

MIDWEST LAND GROUP PRESENTS

107 ACRES IN

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# NEOSHO COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# 107 +/- ACRES IN NEOSHO FLYWAY

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This is the kind of property serious waterfowl hunters dream about and almost never get a shot at.

Located on Turkey Creek and the Neosho River corridor, this 107 +/- acre tract sits in the heart of southeast Kansas' premier flyway. The land lays nearly dead flat, with multiple natural water-holding areas that set up perfectly for developing 3-4 high-end marshes from the creek north through the property.

The land lays exceptionally well, with approximately 77 acres featuring 0-1% slopes and another 26 acres at 0-2% slopes. This near-level topography, combined with Turkey Creek and multiple low-lying, water-holding areas, creates ideal conditions for a serious waterfowl enthusiast. With proper development, the property has the potential to support 3-4 marshes stretching from Turkey Creek through the interior and up toward the north end of the farm.

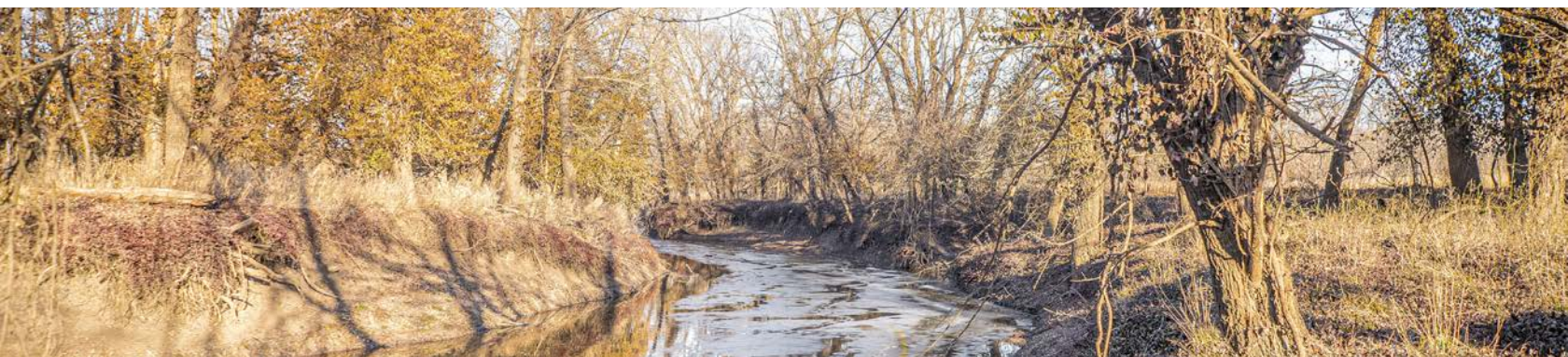
Deer and turkey hunting are equally impressive. Mature hardwood timber provides excellent cover,

while nearby tillable acreage, abundant water, and natural travel corridors give wildlife everything they need to thrive. This tract sits in Kansas Deer Unit 11, well known for producing quality whitetails year after year.

From a production standpoint, the soils are equally attractive. The majority consists of Class III Osage silty clay and Class II Lanton silt loam - well-suited for producing high-quality hay or supporting additional agricultural uses.

Location is hard to beat. The property sits directly along the Neosho River, and by following the river just 16 miles, you'll reach the Neosho Wildlife Area - further reinforcing the area's reputation as a premier waterfowl destination.

Whether you're looking to develop a top-tier hunting property, invest in productive land, or own a rare piece of southeast Kansas habitat, this 107 +/- acre tract checks every box.



