

MIDWEST LAND GROUP PRESENTS

175 ACRES IN

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# MARION COUNTY KANSAS



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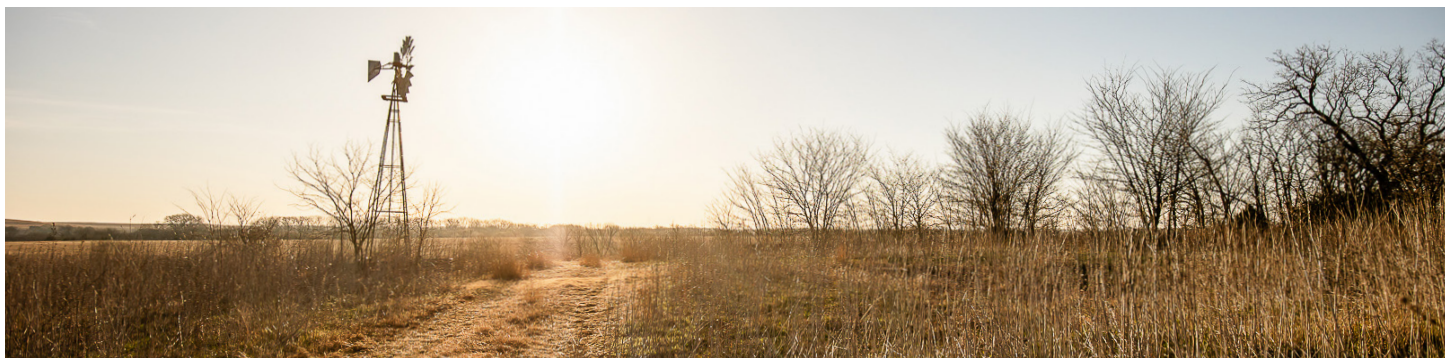
# DIVERSE RECREATIONAL FARM ON THE COTTONWOOD RIVER

Just northwest of Florence in Marion County sits this diverse and well-laid-out recreational farm. The property is anchored by .85 miles of the highly sought-after Cottonwood River winding throughout the north boundary. This river is a magnet and major travel corridor for the whitetail deer in the area. Come springtime, you are sure to find roosting toms in the towering trees along the river. A portion of the river has riffled water and would be an excellent location to decoy mallards up close in the dead of winter when other surrounding water is locked up. This river also provides fishing opportunities or simple recreation, such as hanging out on the sandbars and relaxing in the heat of the summer. Towering hardwood trees line this river, and acorns are littered on the ground from mature oak trees, providing an excellent natural food source and attractant.

Just south of the river in the bottom sits 31 +/- acres of highly productive farm ground with an impressive NCCPI rating of 83. Deer hit this field by the dozens, and it is a dependable food source and could provide some passive income through a cash rent or crop share agreement. The center of the property is made up of rolling hills of thick native grasses and brush, creating excellent cover and bedding areas for the wildlife that call this farm home.

Other water sources in this portion of the property include a small pond and a working windmill well. The east side of the property has around 40 acres of clean native grass, separated by a wet-weather draw, which has historically been utilized as a prairie hay source. If these grasses were allowed to grow up, it would create additional cover and bedding to the property, enhancing its holding power. The southwest corner of the property has 24 +/- acres of brome hay; these acres are terraced and were once farmed, giving options to the new owner to take it in a different direction if desired.

The views on this property are incredible, with around 80 feet of elevation change throughout the farm, and it sits on the western edge of the Flint Hills, known for majestic views and natural beauty! At 175 +/- acres, this farm will qualify for two Hunt-On-Your-Own-Land deer tags annually. Mineral rights are believed to be intact and will transfer to the buyer. Opportunities for a farm with this kind of diversity on the Cottonwood River are rare, and this is one to tour in person to really appreciate all that it has. Contact the listing agent Shaun Reid at (316) 210-6680 or [sreid@midwestlandgroup.com](mailto:sreid@midwestlandgroup.com) for questions or to schedule a time to view the property.



