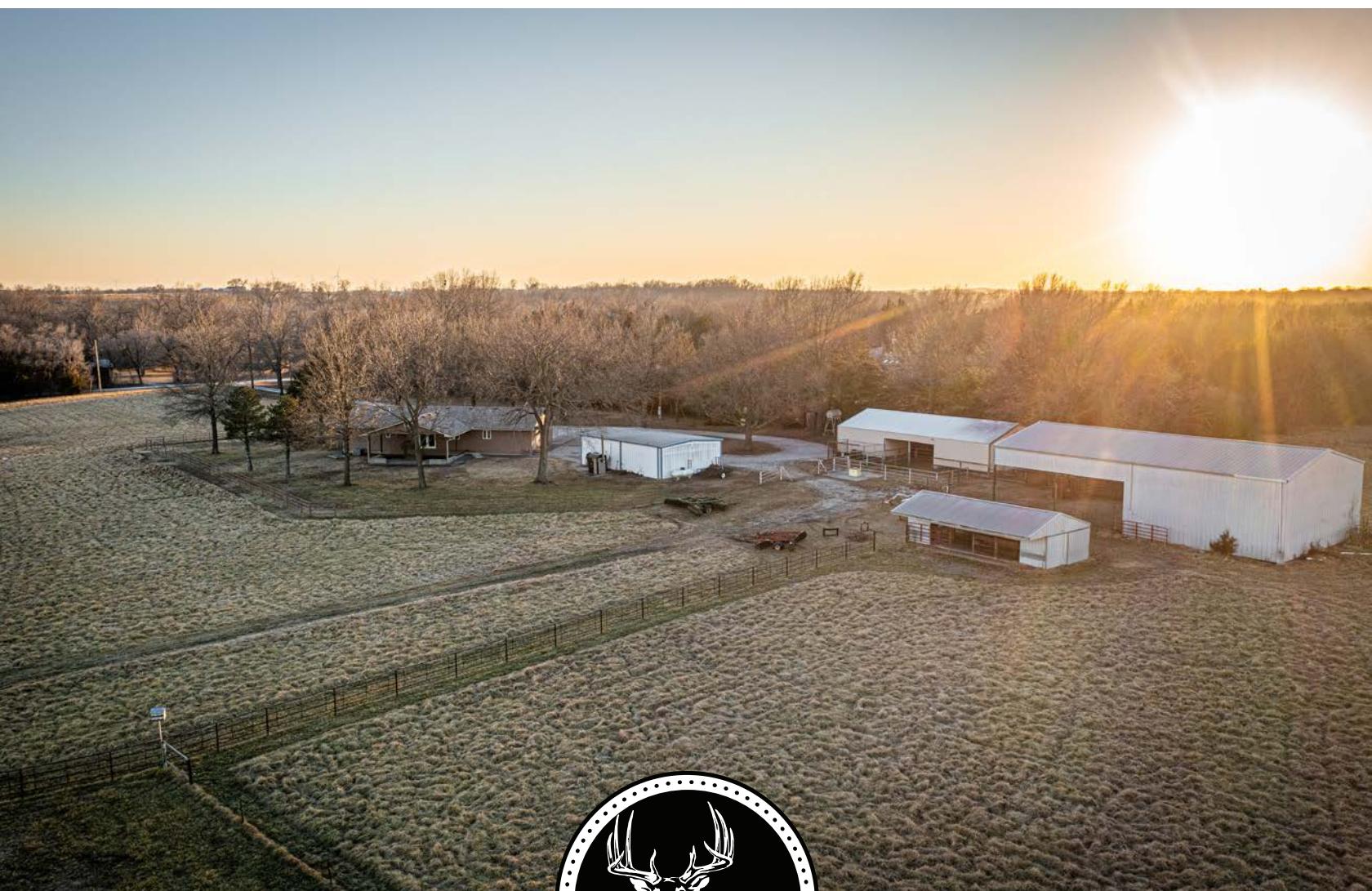


MIDWEST LAND GROUP PRESENTS

147 ACRES IN

NEOSHO COUNTY KANSAS

6260 183RD ROAD, CHANUTE, KS 66720



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED COUNTRY ESTATE, WORKING RANCH, AND PREMIER WATERFOWL HABITAT ON TURKEY CREEK

Escape the noise and retreat down a long, secluded driveway to a truly rare 147+/- acre southeast Kansas property that combines a well-appointed country home, fully equipped livestock operation, and one of the area's most exciting waterfowl development opportunities. This is a property that works hard, hunts hard, and lives comfortably.

