

MIDWEST LAND GROUP PRESENTS



**160 ACRES**  
**GREENWOOD COUNTY, KS**

**T Road, Eureka, Kansas 67045**



MIDWEST LAND GROUP IS HONORED TO PRESENT

# WHERE BIG BUCKS ROAM AND LEGACIES ARE BUILT

There are properties you buy... and then there are properties that stay in the family. This 160 +/- acre tract in Greenwood County is the kind of place that doesn't just check boxes, it tells a story. Held by the same family for generations, it's been cared for the right way, and it shows the moment you set foot on it.

If you're looking for a place to build, this one sets up just right. A homesite overlooking your own ground, where mornings start with deer slipping through the timber and evenings end watching the sun fall over the grass.

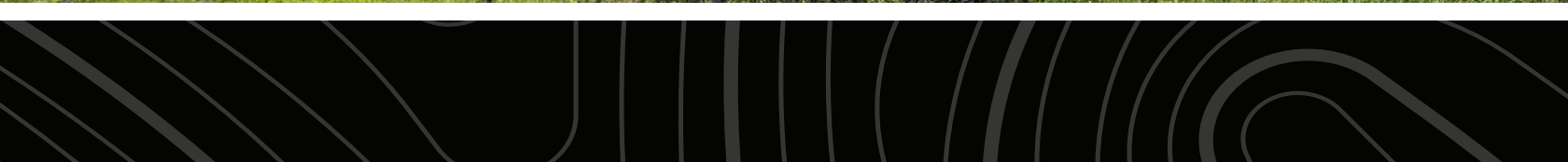
But what truly separates this farm is the quality of wildlife and the neighborhood around it. This area is known for growing big deer. Not by accident, but by design. Large, like-minded landowners surrounding this property manage for age and quality. The proof is there, a 178" typical whitetail harvested in 2025, along with multiple younger bucks already showing the potential to carry that tradition forward. This is a place where deer get the chance to grow and get old, and it pays off. This property is the first tillable for miles and sits just outside of a 4-mile section with no roads. This property is turn-key and set up with a bulletproof entrance and exit for no intrusion.

The farm itself has everything needed to hold and produce those deer. There are thick native grasses and bedding cover, mature hardwood timber with natural travel corridors, and food sources from tillable acreage and surrounding ag.

Then there's the pond, a true centerpiece, 1.5 acres, over 20 feet deep, and loaded with life, a true fishery. Big crappie and largemouth bass pushing 7 pounds. It's the kind of pond you fish at sunset and lose track of time. When the weather turns, it becomes a magnet for waterfowl, adding yet another layer to what this farm offers.

Between the hunting, the fishing, and the income from tillable and hay ground, this property brings together everything most buyers spend years trying to piece together.

Deer in the fall, turkeys in the spring, ducks over the water, fishing all summer long; this isn't just a farm, it's a place to build, hunt, and pass down.



# PROPERTY FEATURES

COUNTY: **GREENWOOD** | STATE: **KANSAS** | ACRES: **160**

- 1.5-acre pond, 20 feet deep
- Outstanding Fishing
- Deer hunting
- Turkey hunting
- Waterfowl hunting
- Trail cam photos
- 12 miles to Eureka
- 67 miles to Wichita airport
- 143 miles Overland Park
- 36 miles to Emporia
- 30 acres in tillable production
- 80 acres in prairie hay that is terraced and can be put back into tillable land
- \$70/acre cash rent on crops
- \$30/acre on hay ground
- Produces roughly \$4,500 in income
- Greenwood County Rural Water District #2



# HUNTING OPPORTUNITIES

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This area is known for growing big deer. Not by accident, but by design. Large, like-minded landowners surrounding this property manage for age and quality.



