

MIDWEST LAND GROUP PRESENTS

117 ACRES IN

LINN COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME TILLABLE FARM AND BUILD SITE OPPORTUNITY

Located just southwest of Pleasanton, Kansas, this exceptional 117 +/- acre property offers a rare combination of productive farmland, build site potential, and excellent access. With approximately 101 +/- acres of tillable ground and 15 +/- acres in grass, this tract is well-suited for both agricultural investment and future rural living.

The property features north and south access, with convenient north access directly off a blacktop road.

Power and rural water are available, further enhancing the appeal for a future home site or farm headquarters. Positioned just outside of Pleasanton, this farm offers a great location—close to town. The land lies well and offers multiple potential build sites with attractive views of the surrounding area.

The farm is currently tenant-farmed, and the tenant would like to continue farming, offering immediate income potential for an investor or new owner.



PROPERTY FEATURES

COUNTY: **LINN** | STATE: **KANSAS** | ACRES: **117**

- 101 +/- tillable acres
- 15 +/- acres in grass
- Build site potential
- North and south access
- North access off black top road
- Power and water available
- Great location just outside Pleasanton, KS
- Farm does have a current tenant who would like to continue farming

15 +/- ACRES IN GRASS



101 +/- TILLABLE ACRES



BUILD SITE POTENTIAL



AERIAL MAP



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Boundary Center: 38° 9' 51.69, -94° 43' 12.23

0ft 589ft 1178ft



Maps Provided By



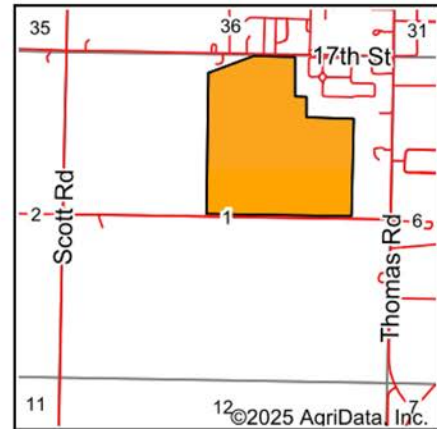
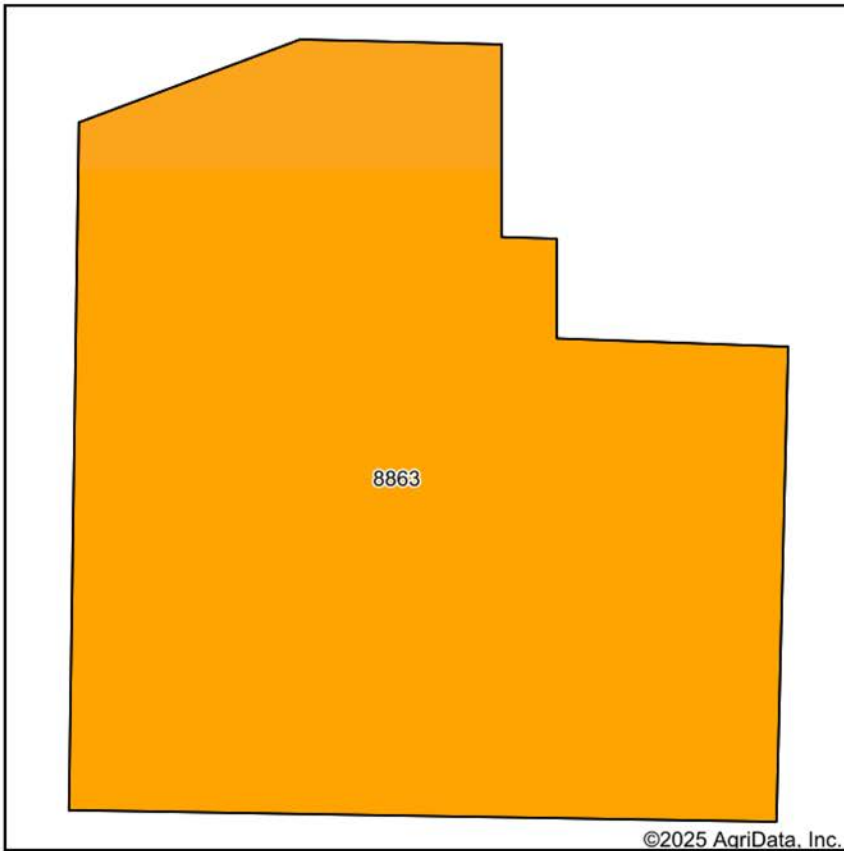
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1-22S-24E
Linn County
Kansas



11/24/2025

SOILS MAP



State: **Kansas**
 County: **Linn**
 Location: **1-22S-24E**
 Township: **Potosi**
 Acres: **116.72**
 Date: **11/24/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

