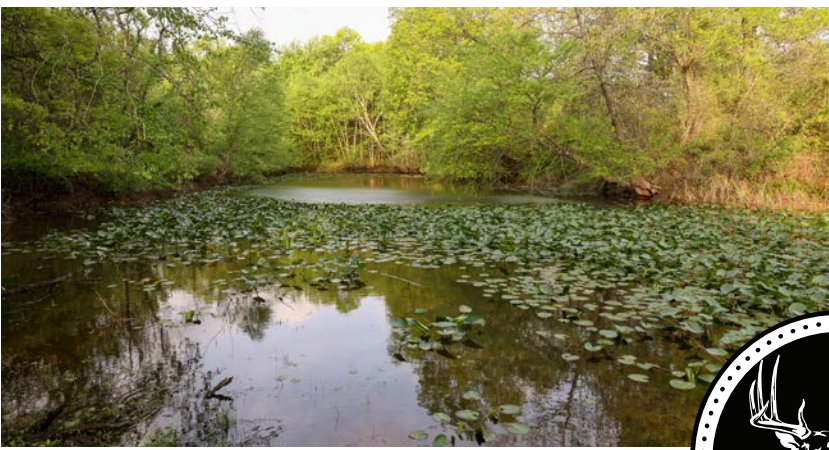


MIDWEST LAND GROUP PRESENTS

89 ACRES

CRAWFORD COUNTY, KS

000 570TH AVENUE, PITTSBURG, KANSAS 66762



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SOUTHEAST KANSAS HUNTING GROUND WITH STRIP PITS AND EAST COW CREEK

Come see for yourself this exceptional 89 +/- acre tract located in Crawford County, Kansas. An outstanding recreational property with abundant wildlife and significant potential. This land is ready for immediate hunting use, while also offering excellent opportunities to enhance and manage deer and turkey populations.

Approximately 12 acres of brushy cover, consisting of parsons silt loam soil, could be easily converted into productive food plots while still maintaining ample bedding and security cover to support local wildlife. A transmission line runs through the property, effectively dividing it into two sections and providing convenient east-to-west access. This cleared corridor allows for quiet and strategic entry to various hunting locations,

whether accessing deer stands, turkey roosting areas, or even a strip pit for fishing.

Surrounded by productive farmland and crops, this property serves as a natural hub for wildlife activity. With consistent access to fresh water, quality bedding areas, and roost trees, it offers the essential elements for a thriving habitat. Road frontage on three sides further enhances accessibility from multiple directions.

Conveniently located just east of Pittsburg, Kansas, this property presents a rare opportunity to own a versatile and highly desirable hunting and recreational tract tailored to the needs of any outdoorsman.



