

MIDWEST LAND GROUP PRESENTS

175 ACRES IN

MARION COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

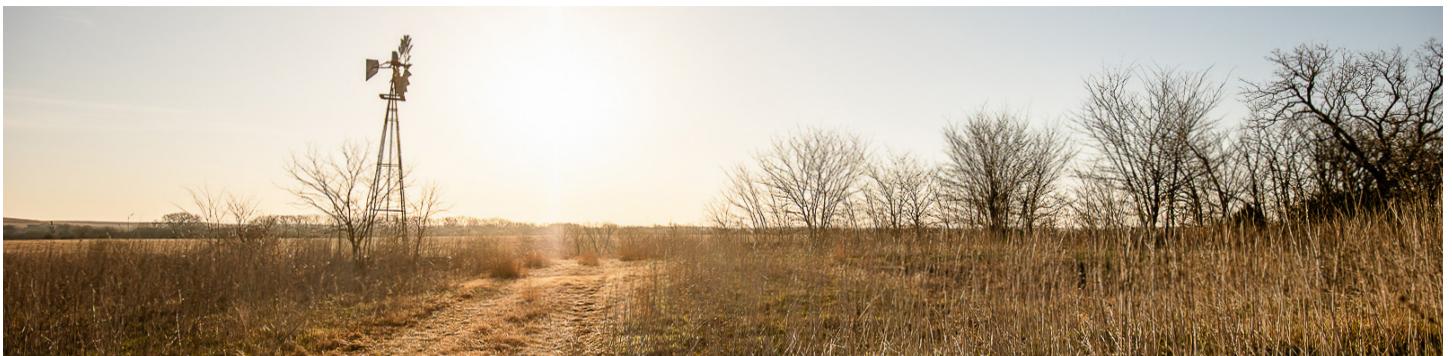
DIVERSE RECREATIONAL FARM ON THE COTTONWOOD RIVER

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 for questions or to schedule a time to view the property.



PROPERTY FEATURES

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

- 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

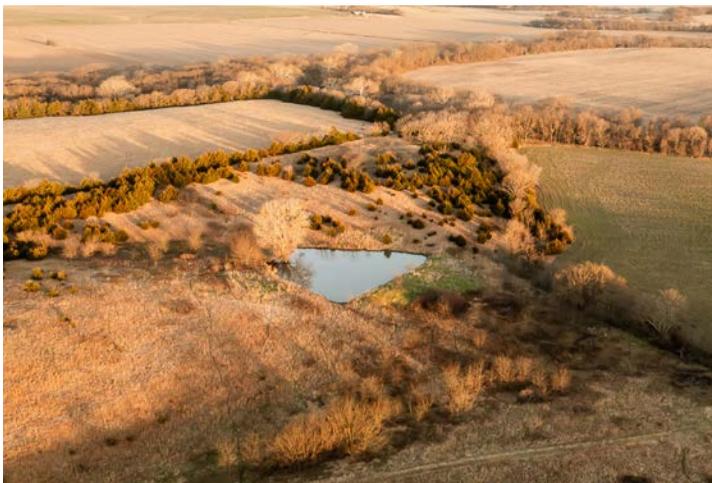
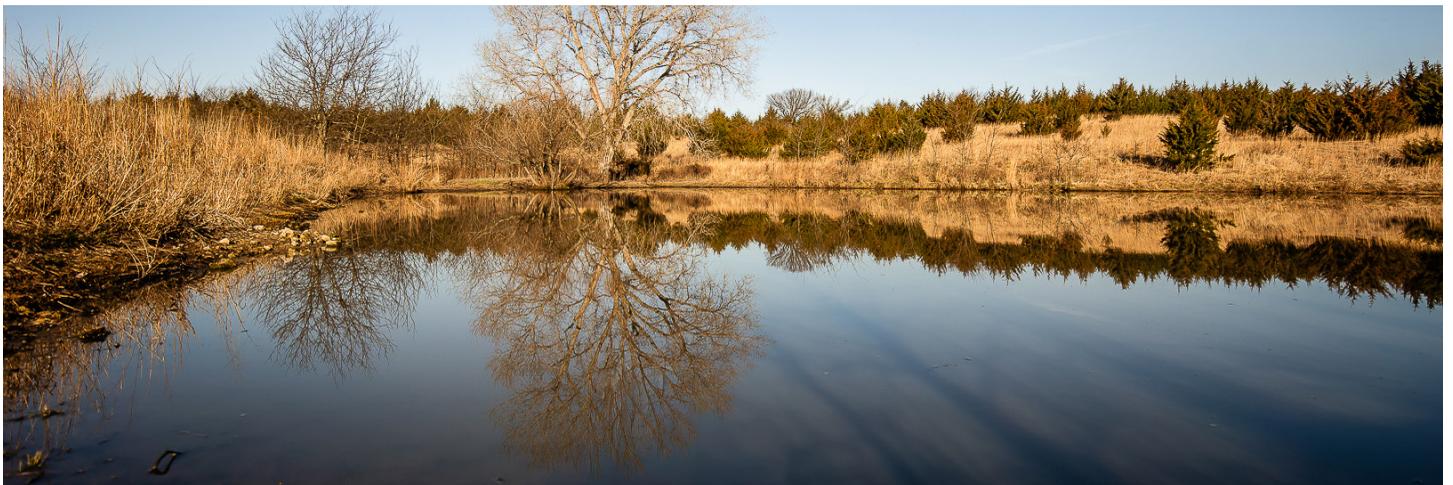
The property is anchored by .85 miles of the highly sought-after Cottonwood River winding throughout the north boundary. This river is a magnet and major travel corridor for the whitetail deer in the area.