# PROPERTY FEATURES

COUNTY: **MARION** | STATE: **KANSAS** | ACRES: **175**

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- 175 +/- acres
- .85 mile Cottonwood River
- Whitetail deer, turkeys, quail, ducks
- Fishing and recreation
- Highly fertile river bottom farm ground
- Thick native grasses
- Pond and windmill well
- Excellent views
- 2.5 miles to Florence, KS
- 55 miles to Wichita, KS
- 150 miles to Kansas City, KS



# COTTONWOOD RIVER

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The property is anchored by .85 miles of the highly sought-after Cottonwood River winding throughout the north boundary. This river is a magnet and major travel corridor for the whitetail deer in the area.



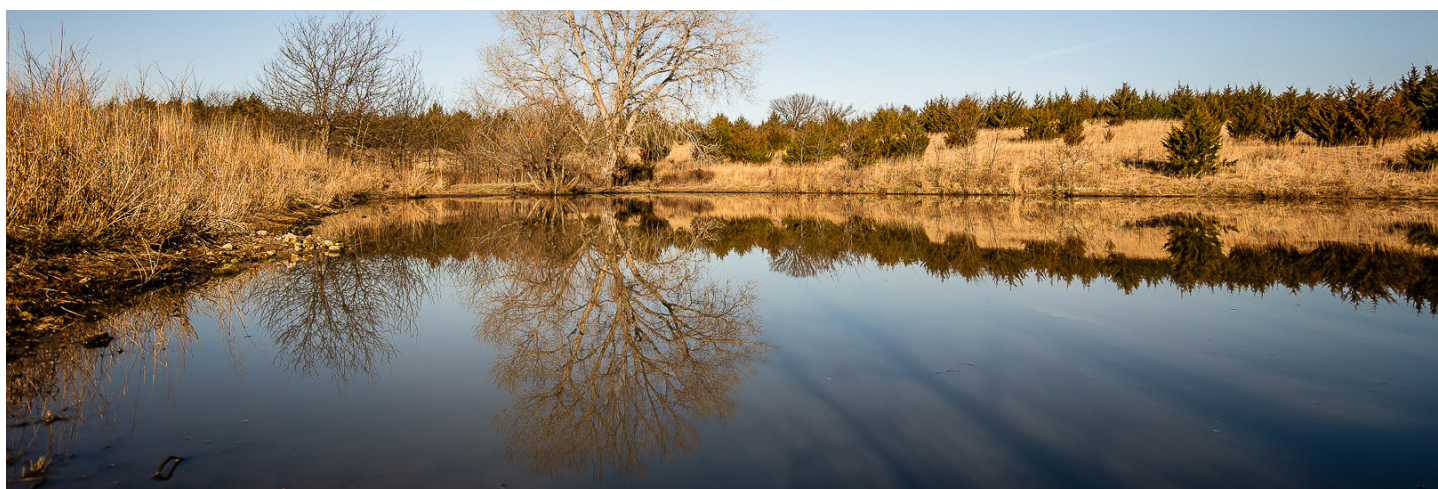
# HIGHLY FERTILE FARMLAND

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# POND AND WINDMILL WELL

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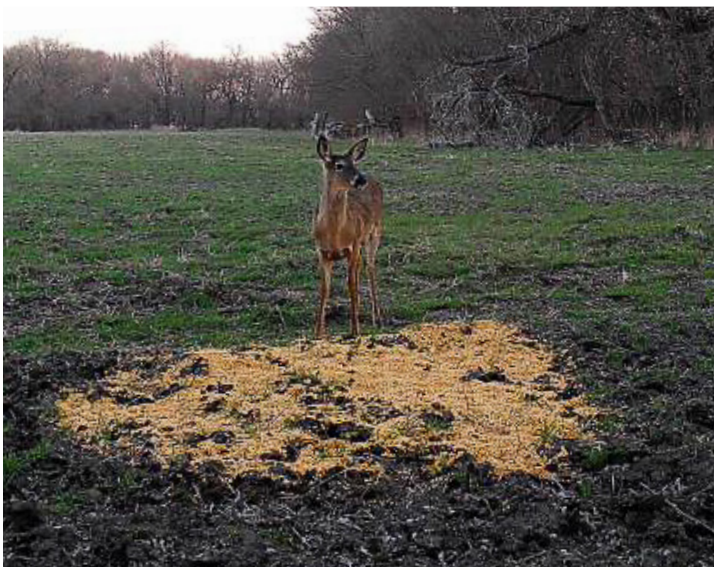
# NATIVE GRASSES

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The center of the property is made up of rolling hills of thick native grasses and brush, creating excellent cover and bedding areas for the wildlife that call this farm home.



# TRAIL CAM PICTURES



# AERIAL MAP



Boundary Center: 38° 15' 57.06, -96° 57' 59.92

0ft 547ft 1095ft



Maps Provided By:



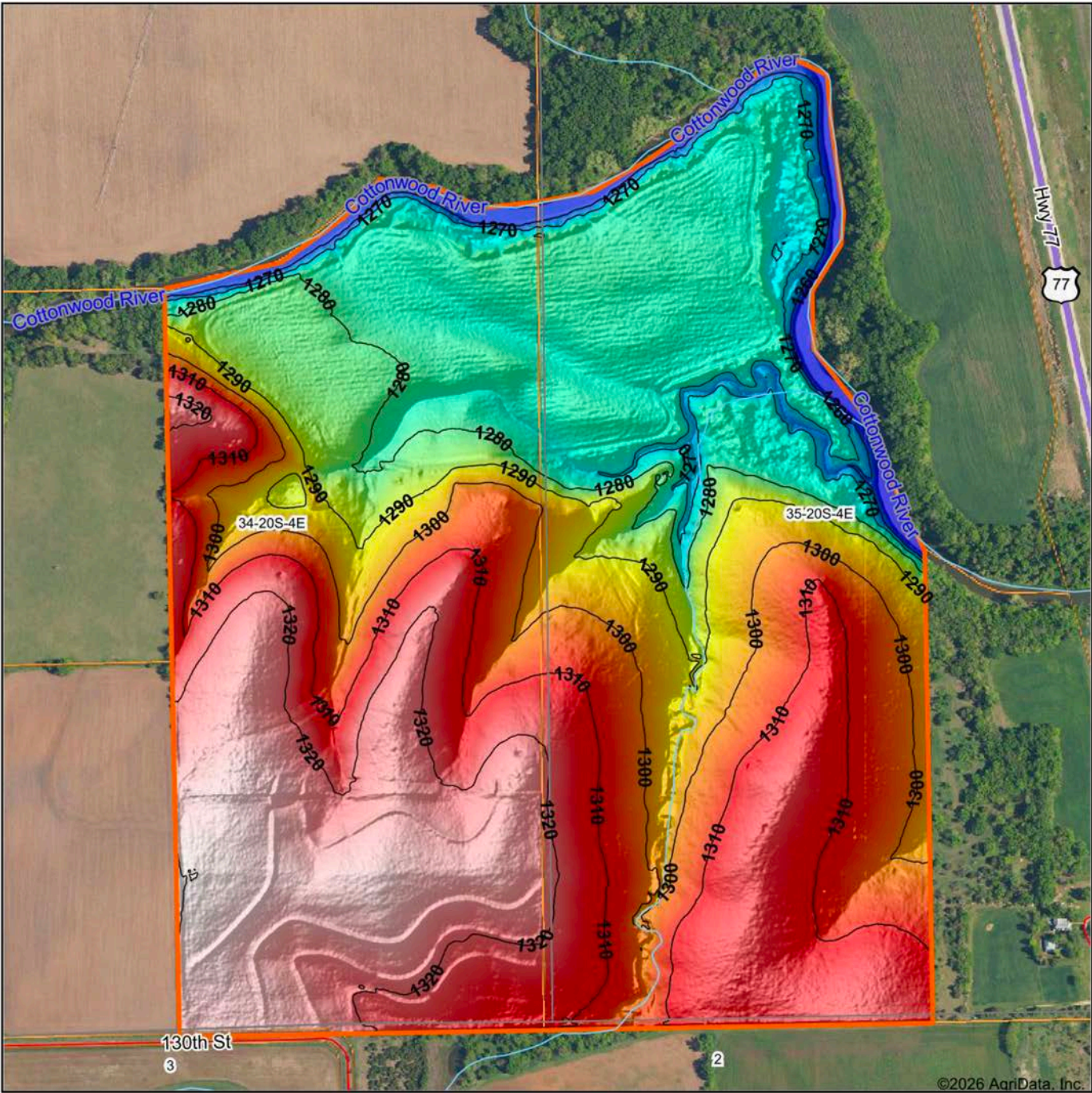
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35-20S-4E  
Marion County  
Kansas

