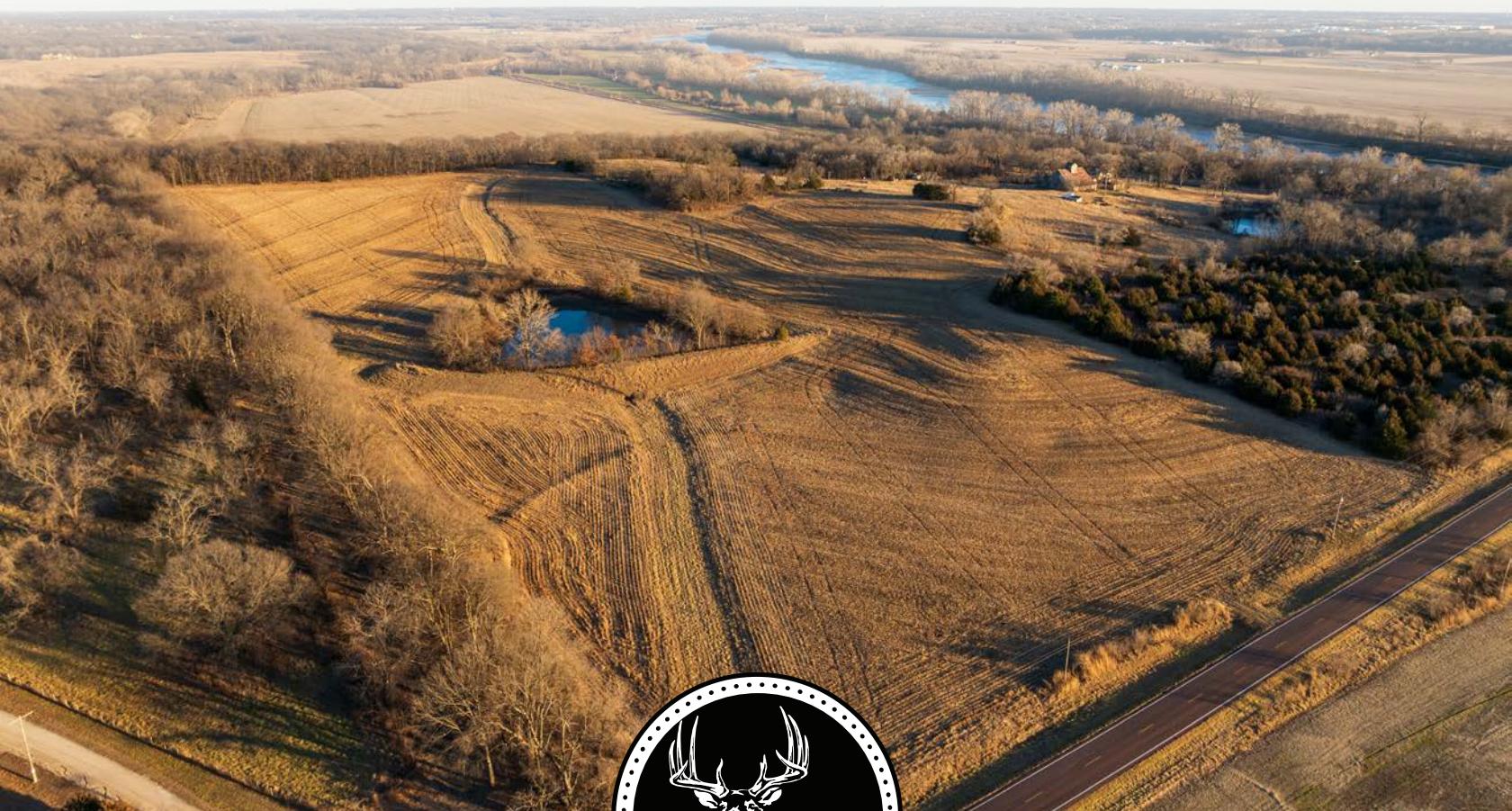


MIDWEST LAND GROUP PRESENTS

56 ACRES IN

LEAVENWORTH COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING MULTI-USE PROPERTY IN A PRIME LINWOOD, KANSAS GROWTH CORRIDOR

This 56 +/- acre exceptional multi-use property offers a rare blend of beauty, income, and location in one of Leavenworth County's most sought-after growth corridors. With breathtaking 360° panoramic views, the land showcases everything Kansas buyers dream of - wide-open skies, rolling terrain, and unmatched natural diversity.