HIGHLY FERTILE FARMLAND



POND AND WINDMILL WELL



NATIVE GRASSES

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



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



Maps Provided By:



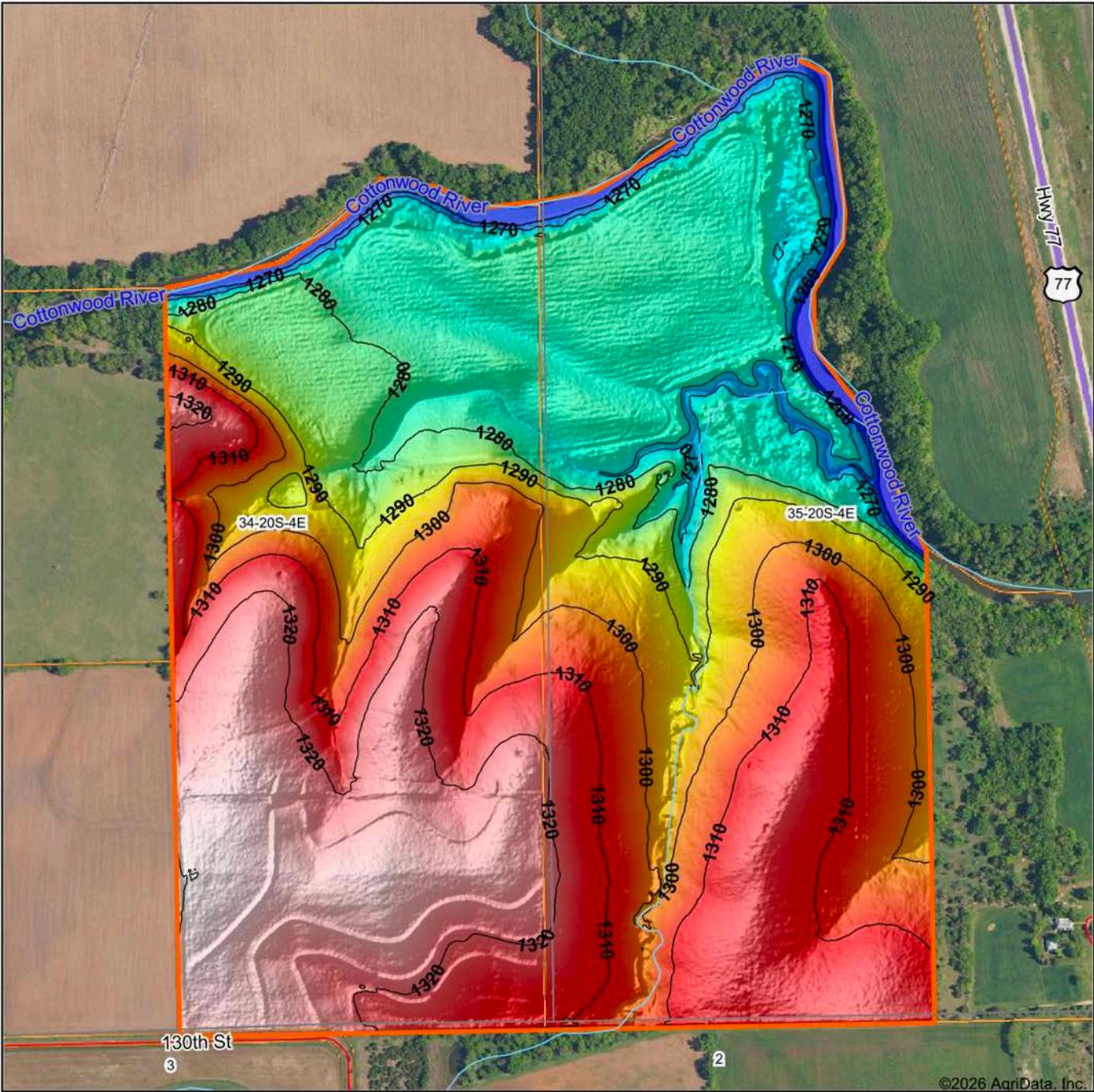
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35-20S-4E
Marion County
Kansas



