

MIDWEST LAND GROUP PRESENTS

82 ACRES IN

ANDERSON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY BUCK ISLAND

Welcome to turn-key buck island, a true hunter's paradise located in the heart of Anderson County. This 82 +/- acre tract adjoins the Anderson County High Point, offering some of the best views for miles — and the kind of vantage that lets you see the deer coming long before they see you.

Tucked smack dab in the middle of the section, this property is surrounded by large tracts of land and like-minded landowners who value privacy, wildlife, and quality habitat. With brushy, wooly, thick cover throughout, this farm provides exceptional bedding, seclusion, and natural holding power. It's the kind of property you can hunt immediately — yet still has room to strategically design and enhance into a truly top-notch hunting setup.

If you like hunting the rut, this farm is what we call a "rut hole" — where mature bucks push does deep into isolation. The elevation changes, thick cover, pond,

and established trail system make for ideal whitetail country. The property sits nearly invisible from the road, accessed by your own ¼-mile private lane off Tennessee Road, ensuring total privacy and protection from outside pressure.

Two elevated blinds overlook strategically placed food plots for both north and south winds, and mowed access trails make for clean entry and exit, because good access is what makes great farms.

This is a turn-key hunting property, yet still a blank canvas to make your own. Once you walk it, you'll understand why we call it "Buck Island." Properties like this have to be experienced with boots on the ground to appreciate the depth of cover and habitat it offers.

You won't be disappointed. Call listing agent Cody Thurston today to schedule a showing! (620) 794-1229



PROPERTY FEATURES

PRICE: **\$364,000** | COUNTY: **ANDERSON** | STATE: **KANSAS** | ACRES: **82**

- 82 +/- acres – Anderson County, KS
- Deer Unit 11
- Extremely secluded and private
- Diverse habitat with thick wooly cover
- 1 pond
- Established food plots
- Persimmon trees
- Mowed trail system
- ¼-mile owned access lane
- 1 Redneck Buck Palace blind on 10' stand
- 1 Ram 700 blind
- 2 Game Winner feeders
- 6 miles to Garnett
- 30 miles to Ottawa
- 68 miles to Overland Park
- 94 miles to Kansas City International Airport