Located just north of the Kansas River, this land is close to DeSoto, Eudora, and Linwood. Ideally suited for recreation, farming, investment, or a future residential development. Whether you're looking to enjoy the land today or hold it as an investment in a rapidly developing area, this property checks every box.

The property features a picturesque pond that adds both scenic appeal and recreational value, perfectly complementing the gently rolling landscape. Productive tillable acres provide immediate income potential, making this tract as practical as it is beautiful. Mature timbered ridges weave through the property, offering excellent wildlife habitat, natural privacy, and stunning elevation changes that elevate the views in every direction.

A rare opportunity to own a diverse, income-producing, and visually striking property in a location that continues to grow in demand.



PROPERTY FEATURES

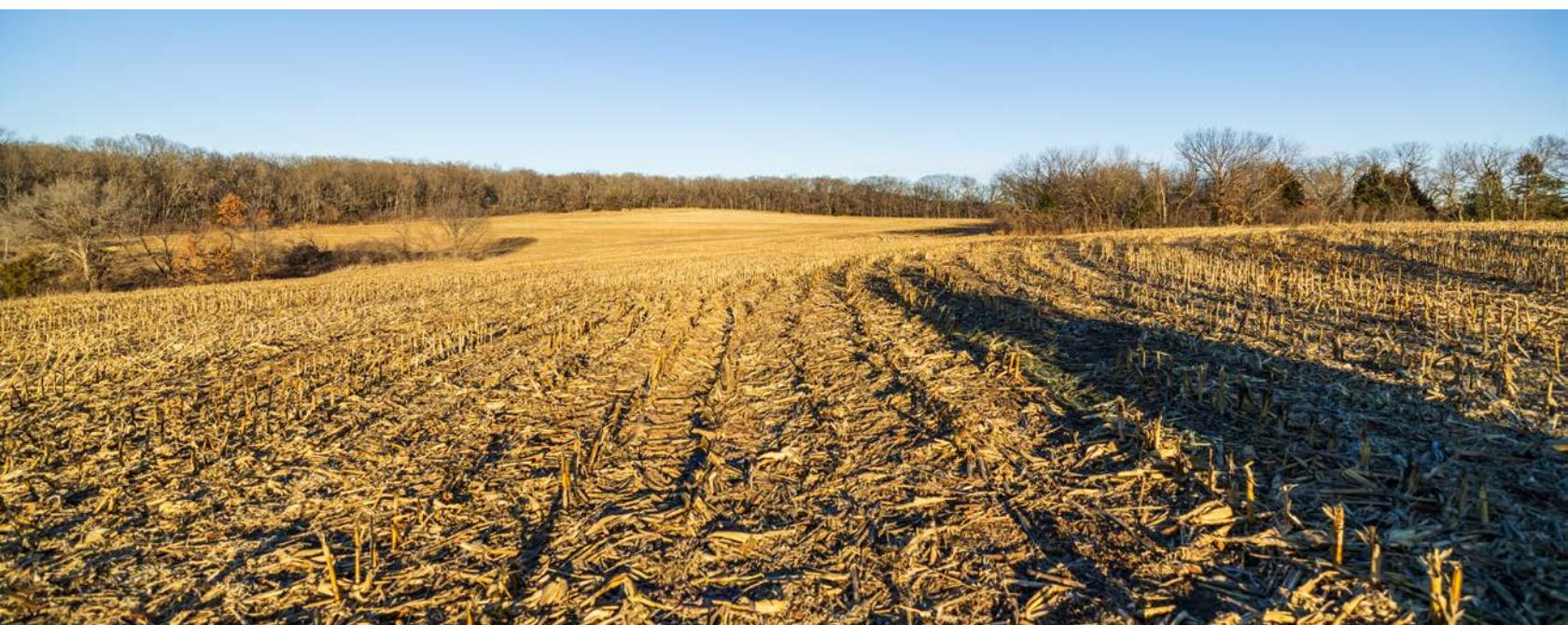
COUNTY: **LEAVENWORTH** | STATE: **KANSAS** | ACRES: **56**