3/22/2026

HILLSHADE MAP

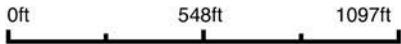


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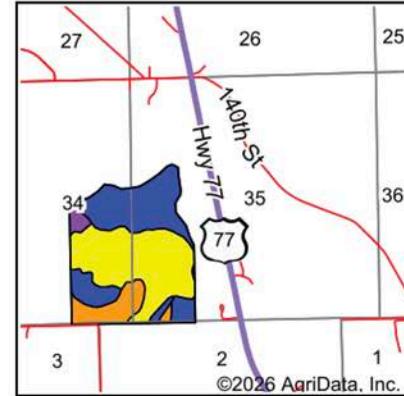
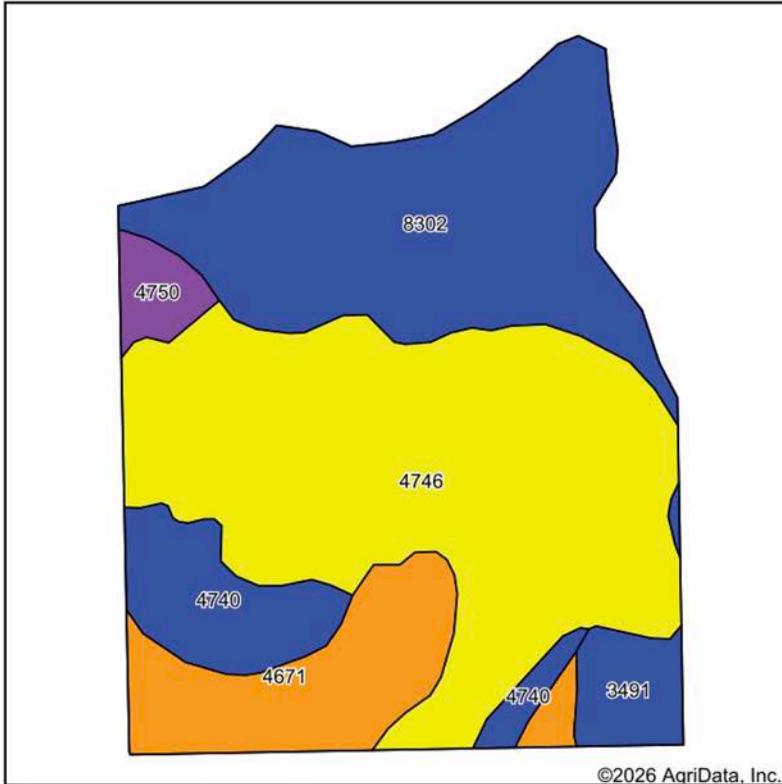
Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,252.1
 Max: 1,330.8
 Range: 78.7
 Average: 1,299.5
 Standard Deviation: 19.78 ft



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**



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Soils data provided by USDA and NRCS.