# PROPERTY FEATURES

PRICE: **\$415,000** | COUNTY: **NEOSHO** | STATE: **KANSAS** | ACRES: **107**

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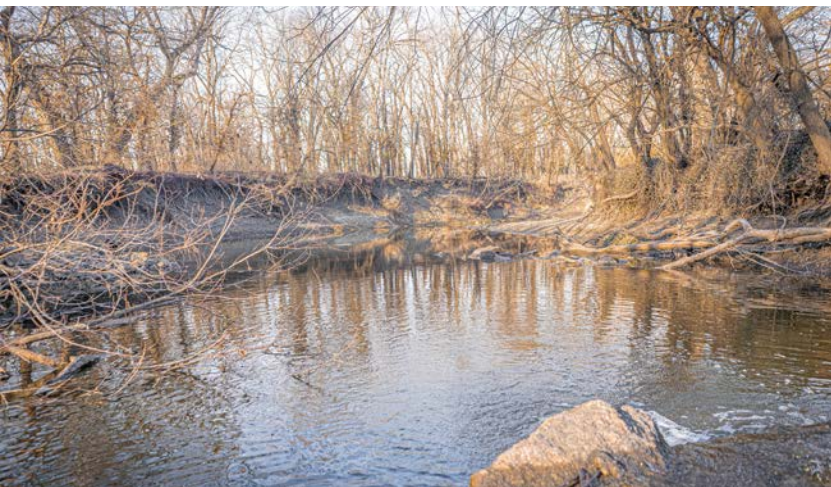
- 107 +/- acres in Neosho County, KS
- Located on Turkey Creek with influence from the Neosho River
- In the core of the SE Kansas waterfowl flyway
- Just 16 miles from Neosho Wildlife Area
- Marsh development potential for 3-4 wetlands
- 77 acres with 0-1% slopes – nearly table-top flat
- 26 acres with 0-2% slopes – ideal for controlled flooding
- Multiple low-lying, water-holding basins
- Natural floodplain characteristics
- Secluded layout that allows birds to work naturally
- Proven neighborhood for ducks and geese
- Bonus deer & turkey hunting in Kansas Deer Unit 11



# MARSH DEVELOPMENT POTENTIAL

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With proper development, the property has the potential to support 3-4 marshes stretching from Turkey Creek through the interior and up toward the north end of the farm.



# TURKEY CREEK

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## DEER & TURKEY HUNTING

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# NATURAL FLOODPLAIN CHARACTERISTICS

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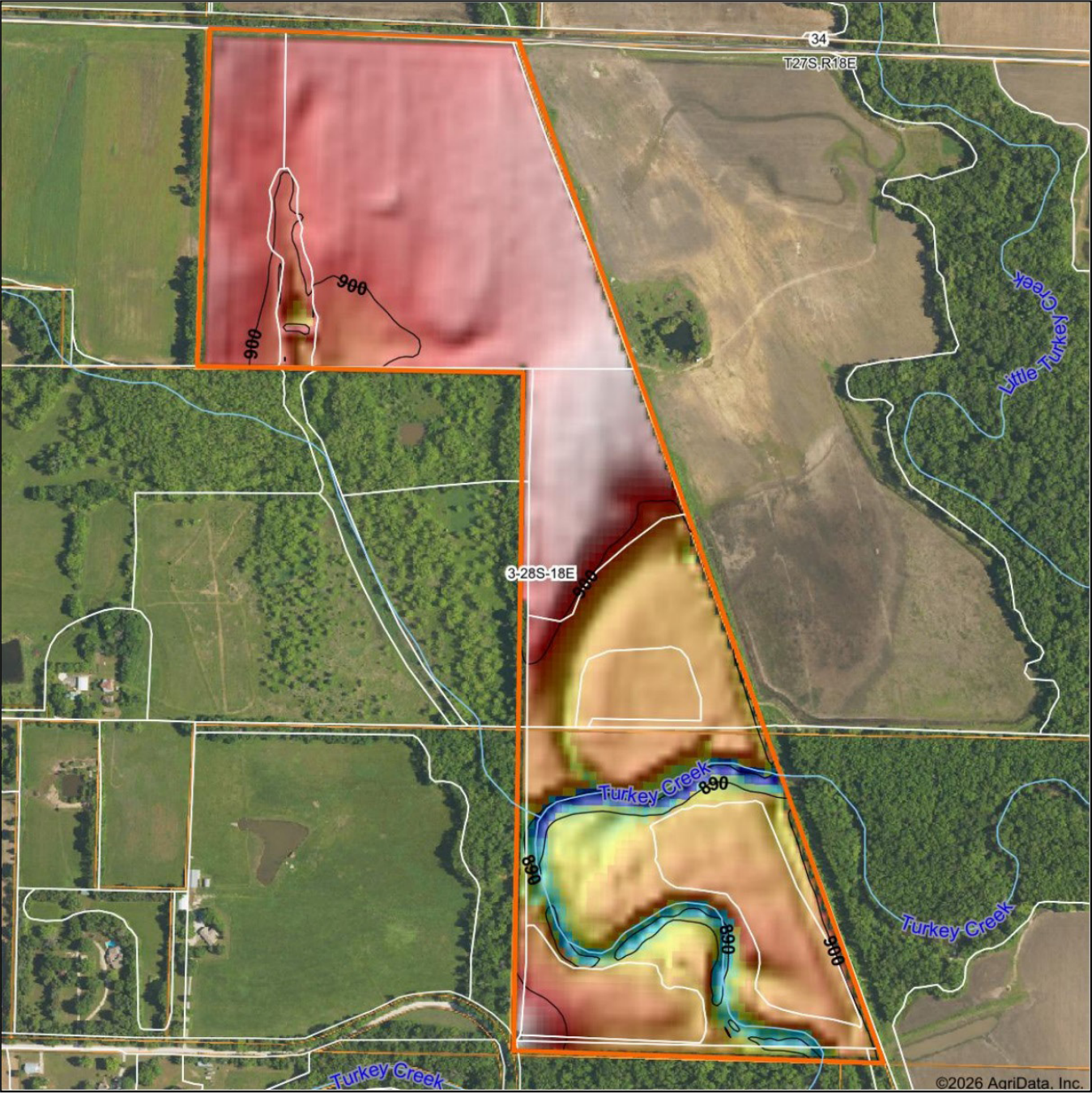