# BUILD SITE

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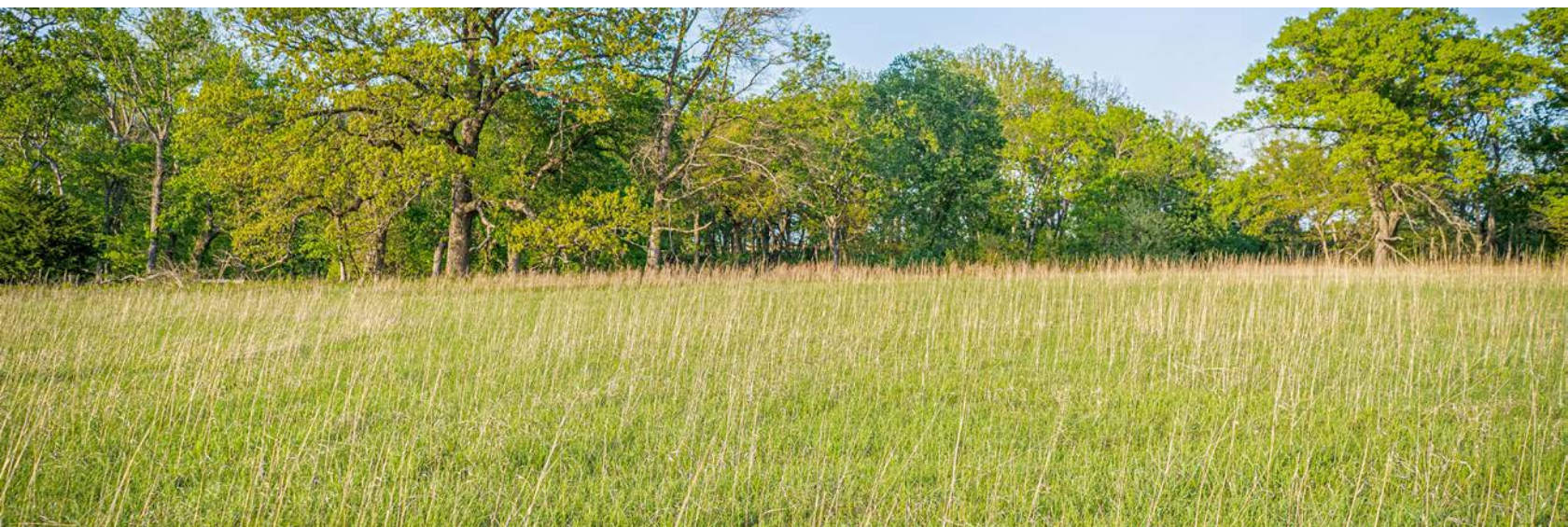
# 30 ACRES IN TILLABLE PRODUCTION

