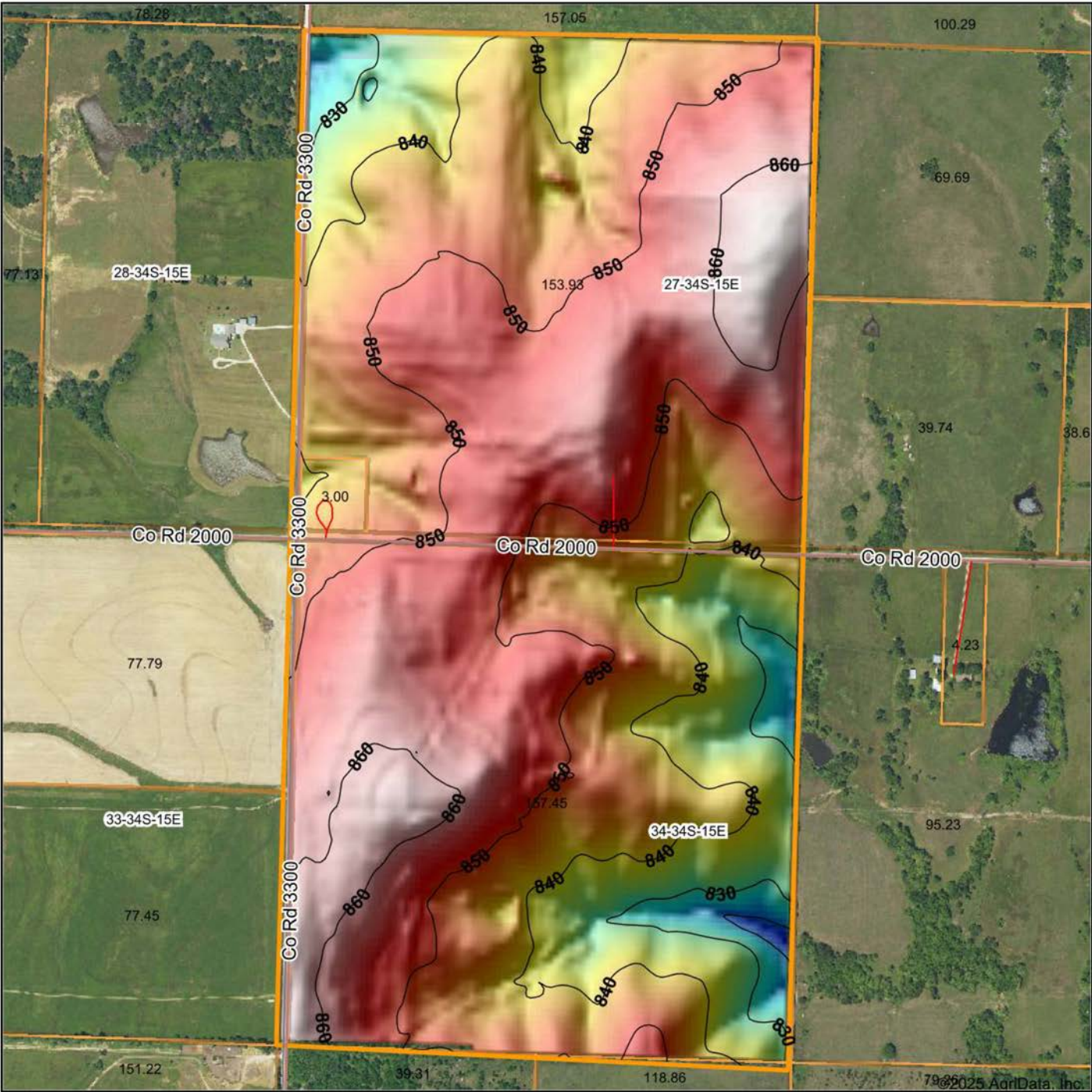
0ft 1126ft 2252ft

27-34S-15E
Montgomery County
Kansas



10/27/2025

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem
Interval(ft): 10
Min: 810.8
Max: 864.6
Range: 53.8
Average: 847.0
Standard Deviation: 8.92 ft