82 +/- ACRES



EXTREMELY SECLUDED AND PRIVATE



DIVERSE HABITAT



1 POND



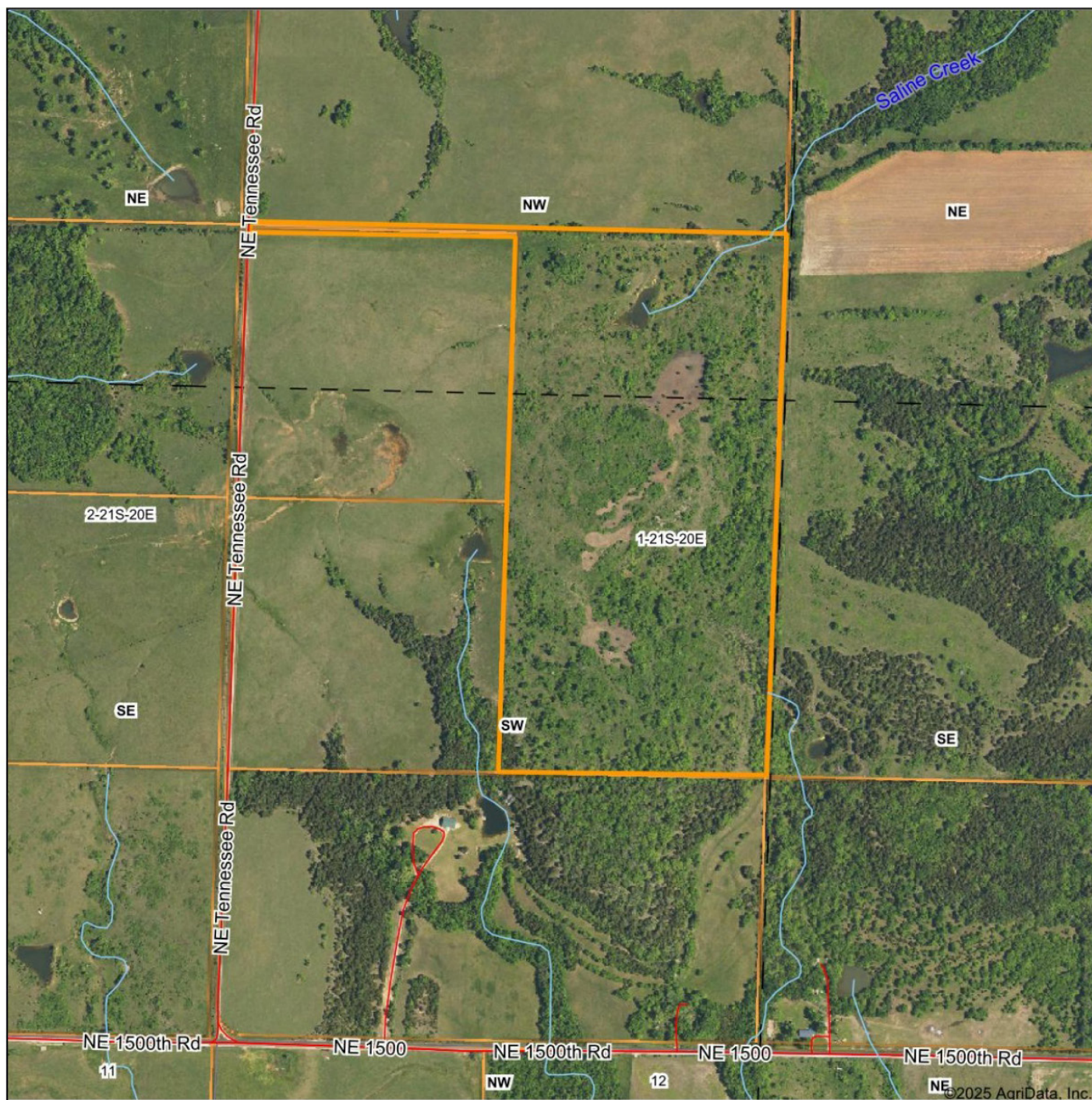
ESTABLISHED FOOD PLOTS



TRAIL CAM PICTURES



AERIAL MAP



Boundary Center: 38° 14' 55.37, -95° 9' 40.84

0ft 763ft 1526ft



Maps Provided By:



surety®
CUSTOMIZED ONLINE MAPPING

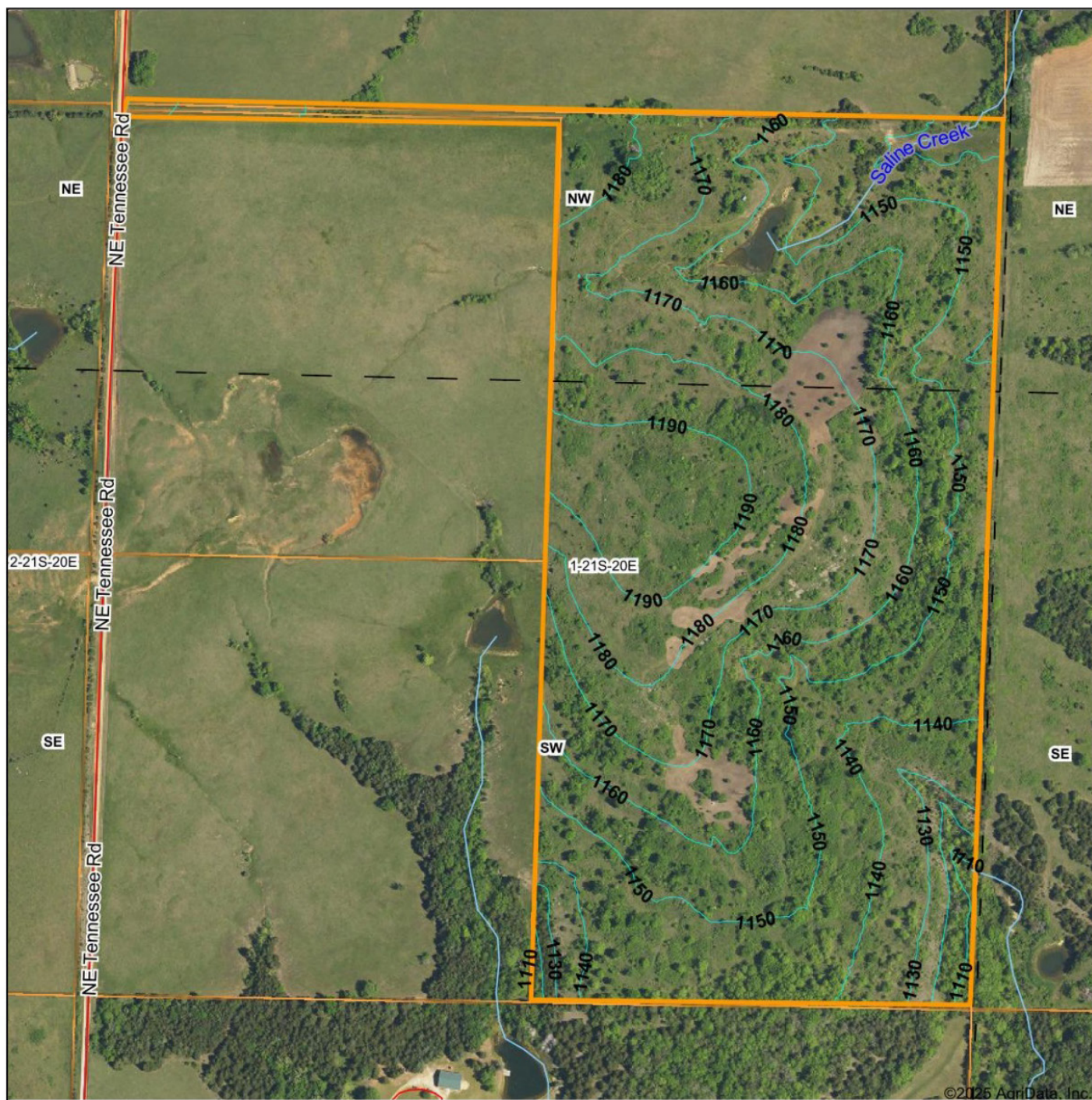
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1-21S-20E
Anderson County
Kansas



11/12/2025

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,103.3

Max: 1,198.7

Range: 95.4

Average: 1,161.5

Standard Deviation: 18.6 ft

0ft 466ft 933ft



11/12/2025

1-21S-20E
Anderson County
Kansas

Boundary Center: 38° 14' 55.37, -95° 9' 40.84

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.



CODY THURSTON,
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