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# 80 ACRES IN PRAIRIE HAY

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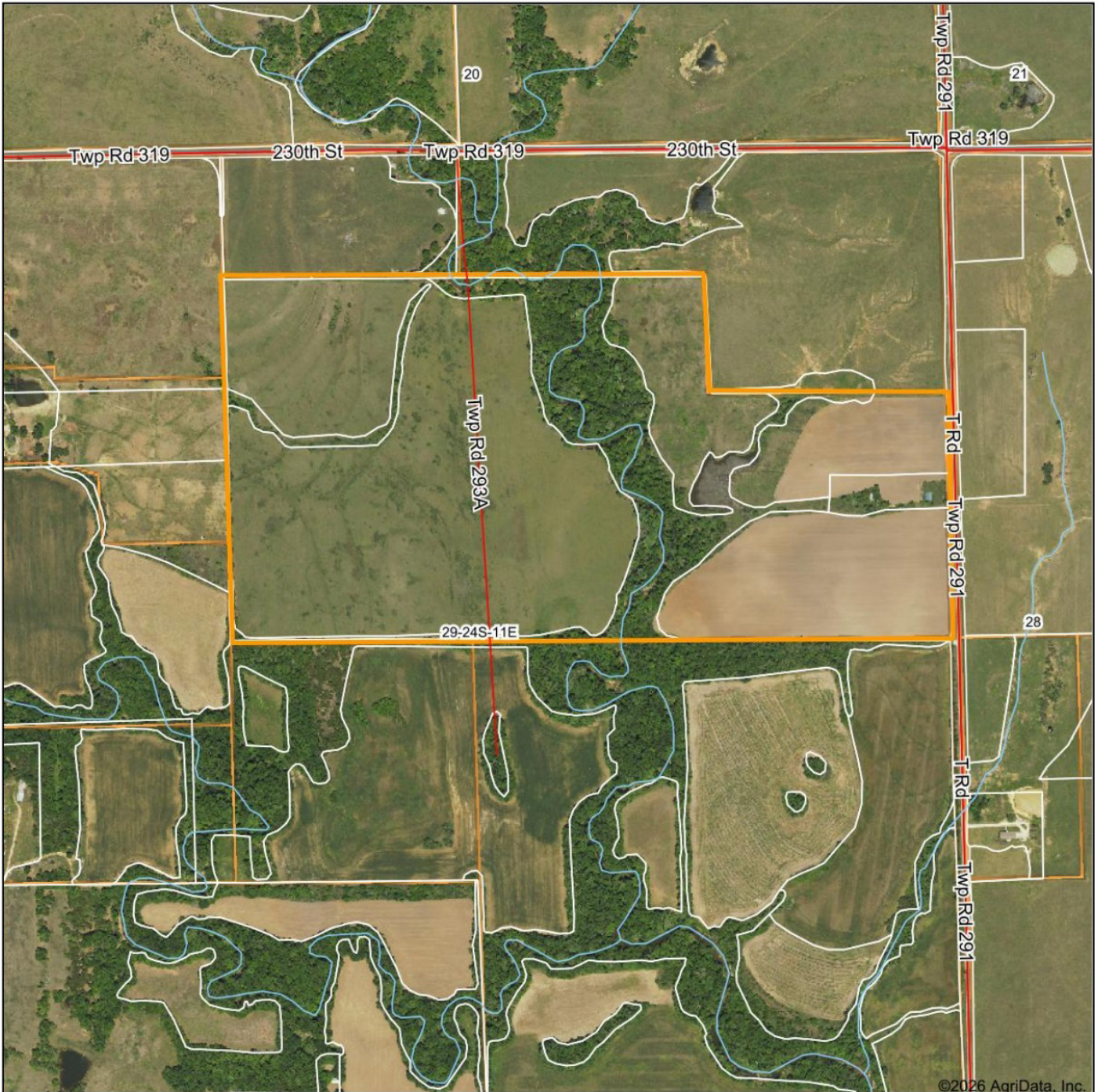
# OUTSTANDING FISHING

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Then there's the pond, a true centerpiece, 1.5 acres, over 20 feet deep, and loaded with life, a true fishery. Big crappie and largemouth bass pushing 7 pounds.



# AERIAL MAP



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Boundary Center: 37° 56' 11.24, -96° 13' 17.29