Built in 1990, the home offers 1,450 square feet of open-concept living on the main level, thoughtfully positioned to capture breathtaking Kansas sunrises. Double sliding doors open to the back porch, creating a private front-row seat overlooking your own land, livestock, and wide-open skies. The home features 3 spacious bedrooms and 1.5 baths, while the 725 square foot partially finished basement serves as an ideal entertainment space, complete with a built-in media center for hosting friends and family.

The surrounding 40 acres are perfectly suited for livestock and hay production. A fenced one-acre pond is equipped with an external waterer to protect water quality from cattle. Well-designed working pens with water access lead directly to the chute and barn, allowing for efficient calving, doctoring, and daily operations. Everything about this setup was designed with usability in mind—less time working, more time enjoying.

Outbuildings are extensive and functional, including a detached two-car metal garage, a 30'x60' farm building with electric and water, a 40'x72' open barn for hay and equipment storage, and a 16'x36' utility shelter for livestock protection. Two barns are fully powered and plumbed, making this Chanute-area homestead a rare blend of privacy, infrastructure, and production capability.

Beyond the ranch headquarters lies the crown jewel: 107 +/- acres of premier waterfowl, deer, and turkey habitat along Turkey Creek and the Neosho River corridor. This is the kind of property serious waterfowl hunters dream about—and rarely get a chance to own.

The land lies nearly dead flat, with approximately 77 +/- acres at 0-1% slopes and another 26 acres at 0-2% slopes, creating exceptional potential for water control. Multiple natural low-lying areas and consistent water sources set the stage for developing 3-4 high-end marshes, stretching from Turkey Creek through the interior and toward the north end of the property.

Whitetail deer and turkey hunting are equally impressive. Mature hardwood timber, abundant water, nearby tillable ground, and natural travel corridors provide everything wildlife needs to thrive. The property lies in Kansas Deer Unit 11, a unit well known for producing quality bucks year after year.

From an agricultural standpoint, the soils add even more value. The farm is primarily made up of Class III Osage silty clay and Class II Lanton silt loam, making it well-suited for hay production, grazing, or additional agricultural uses.

Location further strengthens the appeal. By following the Neosho River just 16 miles, you reach the Neosho Wildlife Area, reinforcing this region's reputation as one of southeast Kansas' premier waterfowl destinations.

Whether you're searching for a secluded country estate, a fully functional cattle and hay operation, or a top-tier hunting and waterfowl development property, this 147 +/- acre offering delivers a rare combination of comfort, productivity, and recreational upside that is seldom found in one place.



PROPERTY FEATURES

COUNTY: **NEOSHO** | STATE: **KANSAS** | ACRES: **147**

- 3 bed, 1.5 bath ranch home
- 2,175 square feet
- Pond with outside waterer
- Working facility
- Detached 2-car garage
- 30'x60' farm building
- 40'x72' hay barn
- 16'x36' utility shelter
- Propane and wood boiler
- Hunting
- Fishing
- 2.5 miles to Chanute
- .2 mile of gravel
- Located on Turkey Creek with influence from the Neosho River
- In the core of the southeast Kansas waterfowl flyway
- Just 16 miles from Neosho Wildlife Area
- Marsh development potential for 3-4 wetlands
- 77 acres with 0-1% slopes – nearly table-top flat
- 26 acres with 0-2% slopes – ideal for controlled flooding
- Proven neighborhood for ducks and geese
- Bonus deer and turkey hunting in Kansas Deer Unit 11