- 56.74 total acres
- Great investment opportunity to develop or buy and hold
- Super location in growth corridor just north of the Kansas River
- Mix of tillable farm ground, hay ground, & timbered ridges
- Mature timber with massive oak trees & walnut trees
- Nice scenic pond
- 360 views with rolling terrain
- Exceptional hunting - big whitetail deer and wild turkey
- Mineral rights pass to new owner
- Just minutes from DeSoto, Eudora, and Linwood



TILLABLE FARM GROUND

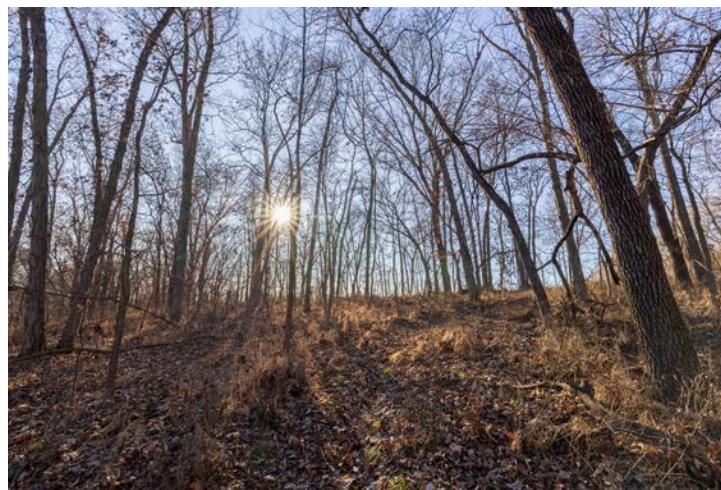
Productive tillable acres provide immediate income potential, making this tract as practical as it is beautiful.



HAY GROUND



TIMBERED RIDGES



NICE SCENIC POND



TRAIL CAM PICTURES



TOPOGRAPHY MAP



Maps Provided By:

 **surety**[®]
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem

0ft 391ft 783ft

Interval(ft): 10.0

Min: 792.2

Max: 864.1

Range: 71.9

Average: 827.2

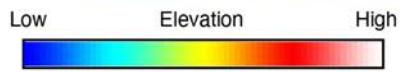
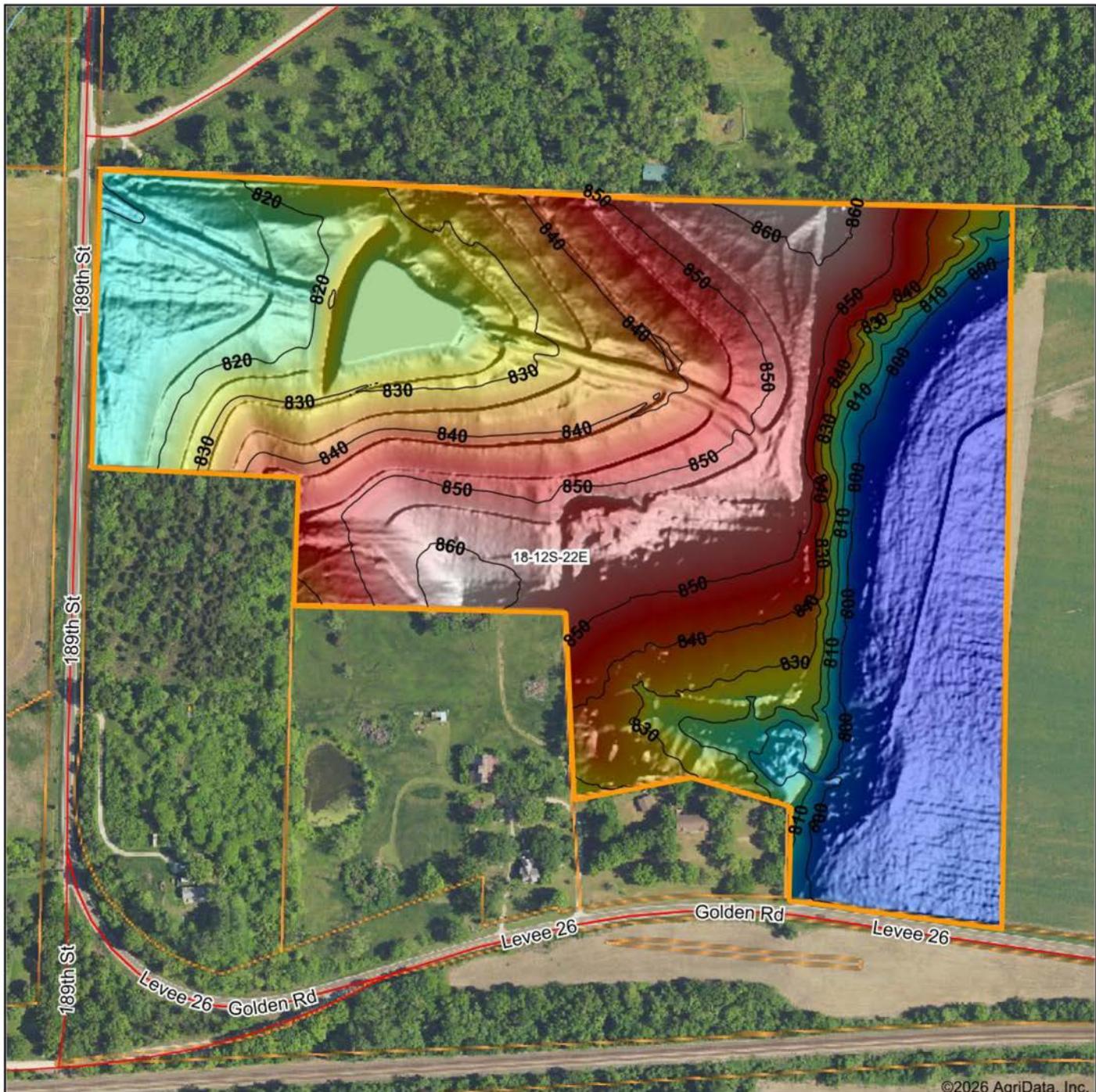
Standard Deviation: 21.65 ft