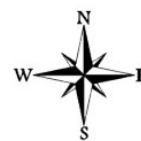


Maps Provided By



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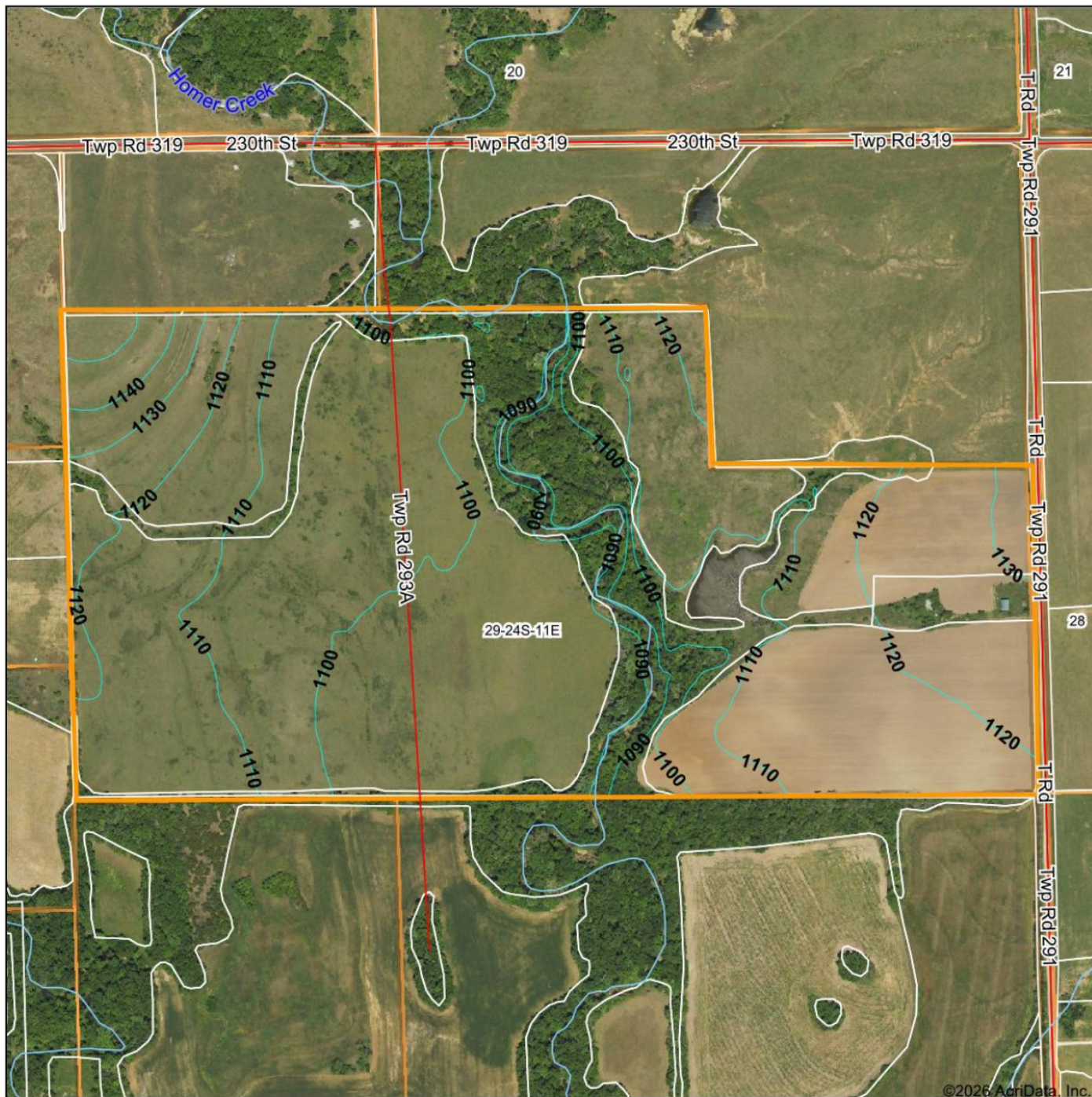
**29-24S-11E**  
**Greenwood County**  
**Kansas**