3 BED, 1.5 BATH RANCH HOME



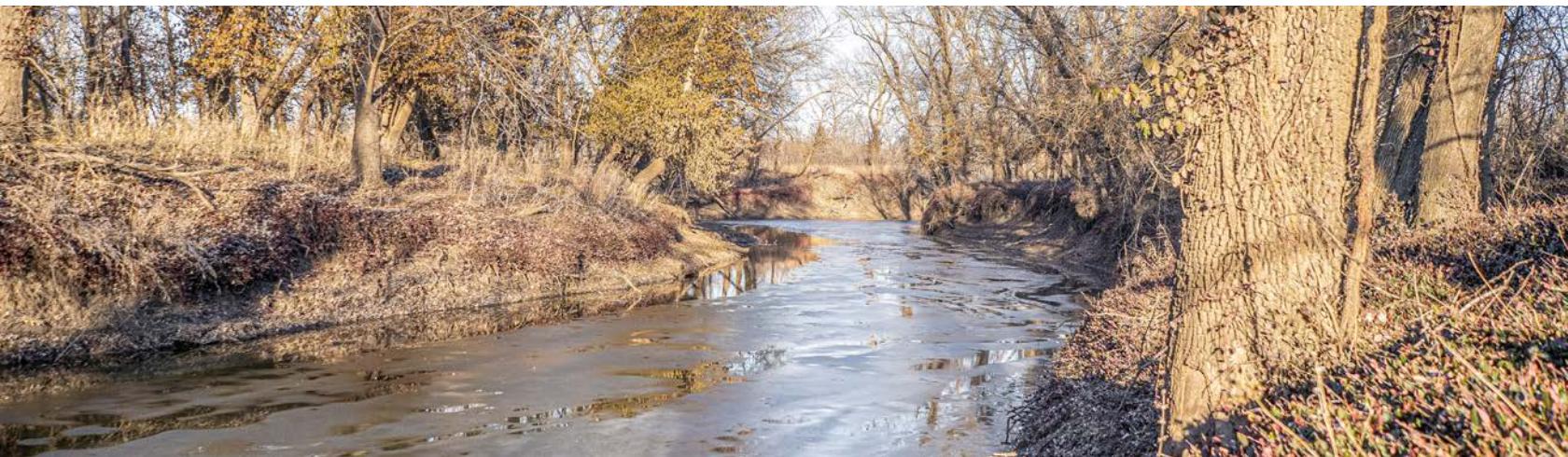
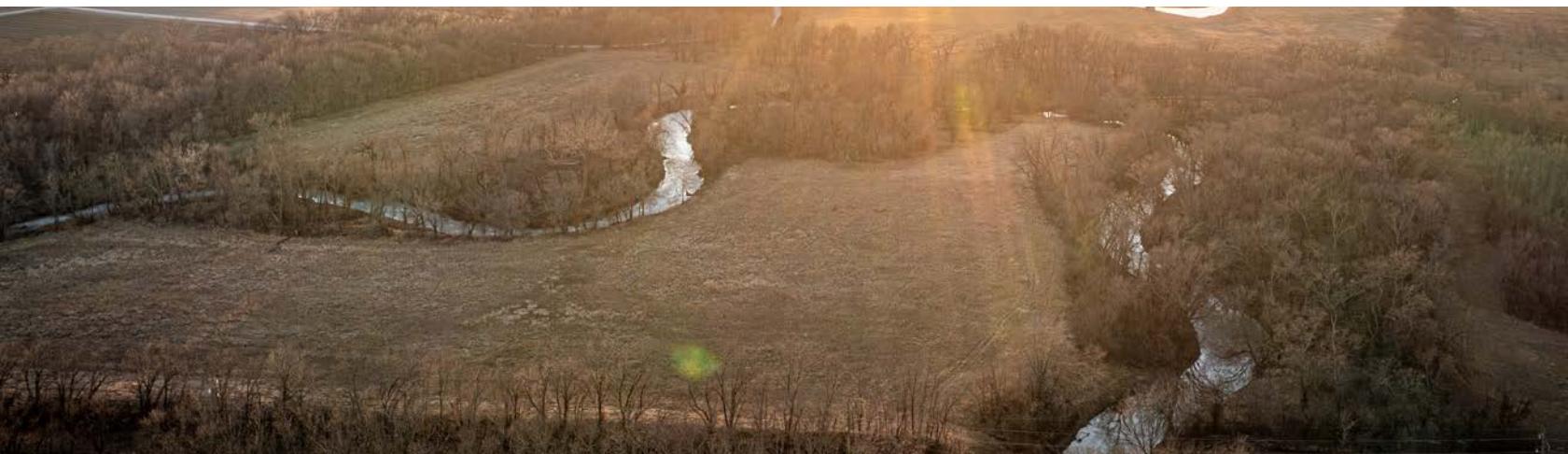
POND WITH OUTSIDE WATERER