# ADDITIONAL PHOTOS

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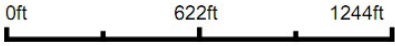
# HILLSHADE MAP



Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

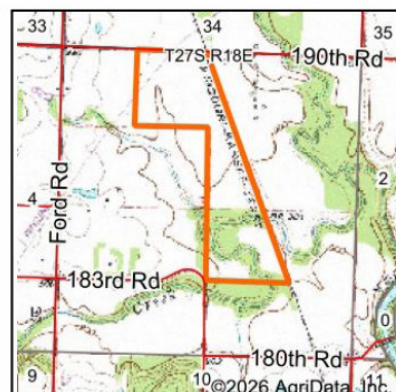
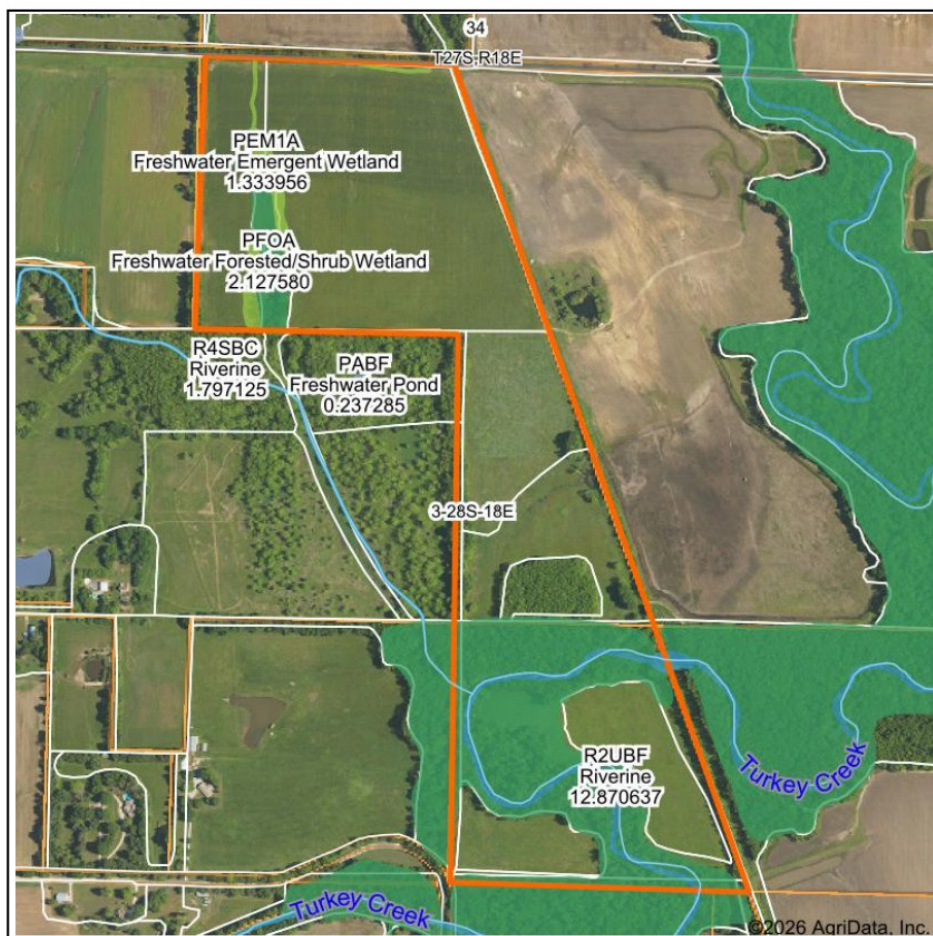
Source: USGS 10 meter dem  
Interval(ft): 10  
Min: 882.3  
Max: 906.2  
Range: 23.9  
Average: 898.8  
Standard Deviation: 4.07 ft