0ft 807ft 1614ft

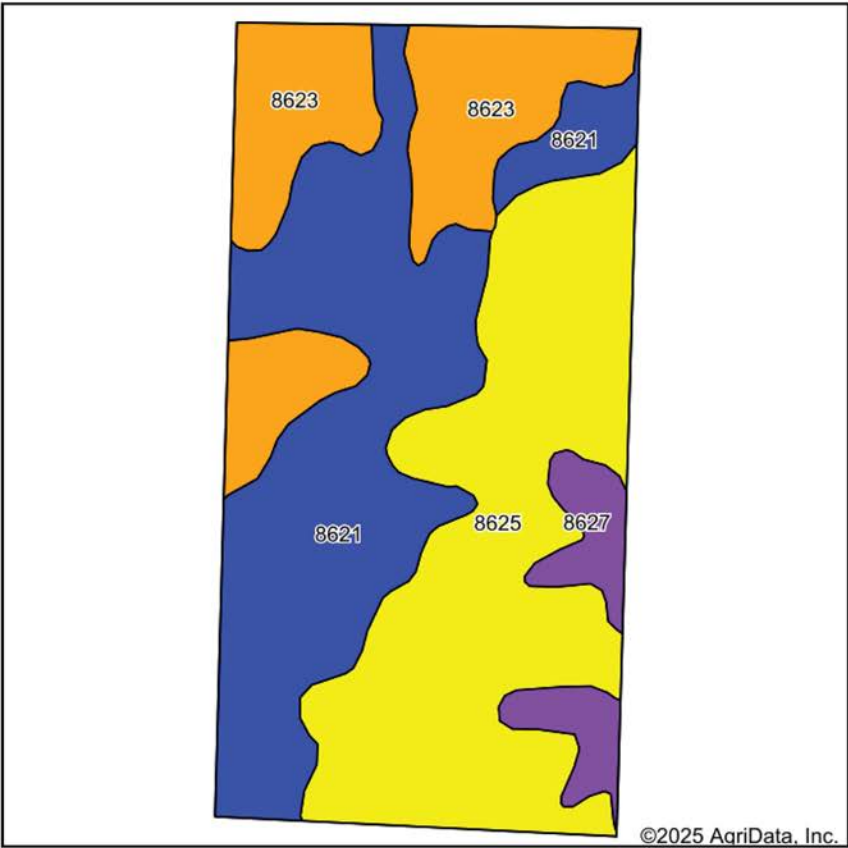


10/27/2025

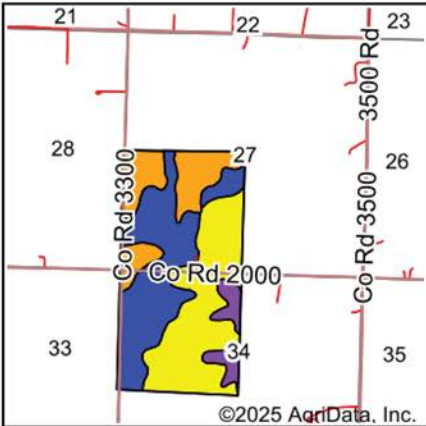
27-34S-15E
Montgomery County
Kansas

Boundary Center: 37° 3' 5.51, -95° 45' 37.64

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Montgomery**
Location: **27-34S-15E**
Township: **Fawn Creek**
Acres: **325.05**
Date: **10/27/2025**



Maps Provided By:



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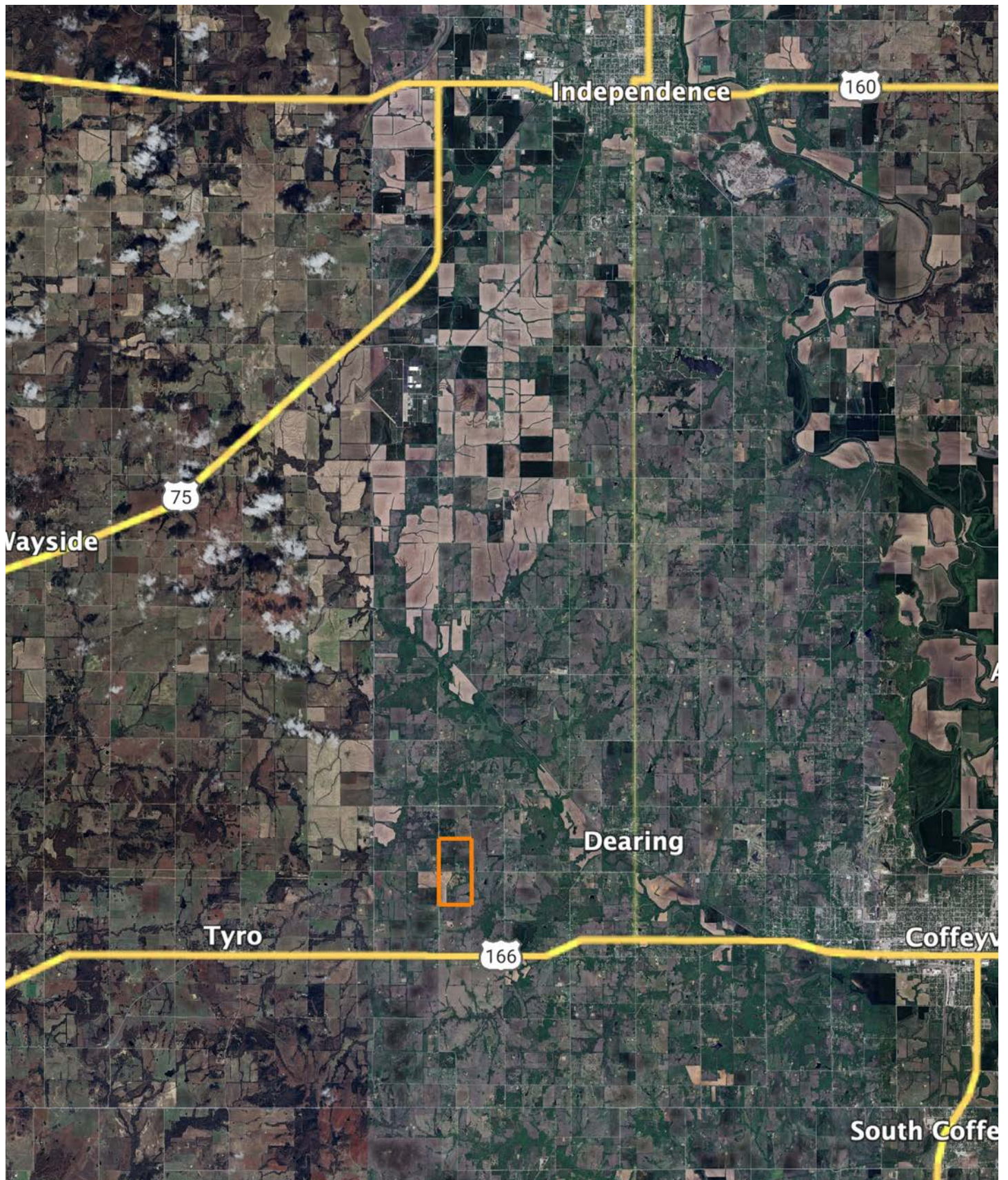
Area Symbol: KS125, Soil Area Version: 23

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
8625	Bates-Collinsville complex, 1 to 3 percent slopes	123.83	38.1%		2.6ft. (Paralithic bedrock)	IVe	3815	43	43	41	34	18
8621	Bates loam, 1 to 3 percent slopes	116.90	36.0%		2.7ft. (Paralithic bedrock)	IIe	4735	65	65	57	52	59
8623	Bates loam, 3 to 7 percent slopes	66.61	20.5%		2.5ft. (Paralithic bedrock)	IIle	4910	63	63	55	49	57
8627	Bates-Collinsville complex, 3 to 15 percent slopes	17.71	5.4%		2.6ft. (Paralithic bedrock)	VIe	4136	45	45	42	36	19
Weighted Average						3.18	4387.7	*n 55.1	*n 55.1	*n 49.7	*n 43.7	*n 40.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

A seventh generation native to the Southeast Kansas and Northeast Oklahoma region, Zed's roots are strong and deep. Growing up in KS/OK has led him to develop a love for hunting, the outdoors and all that it offers; it has also given Zed a perspective that cannot be taught in schools. Blessed with a wife and four wonderful children, Zed is keeping the tradition of raising his family here. Zed can relate to local landowners and understands the sentimental value land can hold. He can help make the decision to buy or sell land smooth and comfortable, plus find value in land others might not see. Zed doesn't see his job as work, but more as his true passion for God's creation and the opportunity to call it his "office."

Zed is extremely active in his community, supporting various activities throughout the area. Zed has over ten years of experience bringing buyers and sellers together with many as returning clientele. Have a talk with him, and put his experience and knowledge to use to help you buy or sell your farm, ranch, or hunting land.



ZED GOODWIN, LAND AGENT
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