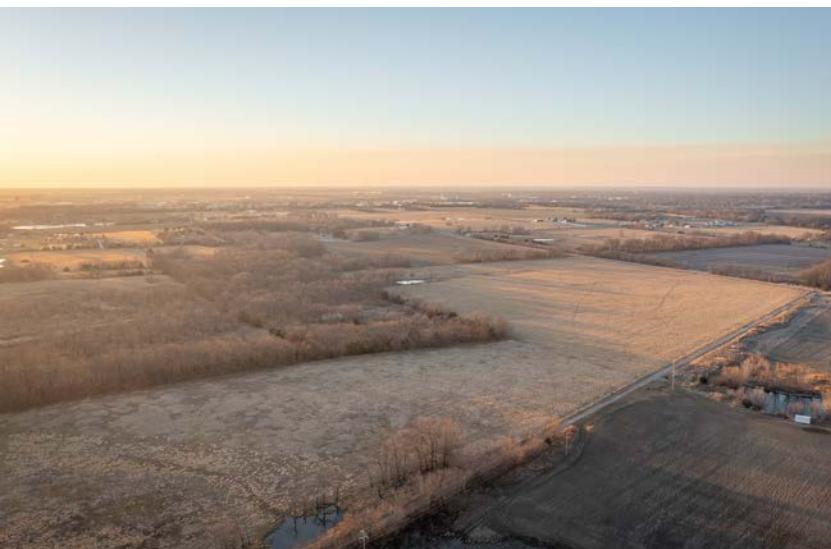
MULTIPLE OUTBUILDINGS



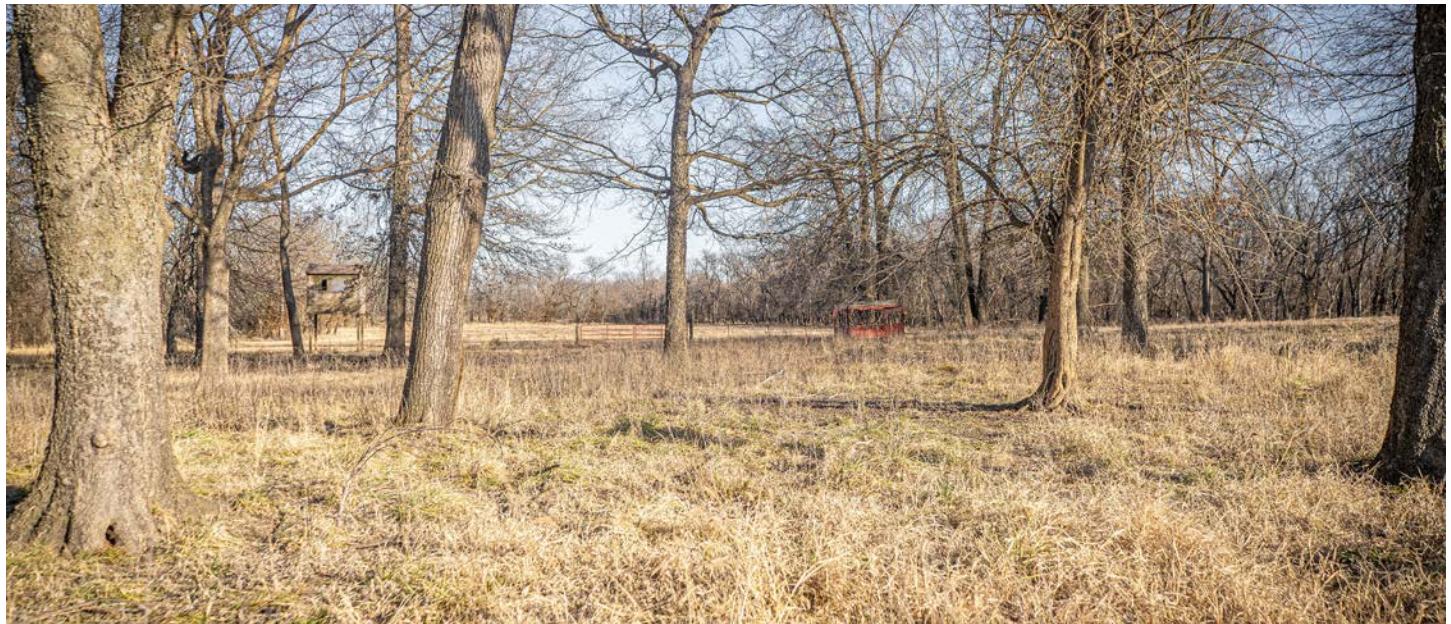
TURKEY CREEK