4/13/2026

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

# TOPOGRAPHY MAP



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

Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 1,083.1

Max: 1,155.0

Range: 71.9

Average: 1,110.3

Standard Deviation: 12.11 ft

0ft 635ft 1269ft

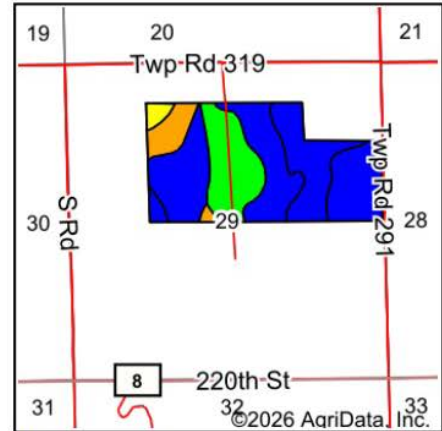
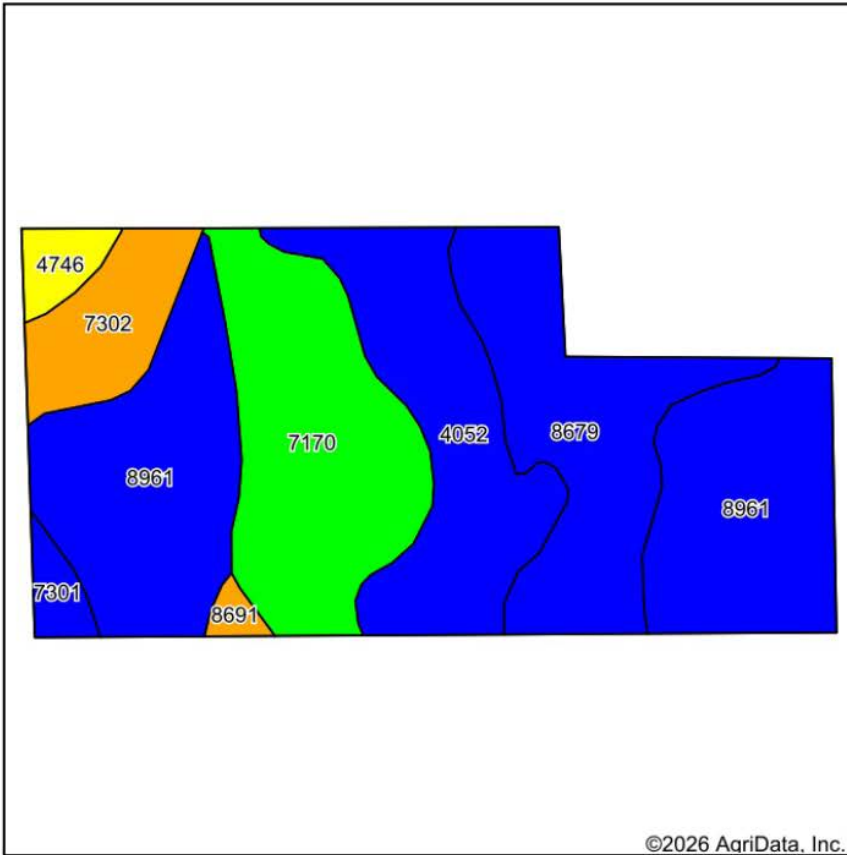


4/13/2026

**29-24S-11E**  
**Greenwood County**  
**Kansas**

Boundary Center: 37° 56' 11.24, -96° 13' 17.29

# SOILS MAP



State: **Kansas**  
 County: **Greenwood**  
 Location: **29-24S-11E**  
 Township: **Janesville**  
 Acres: **160.36**  
 Date: **4/13/2026**



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

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Area Symbol: KS073, Soil Area Version: 23