**3-28S-18E**  
**Neosho County**  
**Kansas**

Boundary Center: 37° 38' 24.43, -95° 25' 29.69

# WETLANDS MAP



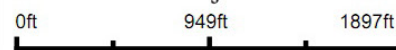
State: **Kansas**  
 Location: **3-28S-18E**  
 County: **Neosho**  
 Township: **Canville**  
 Date: **2/1/2026**



Maps Provided By



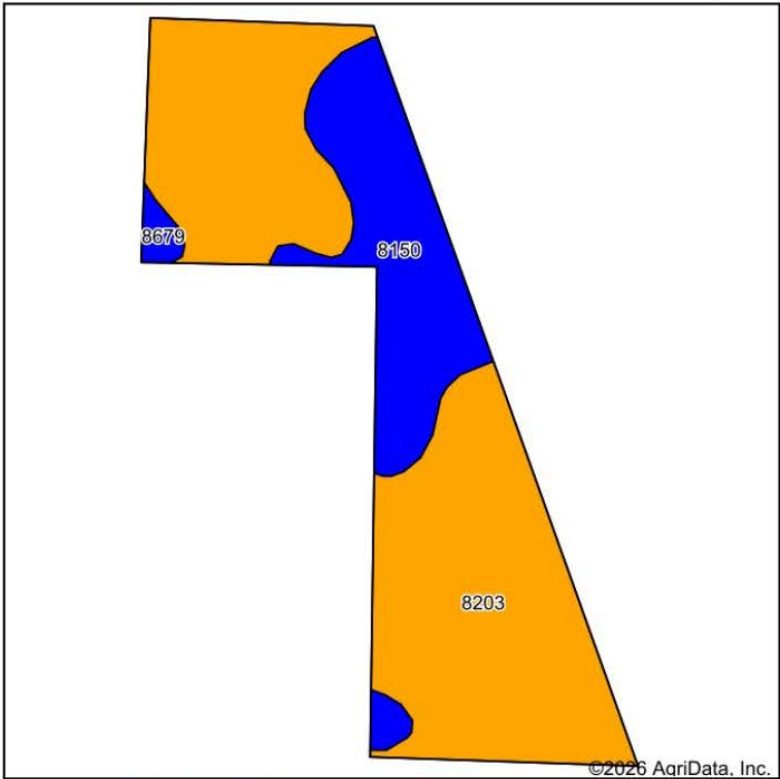
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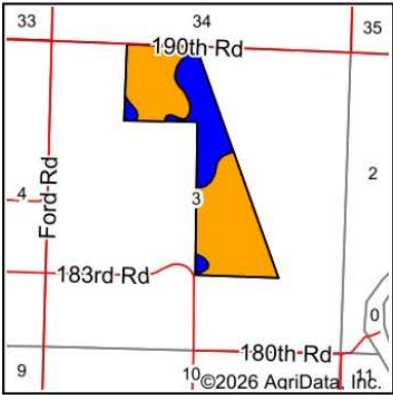
Classification Code	Type	Acres
PFOA	Freshwater Forested/Shrub Wetland	22.64
PEM1A	Freshwater Emergent Wetland	2.02
R2UBF	Riverine	1.99
PEM1Cx	Freshwater Emergent Wetland	0.17
Total Acres		26.82

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Neosho**  
Location: **3-28S-18E**  
Township: **Canville**  
Acres: **106.52**  
Date: **2/1/2026**



Maps Provided By:



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	77.36	72.6%		> 6.5ft.	IIIw	7199	45	42	44
8150	Lanton silt loam, 0 to 2 percent slopes, occasionally flooded	26.33	24.7%		> 6.5ft.	IIw	7000	73	73	63
8679	Dennis silt loam, 1 to 3 percent slopes	2.83	2.7%		> 6.5ft.	Ile	4838	79	78	64
Weighted Average						2.73	7087.1	*n 52.8	*n 50.6	*n 49.2