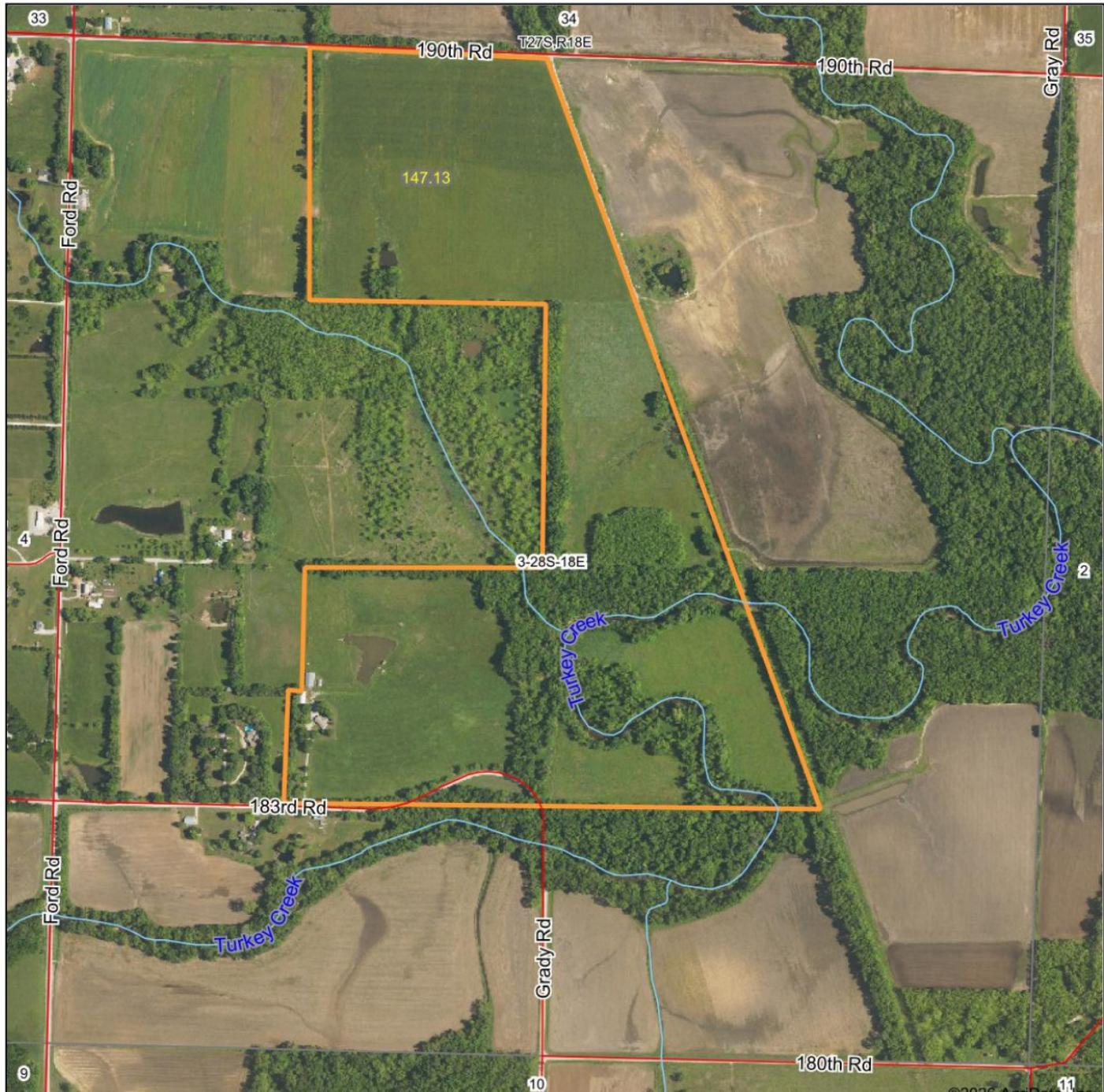
77 +/- ACRES WITH 0-1% SLOPES



HUNTING OPPORTUNITIES



AERIAL MAP



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