

MIDWEST LAND GROUP PRESENTS

38.5 ACRES

NEOSHO COUNTY, KS

6260 183RD ROAD, CHANUTE, KANSAS, 66720



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SERENITY & UTILITY: 38.5 +/- ACRE HOMESTEAD IN CHANUTE

Escape the noise and retreat down a long, secluded driveway to this stunning 38.5 +/- acre estate, where privacy meets productivity. Built in 1990, the home offers 1,450 square feet of open-concept living on the main level, perfectly positioned to capture breathtaking Kansas sunrises. Through the double sliding doors, the back porch serves as your private front-row seat to the beauty of your own land and livestock. With 3 spacious bedrooms and 1.5 baths, the home is designed for comfort, while the 725 square foot partially finished basement provides an ideal entertainment hub for gathering with friends and family around the built-in media center.

Beyond the home, the property is a dream for any livestock owner or hobby farmer. The land features a fenced 1 acre pond equipped with an external waterer to keep the pond in tip-top shape from the cattle. The

improvements are thoughtfully designed for ease of use, including working pens with water access that lead directly to the chute and barn for seamless calving or doctoring. Every detail has been considered to make daily operations efficient, ensuring you spend less time working the land and more time enjoying it.

The property's extensive outbuildings offer a solution for every need, including a detached two-car metal garage and a massive 30'x60' farm building equipped with both electric and water. For hay storage and equipment, the 40'x72' open barn provides ample space, while a 16'x36' utility shelter offers dedicated protection for livestock. With two of the barns fully powered and plumbed, this Chanute homestead is a rare find that perfectly balances the serenity of a secluded retreat with the rugged capability of a working ranch.



PROPERTY FEATURES

COUNTY: **NEOSHO** | STATE: **KANSAS** | ACRES: **38.5**

- 3 bed, 1.5 bath ranch home
- 2,175 square feet
- 38.5 +/- acres
- 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
- 0.2 miles of gravel



3 BED, 1.5 BATH RANCH HOME



WORKING FACILITY



POND WITH OUTSIDE WATERER



OUTBUILDINGS



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By



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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 37° 38' 10.92, -95° 25' 39.24

3-28S-18E
Neosho County
Kansas

0ft 510ft 1019ft



2/10/2026

TOPOGRAPHY MAP



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 889.9

Max: 918.6

Range: 28.7

Average: 905.2

Standard Deviation: 6.59 ft

0ft 280ft 561ft

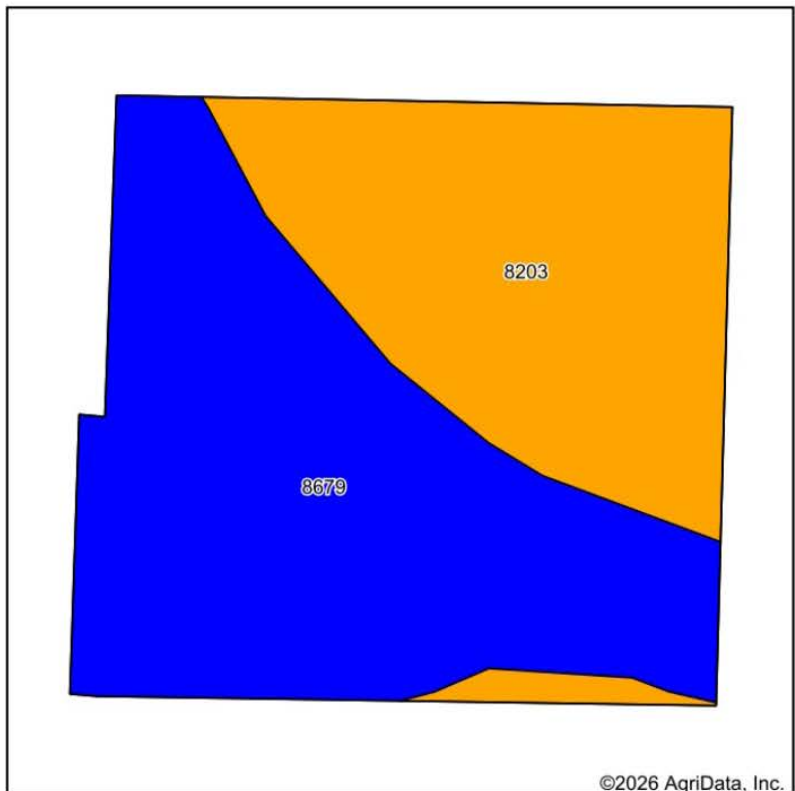


2/10/2026

3-28S-18E
Neosho County
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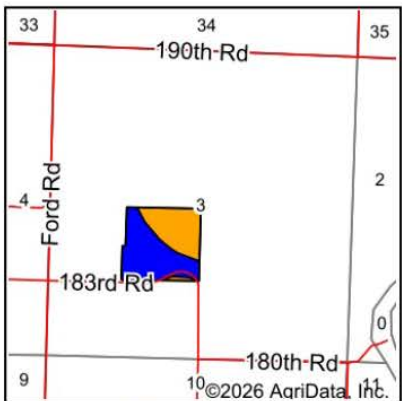
Boundary Center: 37° 38' 10.92, -95° 25' 39.24

SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Kansas**
County: **Neosho**
Location: **3-28S-18E**
Township: **Canville**
Acres: **38.59**
Date: **2/10/2026**



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CUSTOMIZED ONLINE MAPPING

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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
8679	Dennis silt loam, 1 to 3 percent slopes	22.52	58.4%		> 6.5ft.	Ile	4838	79	78	64
8203	Osage silty clay, 0 to 1 percent slopes, occasionally flooded	16.07	41.6%		> 6.5ft.	IIIw	7199	45	42	44
Weighted Average						2.42	5821.2	*n 64.8	*n 63	*n 55.7

*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

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.



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