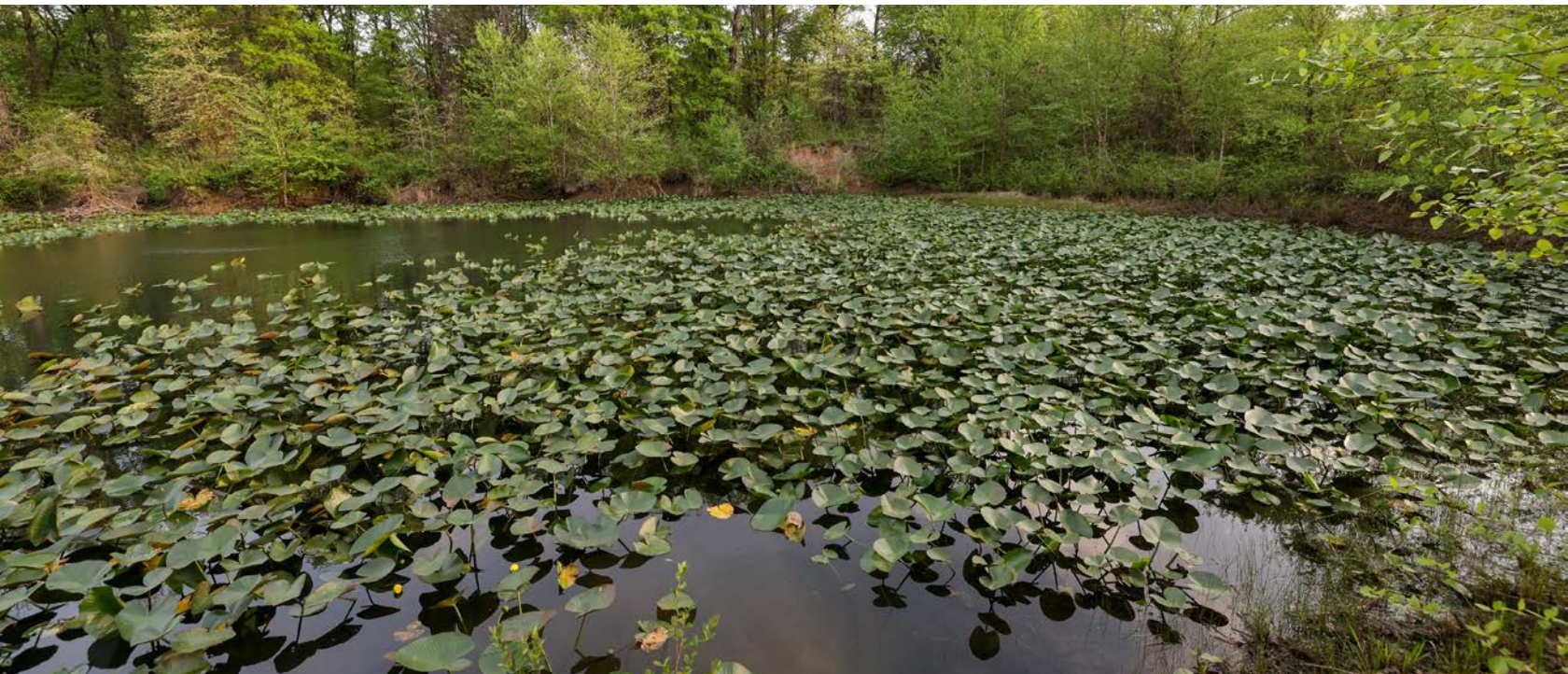
PROPERTY FEATURES

COUNTY: **CRAWFORD** | STATE: **KANSAS** | ACRES: **89**

- Surrounded by ag fields
- Amazing combination of recreation and hunting potential
- Established deer, turkey, and fish population
- Multiple tree stand locations for varying wind directions
- Multiple strip pits with fish
- East Cow Creek flows all the way through the property
- Road access on three sides for easy access
- Mined Land Wildlife Area less than 1 mile away
- 6 minutes to Mindenmines
- 6 miles to Pittsburg



MULTIPLE STRIP PITS



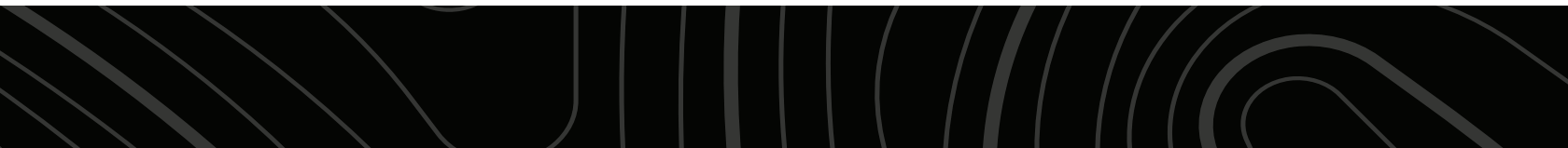
EAST-TO-WEST CLEARED CORRIDOR



ROAD ACCESS ON THREE SIDES

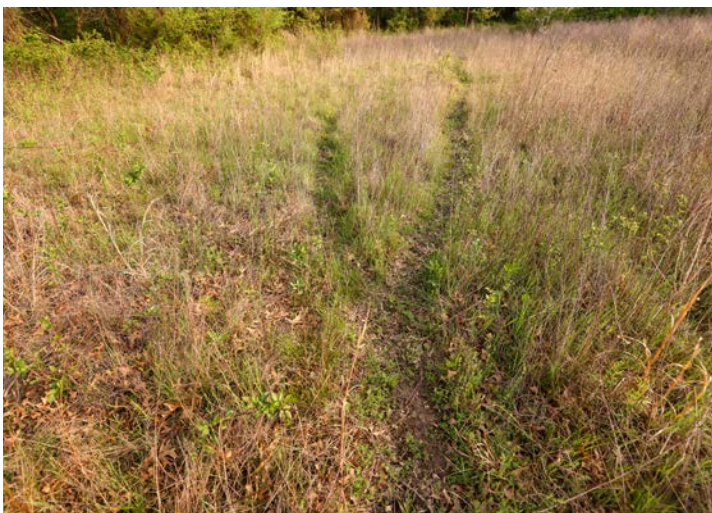


EAST COW CREEK



AMAZING HUNTING POTENTIAL

Surrounded by productive farmland and crops, this property serves as a natural hub for wildlife activity. With consistent access to fresh water, quality bedding areas, and roost trees, it offers the essential elements for a thriving habitat.