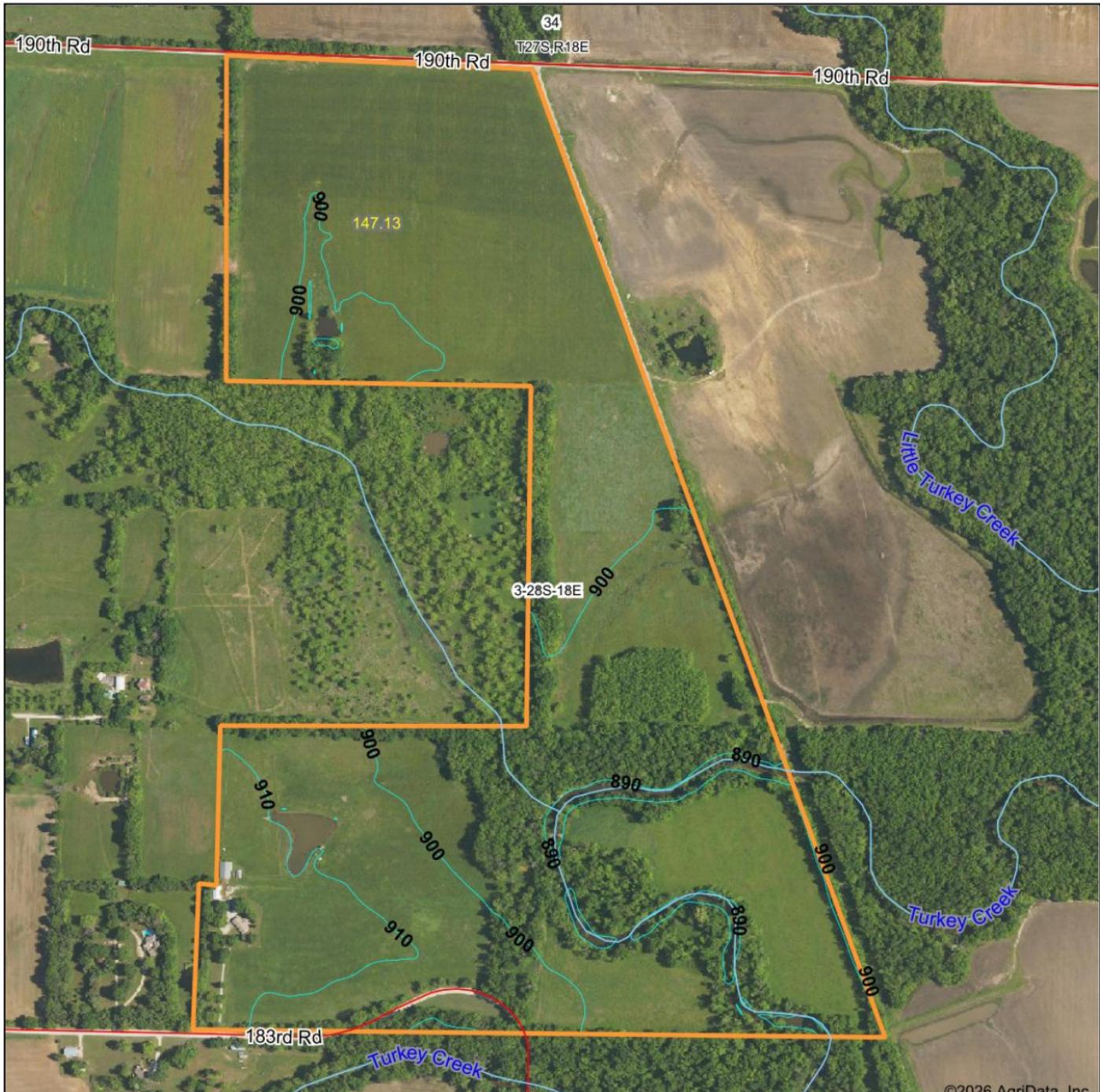
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TOPOGRAPHY MAP