 N
W E
S
1/21/2026

18-12S-22E
Leavenworth County
Kansas

Boundary Center: 39° 0' 18.62, -95° 0' 42.42

HILLSHADE MAP



Source: USGS 1 meter dem

0ft 361ft 722ft

Interval(ft): 10

Min: 792.2

Max: 864.1

Range: 71.9

Average: 827.2

Standard Deviation: 21.65 ft



18-12S-22E
Leavenworth County
Kansas
1/21/2026

Boundary Center: 39° 0' 18.62, -95° 0' 42.42

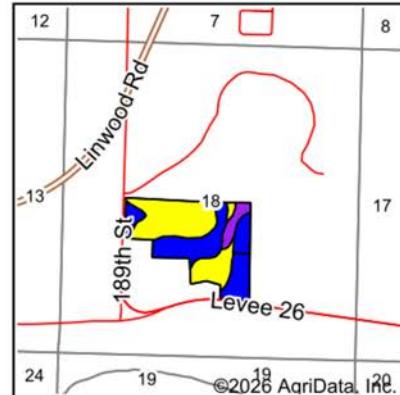
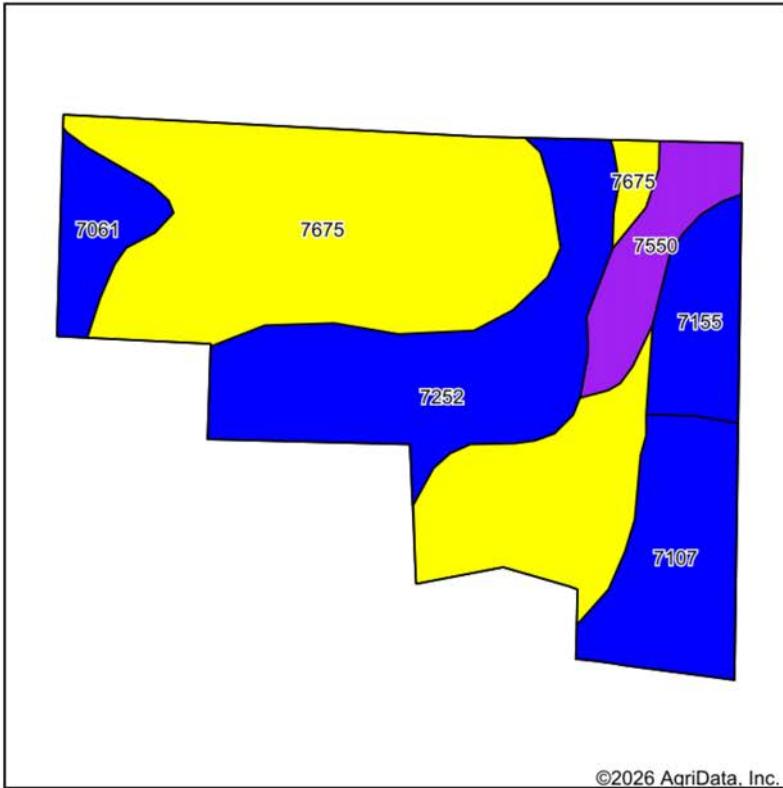


Maps Provided By:

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CUSTOMIZED ONLINE MAPPING
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SOILS MAP



State: **Kansas**
 County: **Leavenworth**
 Location: **18-12S-22E**
 Township: **Sherman**
 Acres: **56.74**
 Date: **1/21/2026**



Maps Provided By:
 **surety**[®]
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Soils data provided by USDA and NRCS.