AERIAL MAP



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Boundary Center: 37° 26' 24.61, -94° 38' 48.34

0ft 846ft 1692ft



Maps Provided By:



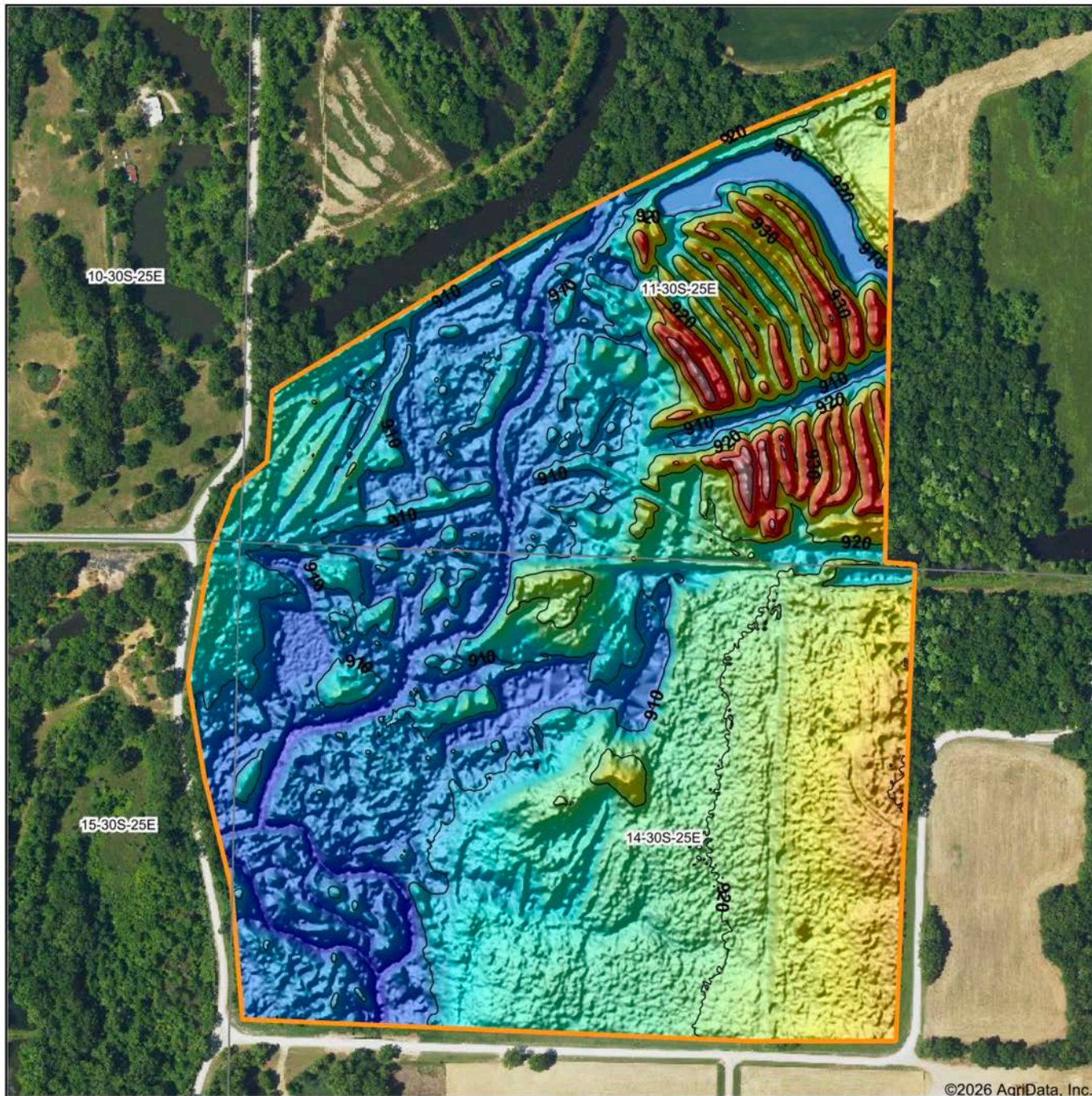
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

11-30S-25E
Crawford County
Kansas



4/8/2026

HILLSHADE MAP



©2026 AgriData, Inc.

Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 10
Min: 901.9
Max: 948.6
Range: 46.7
Average: 915.7
Standard Deviation: 8.01 ft

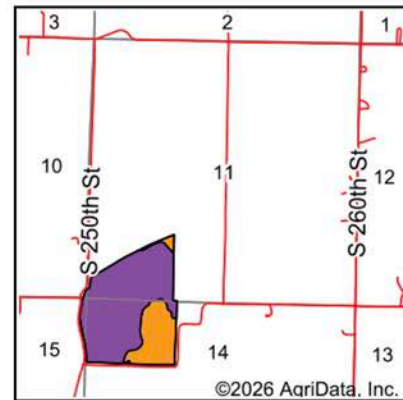
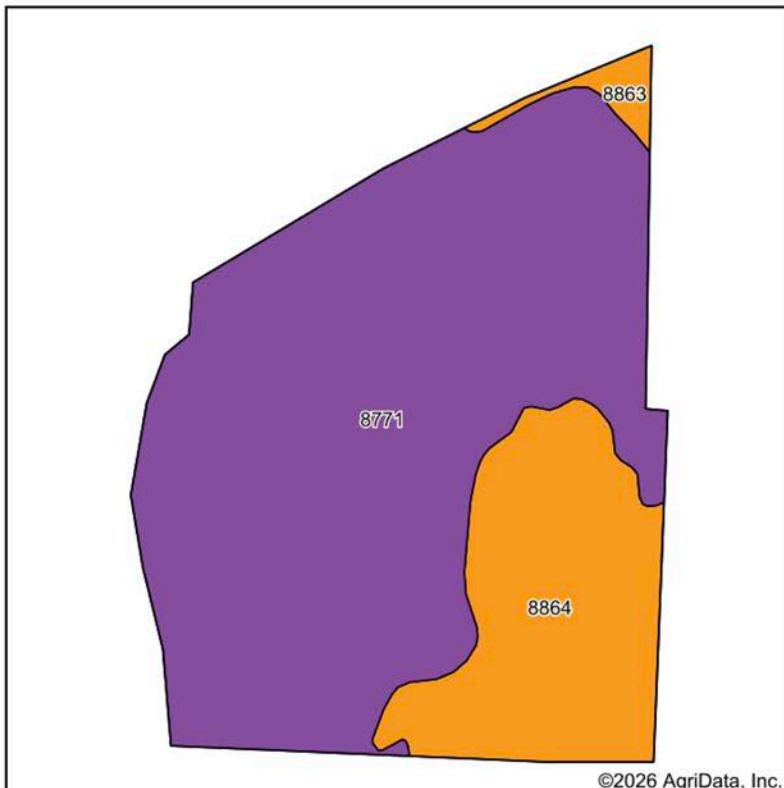
0ft 426ft 852ft