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Source: USGS 10 meter dem

0ft 652ft 1304ft

Interval(ft): 10.0

Min: 882.3

Max: 918.9

Range: 36.6

Average: 900.7

Standard Deviation: 5.68 ft

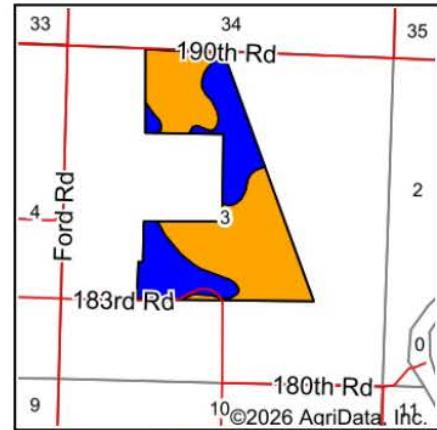
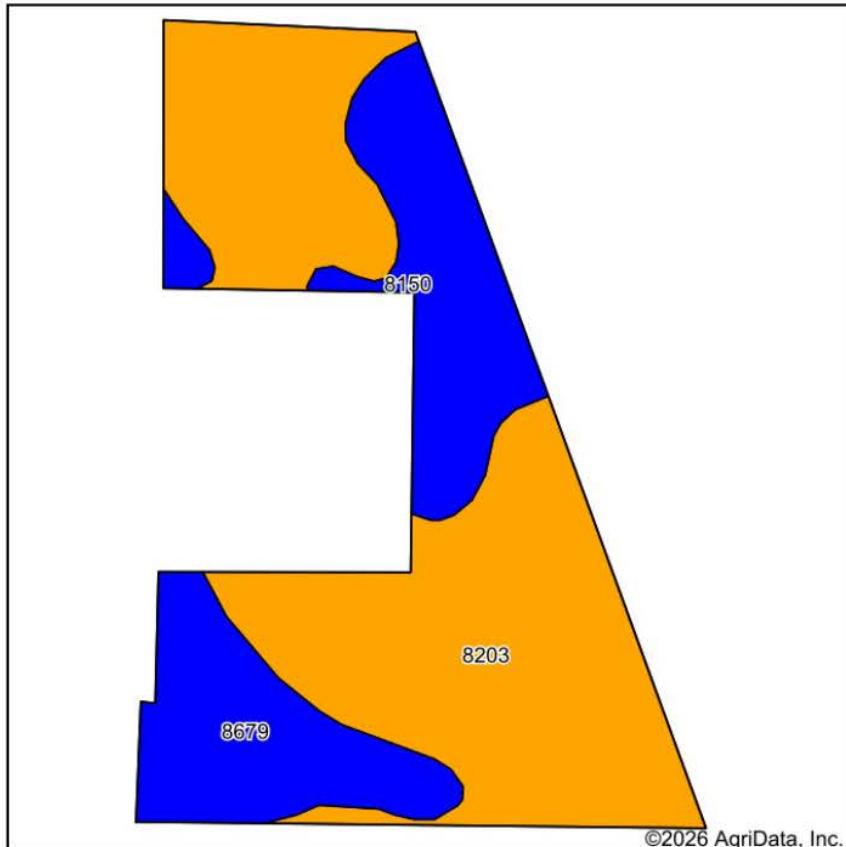


3-28S-18E
Neosho County
Kansas

2/17/2026

Boundary Center: 37° 38' 24.41, -95° 25' 30.33

SOILS MAP



State: **Kansas**
 County: **Neosho**
 Location: **3-28S-18E**
 Township: **Canville**
 Acres: **147.13**
 Date: **2/17/2026**