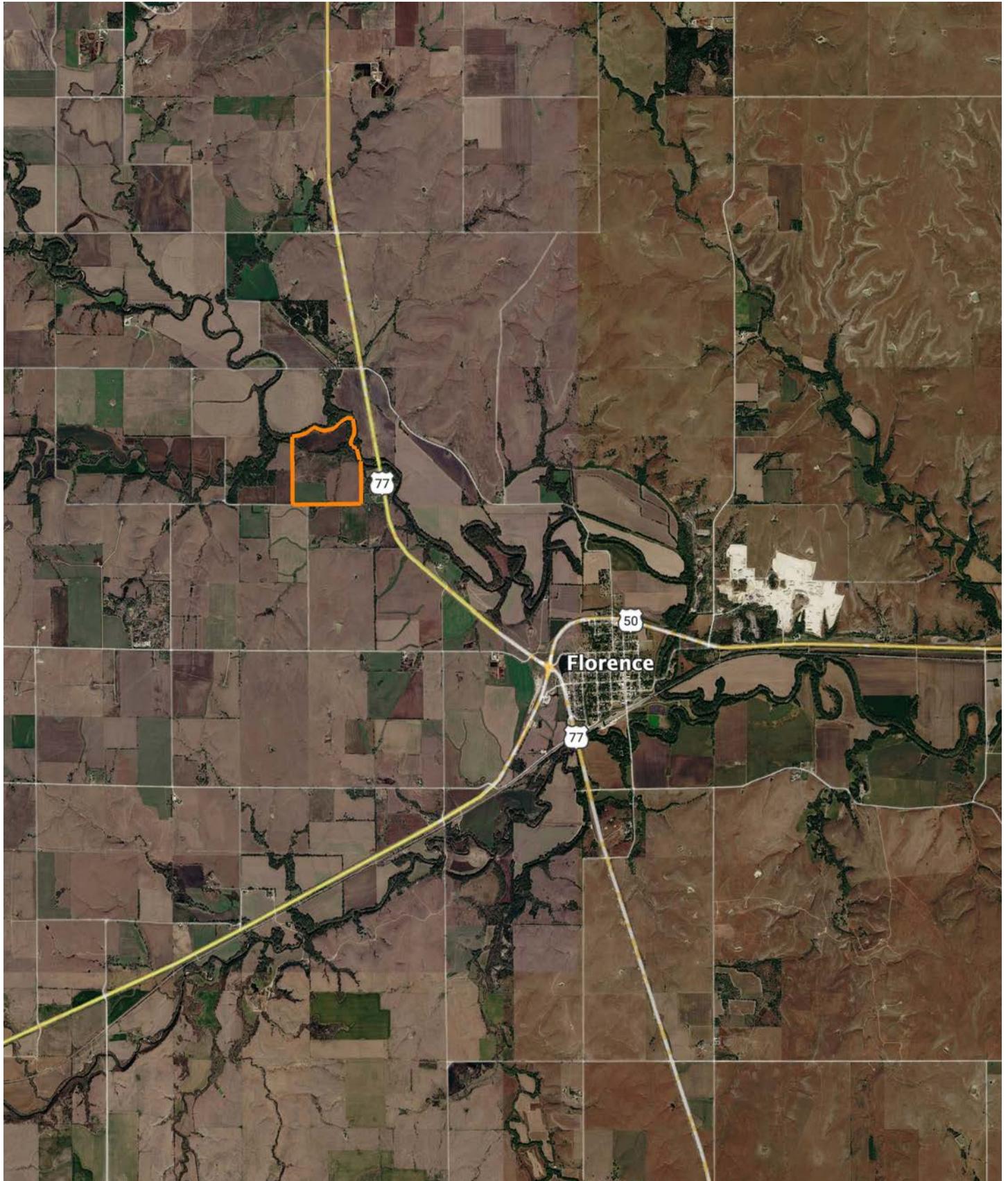
Area Symbol: KS115, Soil Area Version: 23												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
4746	Labette-Sogn silty clay loam, 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
Weighted Average					3.12	*-	4974.1	*n 53.6	*n 48.9	*n 49.9	*n 51.3	*n 29.6

*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



AGENT CONTACT

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



MidwestLandGroup.com

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