Area Symbol: KS103, Soil Area Version: 20

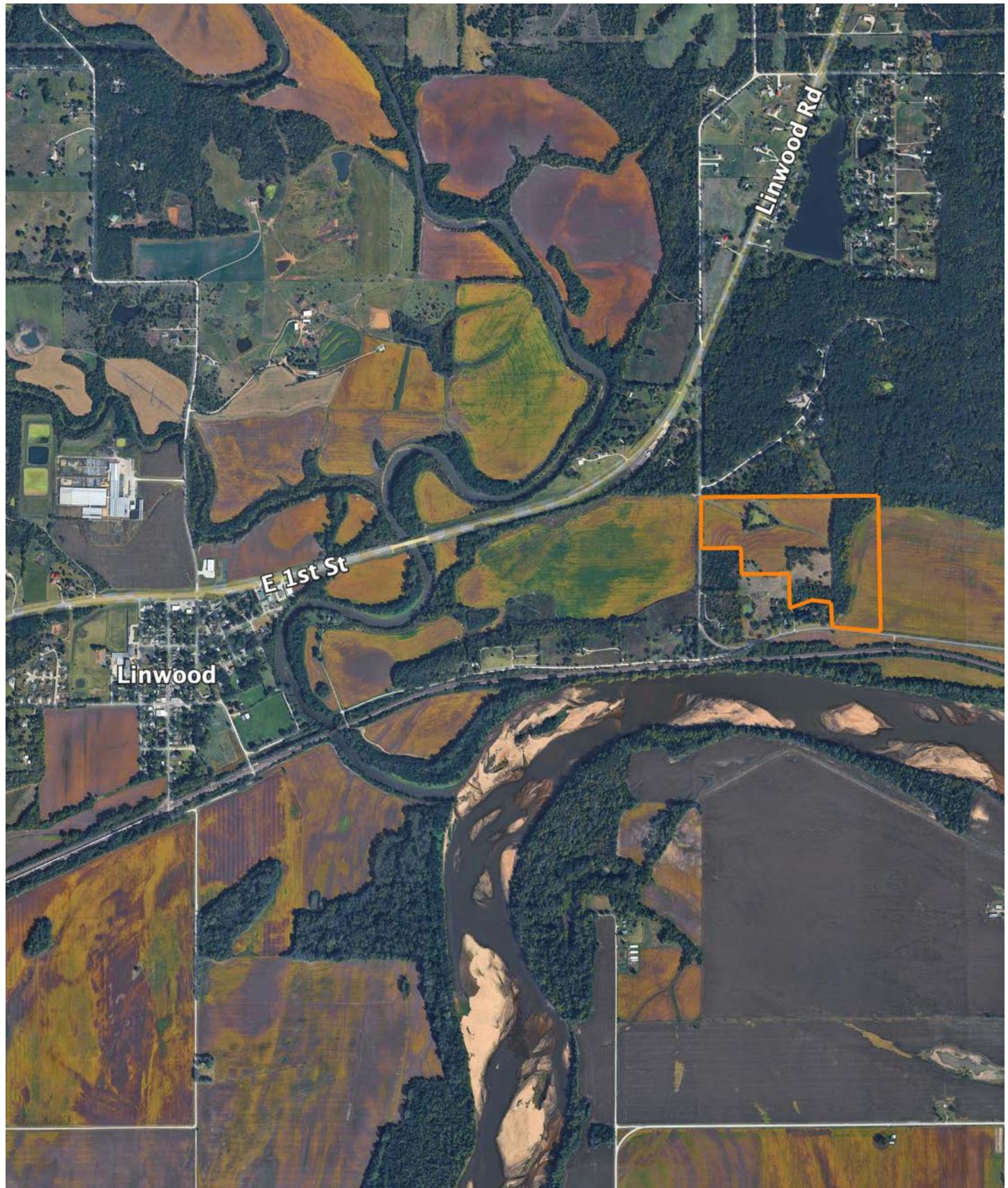
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
7675	Welda silt loam, 8 to 15 percent slopes	27.56	48.5%	Yellow	> 6.5ft.	IVe	4238	83	83	68	67	
7252	Grundy silty clay loam, 1 to 3 percent slopes	12.36	21.8%	Blue	> 6.5ft.	IIe	3845	52	51	51	47	
7107	Bismarckgrove-Kimo complex, rarely flooded	6.69	11.8%	Blue	> 6.5ft.	IIw	4880	69	60	51	69	2
7155	Kimo silty clay loam, rarely flooded	3.69	6.5%	Blue	> 6.5ft.	IIw	6875	70	58	61	69	48
7550	Rosendale-Bendena silty clay loams, 3 to 40 percent slopes	3.61	6.4%	Purple	3.2ft. (Paralithic bedrock)	VIIe	3623	38	33	38	29	
7061	Muscotah silty clay loam, occasionally flooded	2.83	5.0%	Blue	> 6.5ft.	IIw	6760	68	68	61	67	1
Weighted Average						3.29	4486.2	*n 70.1	*n 67.8	*n 59.6	*n 60.6	*n 3.4

*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

Donnie Thomas grew up an avid outdoorsman, learning how to hunt and fish early on from his father on their farm in Garnett, KS. This led to his passion for farms and property, and the possibilities that lie within to improve the land for wildlife. Born in Oswego, KS, Donnie attended high school in Olathe and graduated from Emporia State University with a Business degree in Marketing and Management. Before getting into real estate, he co-owned a large, regional, medical equipment company with his brother, at which he developed a deep appreciation for service and how it can make all the difference in a client relationship.

Today, Donnie uses that experience at Midwest Land Group to help others buy and sell land. His background as an outdoorsman, as well as owning and managing a farm, lends itself well to the land real estate industry. In addition to hunting, fishing, shooting, water sports, and travel, this proud Eagle Scout enjoys helping youth learn how to hunt, having organized several youth pheasant hunts. Donnie serves as a worship leader at Kahola Lake Church and is active at Grace Church, as well as the Fellowship of Christian Athletes Outdoors. Donnie and his wife Kristina, along with their three sons, use their passion for the outdoors to make their family farm in LaCygne an outdoor retreat and an escape from the city.



DONNIE THOMAS, LAND AGENT
913.396.6245
DThomas@MidwestLandGroup.com



MidwestLandGroup.com

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