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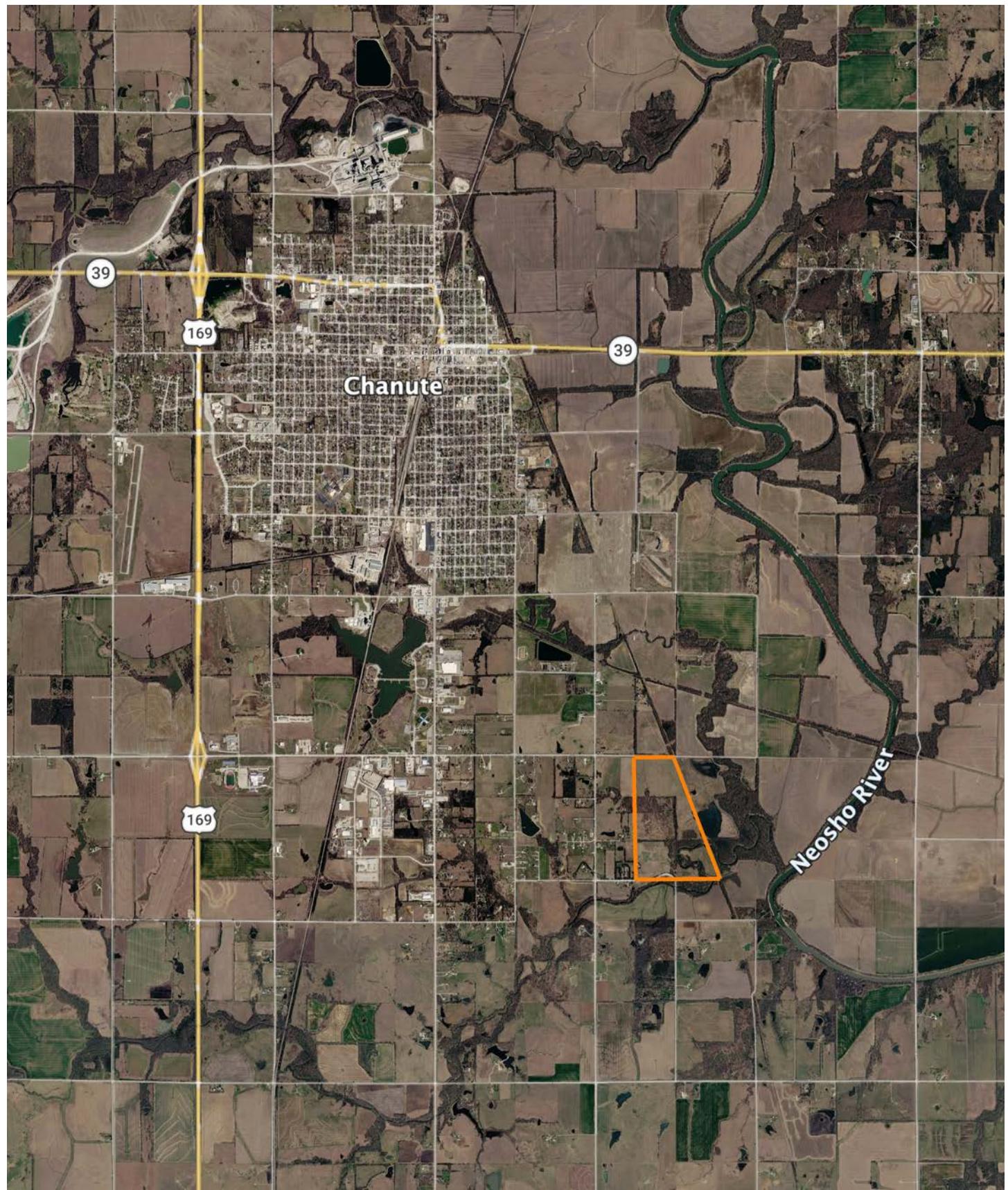


Area Symbol: KS133, Soil Area Version: 26											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
8203	Osage silty clay, 0 to 1 percent slopes, occasionally flooded	93.43	63.5%	Orange	> 6.5ft.	llw	7199	45	42	44	
8679	Dennis silt loam, 1 to 3 percent slopes	27.01	18.4%	Blue	> 6.5ft.	lle	4838	79	78	64	
8150	Lanton silt loam, 0 to 2 percent slopes, occasionally flooded	26.69	18.1%	Blue	> 6.5ft.	llw	7000	73	73	63	
Weighted Average						2.64	6729.5	*n 56.3	*n 54.2	*n 51.1	

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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,
LAND AGENT

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