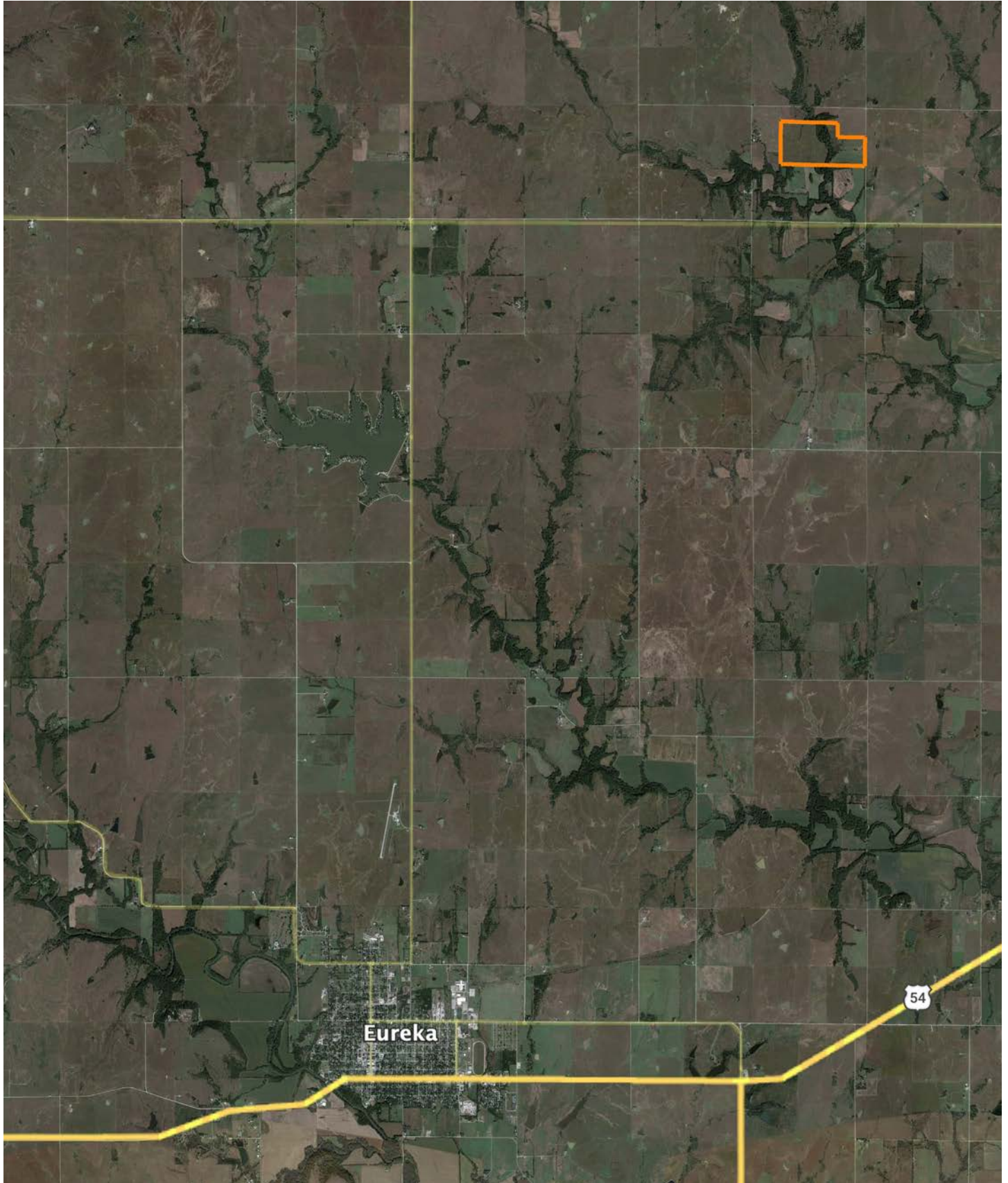
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
8961	Woodson silt loam, 0 to 1 percent slopes	53.22	33.2%		> 6.5ft.	Ils	4233	53	48	50
7170	Reading silt loam, rarely flooded	32.47	20.2%		> 6.5ft.	Iw	7935	84	82	76
8679	Dennis silt loam, 1 to 3 percent slopes	28.95	18.1%		> 6.5ft.	Ile	4838	79	78	64
4052	Ivan silt loam, occasionally flooded	27.68	17.3%		> 6.5ft.	Iiw	7995	81	64	81
7302	Martin silty clay loam, 3 to 7 percent slopes	10.76	6.7%		> 6.5ft.	IIle	4935	53	45	49
4746	Labette-Sogn silty clay loam, 0 to 8 percent slopes	3.27	2.0%		3ft. (Lithic bedrock)	Ive	3705	37	32	33
7301	Martin silty clay loam, 1 to 3 percent slopes	2.70	1.7%		> 6.5ft.	Ile	4915	53	44	49
8691	Dennis silty clay loam, 3 to 7 percent slopes, eroded	1.31	0.8%		> 6.5ft.	IIle	5073	65	65	52
<b>Weighted Average</b>						<b>1.91</b>	<b>5795.9</b>	<b>*n 68.6</b>	<b>*n 62.6</b>	<b>*n 62.7</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP

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# 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.



**CODY THURSTON,**  
LAND AGENT

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