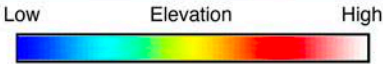


3/22/2026

# HILLSHADE MAP

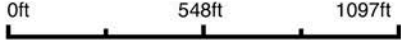


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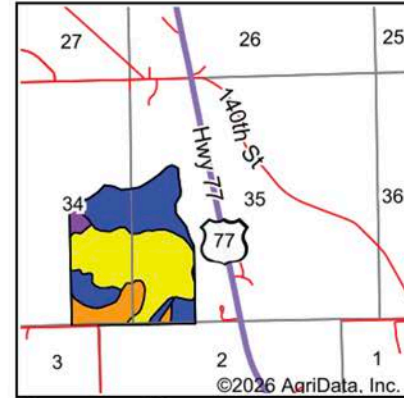
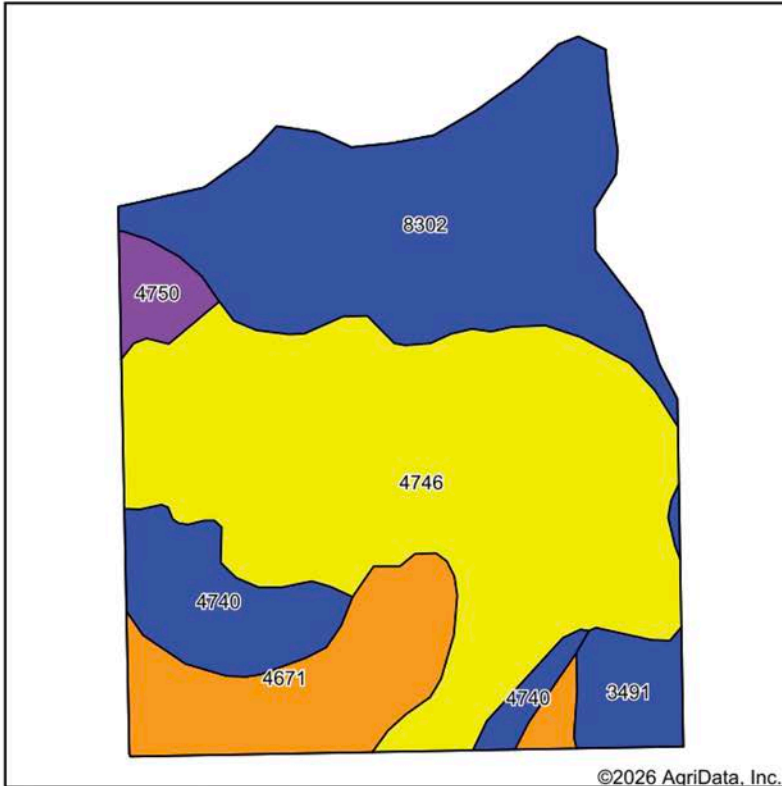
Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
 Interval(ft): 10  
 Min: 1,252.1  
 Max: 1,330.8  
 Range: 78.7  
 Average: 1,299.5  
 Standard Deviation: 19.78 ft