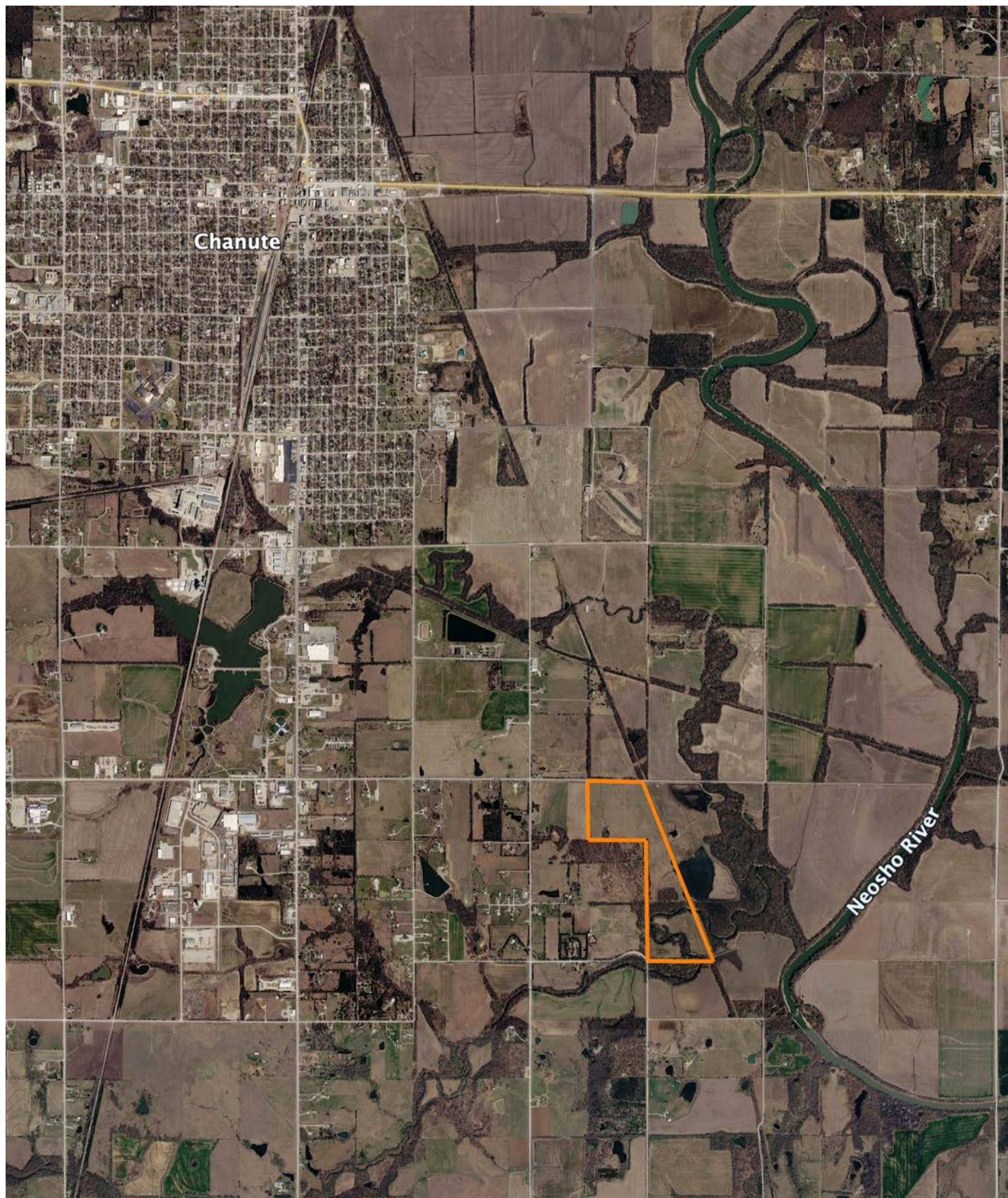
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# OVERVIEW MAP

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## AGENT CONTACT

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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

**620.794.1229**

[CThurston@MidwestLandGroup.com](mailto:CThurston@MidwestLandGroup.com)



## MidwestLandGroup.com

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