11-30S-25E
Crawford County
Kansas

Boundary Center: 37° 26' 24.61, -94° 38' 48.34

SOILS MAP



State: **Kansas**
 County: **Crawford**
 Location: **11-30S-25E**
 Township: **Baker**
 Acres: **92.62**
 Date: **4/8/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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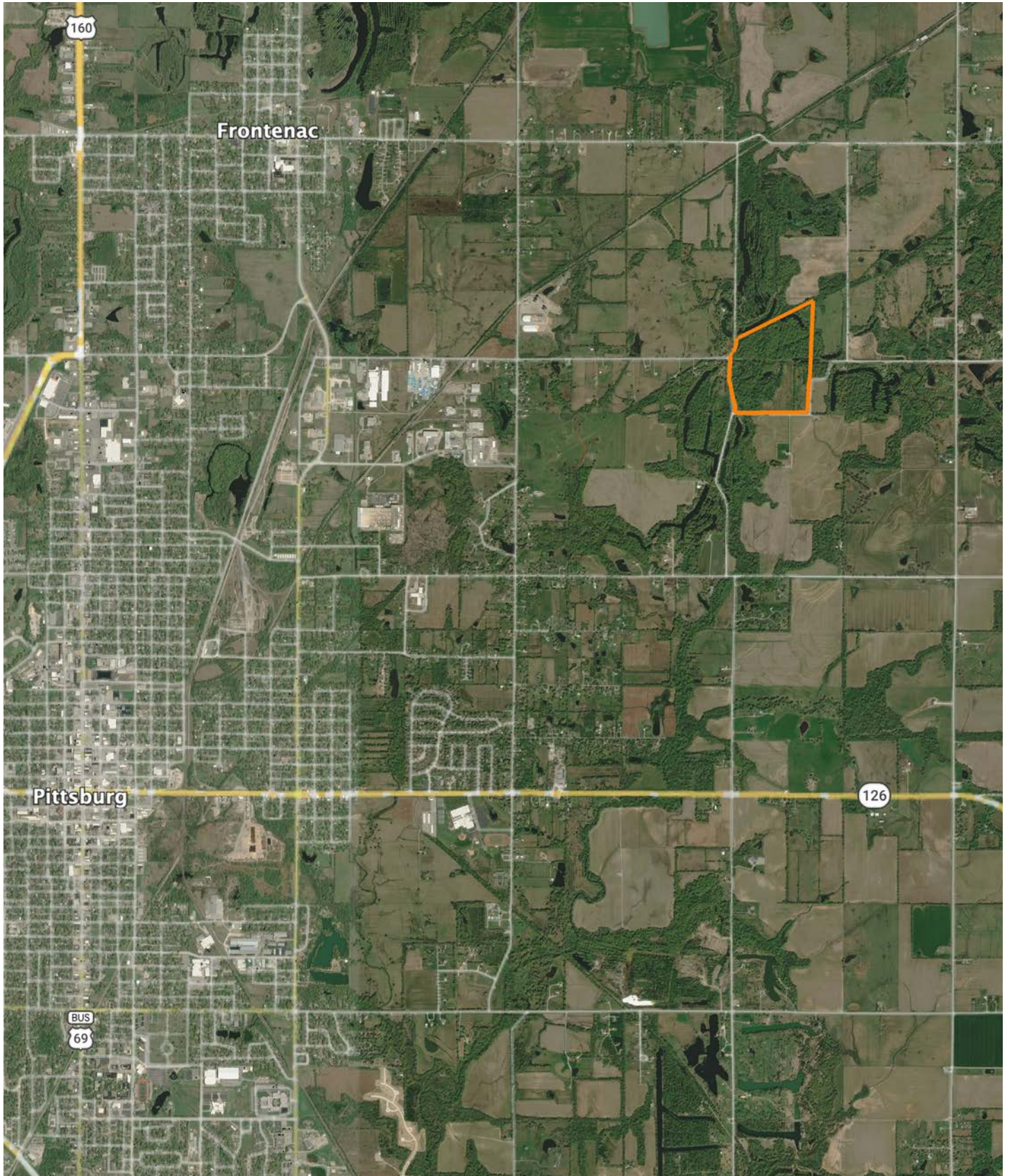
Area Symbol: KS037, Soil Area Version: 26

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
8771	Kanima silty clay loam, 15 to 50 percent slopes	69.70	75.2%		> 6.5ft.	Vlls	0	24	24	16
8864	Parsons silt loam, 1 to 3 percent slopes	21.39	23.1%		1.1ft. (Abrupt textural change)	llls	3483	60	57	58
8863	Parsons silt loam, 0 to 1 percent slopes	1.53	1.7%		1.1ft. (Abrupt textural change)	lllw	3761	83	82	69
Weighted Average						6.01	866.5	*n 33.3	*n 32.6	*n 26.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Born and raised in Neosho and a proud third-generation resident of Newton and McDonald Counties, Carter Boatright brings deep local roots and a lifetime connected to the land to his role as a land agent. His connection to this region runs far beyond work, it's the place where he grew up, built his family, and learned firsthand the value of hard work, good land, and good people.

Carter lives in Neosho with his wife, Jenna, and their children, Booker and Clancy. Together, they run a commercial cattle operation on their 80-acre farm in Newton County and manage 100 acres of dedicated deer and turkey hunting property in McDonald County. His hands-on agricultural and hunting background fuels both his passion for land and his ability to recognize a property's true potential.

A graduate of the University of Arkansas with a degree in Poultry Science, Carter spent his prior career working closely with poultry farmers, sharpening his communication skills and learning how to work with people from all walks of life to achieve shared goals.

Clients choose Carter for his high character, work ethic, and genuine love for rural life, qualities that drive him to serve every client with integrity, effort, and a commitment to exceptional results.



CARTER BOATRIGHT, LAND AGENT
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MidwestLandGroup.com

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