3/22/2026  
**35-20S-4E**  
**Marion County**  
**Kansas**  
 Boundary Center: 38° 15' 57.06, -96° 57' 59.92

# SOILS MAP



State: **Kansas**  
 County: **Marion**  
 Location: **35-20S-4E**  
 Township: **Fairplay**  
 Acres: **175.13**  
 Date: **3/22/2026**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

| Area Symbol: KS115, Soil Area Version: 23 |  |       |                  |                      |                  |              |                                |                  |                |                       |                   |                 |
|---|--|-------|------------------|----------------------|------------------|--------------|--------------------------------|------------------|----------------|-----------------------|-------------------|-----------------|
| Code                                      | Soil Description   | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Irr Class *c | Range Production (lbs/acre/yr) | *n NCCPI Overall | *n NCCPI Corn  | *n NCCPI Small Grains | *n NCCPI Soybeans | *n NCCPI Cotton |
| 4746                                      | Labette-Sogn silty clay loam, 0 to 8 percent slopes              | 79.20 | 45.4%            |                      | IVe              | IIIe         | 3705                           | 37               | 32             | 37                    | 33                | 19              |
| 8302                                      | Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded | 49.62 | 28.3%            |                      | IIw              |              | 7995                           | 82               | 81             | 70                    | 82                | 44              |
| 4671                                      | Irwin silty clay loam, 1 to 3 percent slopes                     | 21.41 | 12.2%            |                      | IIIs             | IIIs         | 3585                           | 56               | 45             | 55                    | 55                | 40              |
| 4740                                      | Labette silty clay loam, 1 to 3 percent slopes                   | 14.26 | 8.1%             |                      | IIe              | IIe          | 4710                           | 47               | 40             | 47                    | 43                | 27              |
| 3491                                      | Wells loam, 1 to 3 percent slopes                                | 6.56  | 3.7%             |                      | IIe              | IIe          | 3995                           | 66               | 60             | 60                    | 66                | 33              |
| 4750                                      | Sogn silty clay loam, 0 to 10 percent slopes                     | 4.08  | 2.3%             |                      | VIs              |              | 2655                           | 22               | 20             | 22                    | 17                | 9               |
| <b>Weighted Average</b>                   |  |       |                  |                      | <b>3.12</b>      | <b>*-</b>    | <b>4974.1</b>                  | <b>*n 53.6</b>   | <b>*n 48.9</b> | <b>*n 49.9</b>        | <b>*n 51.3</b>    | <b>*n 29.6</b>  |