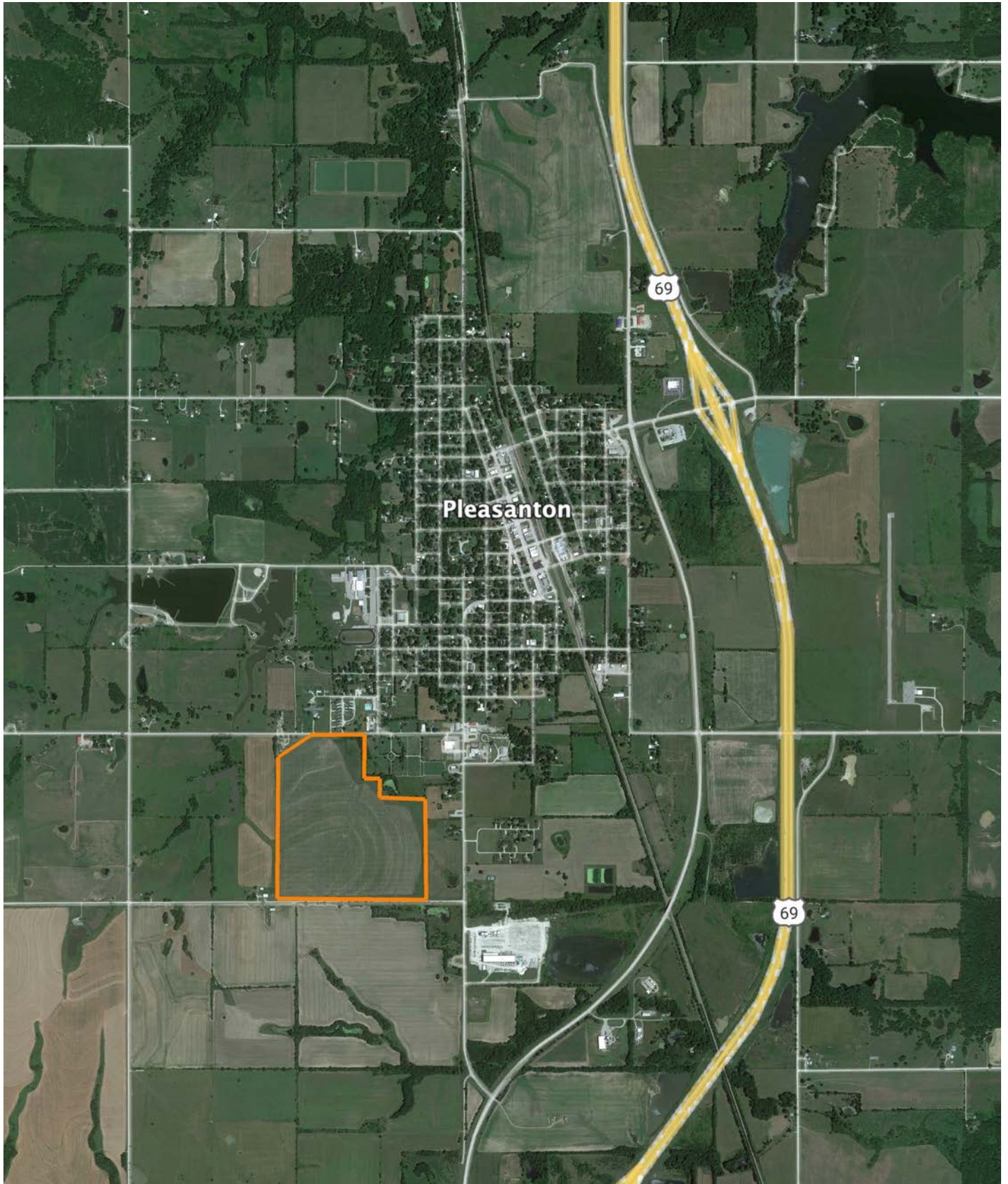
Area Symbol: KS107, Soil Area Version: 25

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
8863	Parsons silt loam, 0 to 1 percent slopes	116.72	100.0%		1.1ft. (Abrupt textural change)	Illw	3761	83	82	66	69	62
Weighted Average							3.00	*n 83	*n 82	*n 66	*n 69	*n 62

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Agent Clay Craft was born and raised in Madison, Mississippi, and grew up with a great passion for the outdoors. As a well-seasoned hunter, Clay managed to harvest his first deer at the age of 4. Shortly after, he started having success with bow hunting. Growing up in a family that was full of hunting and the outdoors, Clay always knew he wanted to make a career out of his passion.

Now, living in Overland Park, Kansas, Clay hunts on his family farms in Kansas and Missouri every year. He's been a part of several hunting TV shows and is currently filming with Heartland Bowhunter, an award-winning show on The Outdoor Channel, which he's done for over a decade. Clay stays true to his roots and loves bow hunting the giant whitetails that the Midwest has to offer. When he's not working, Clay enjoys spending time with his family, playing sports, and setting up his family farms for the next deer and turkey seasons.

Clay takes pride in how to improve and create better hunting farms. From increasing cover to strategic food plot placements, he has the knowledge to find and take farms to the next level. With the experience of hunting thousands of acres, Clay's love for land can't be missed. If you're in the market to buy or sell land in Eastern Kansas, let Clay put his knowledge and expertise to work for you.



CLAY CRAFT,

LAND AGENT

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