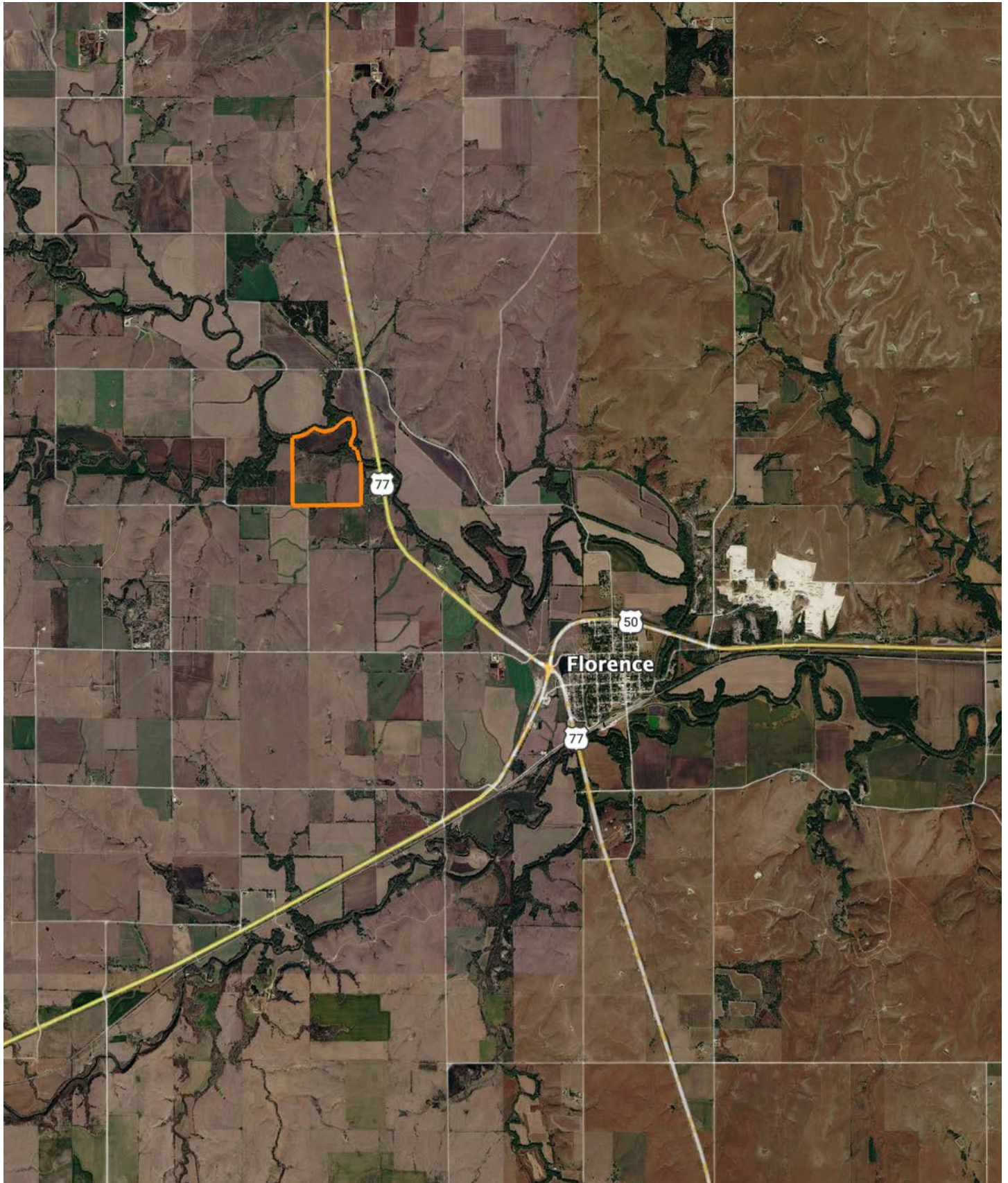
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

# OVERVIEW MAP

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# AGENT CONTACT

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Growing up as an avid outdoorsman introduced agent Shaun Reid to a wide variety of habitats across multiple midwestern states, which has given him a wealth of knowledge to better serve his clients. Shaun's foundation of honesty, integrity, professionalism and a strong work ethic guide him in all his client interactions, helping ensure peace of mind throughout the buying and selling process.

Born in Wichita, KS, Shaun graduated from Maize High School, and went on to continue his studies and play baseball at Tabor College in Hillsboro, KS, where he earned a Bachelor's Degree in Business Administration, with a concentration in Marketing. For several years, he worked in operations and moved up to serve as plant manager in Oklahoma where he was able to develop business and relationship-building skills while maintaining a clear focus on customer satisfaction.

A member of Ducks Unlimited and NWTF, Shaun enjoys hunting, fishing, playing golf, and spending time with his family. Shaun currently lives in Wichita, KS, with his wife, Karissa, and daughter, Raegan. If you're in the market to buy or sell land and seek a hassle and stress-free experience, give Shaun a call.



**SHAUN REID**, LAND AGENT  
**316.210.6680**  
SReid@MidwestLandGroup.com



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