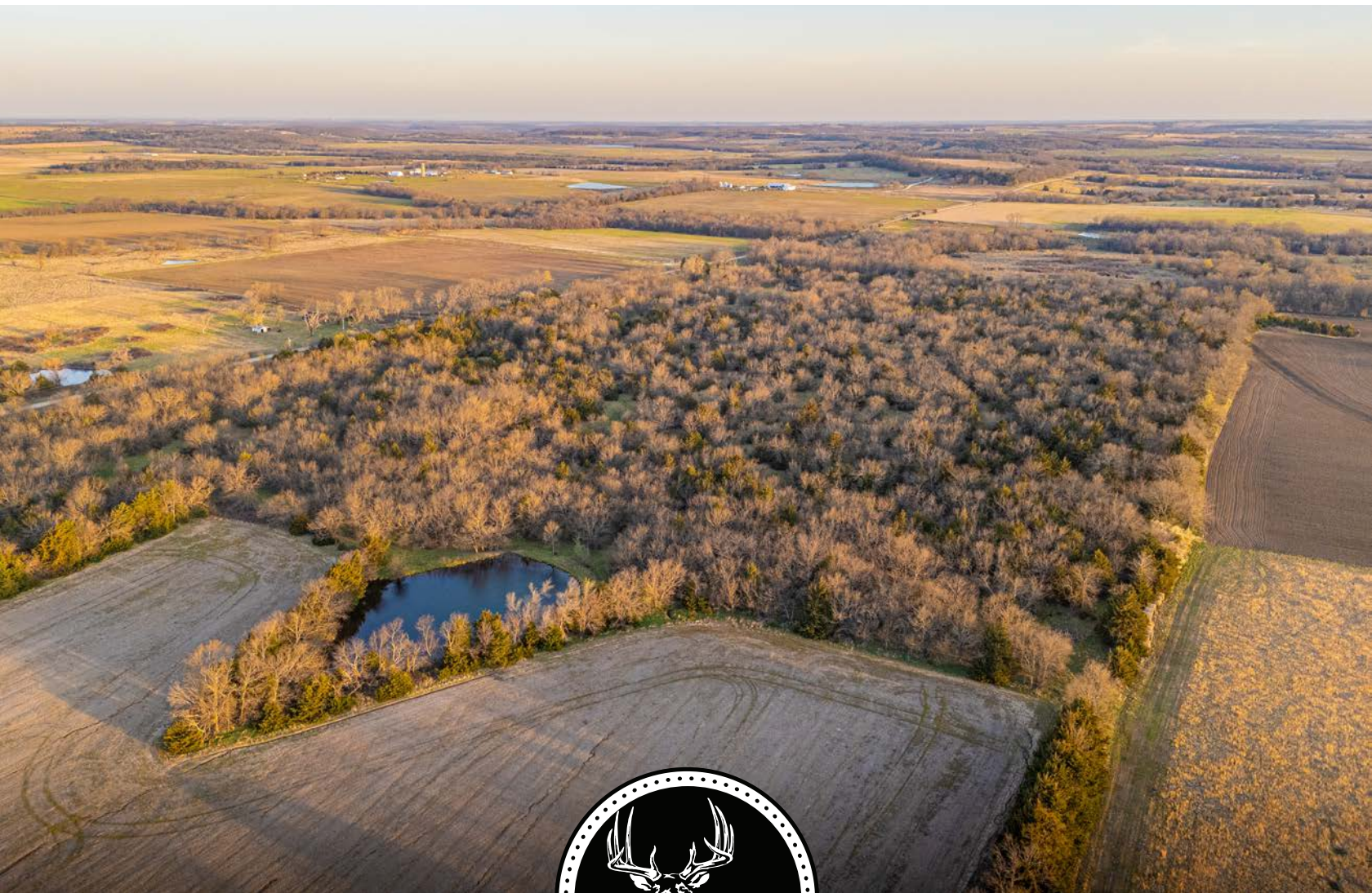


MIDWEST LAND GROUP PRESENTS

80 ACRES IN

LINN COUNTY KANSAS

WEST 1700 ROAD, CENTERVILLE, KS 66014



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT **PERFECT HUNTING 80**

This exceptional 80 +/- acre hunting property offers the perfect blank slate for building your dream Kansas hunting farm. Ideally located on the Anderson and Linn County line, just west of Goodrich, Kansas, this tract sits in the heart of big buck country and is packed with potential.

The property features approximately 14 +/- acres of productive tillable ground on the south end, ideal for establishing food plots or generating income. Access is convenient and versatile, with road frontage from both the west and south sides, allowing for strategic entry and exit depending on wind direction.

An old homesite with power available provides an excellent opportunity for a future cabin or build site. The

land is further enhanced by a wet-weather creek running along the west side, creating natural travel corridors for wildlife. A beautiful, stocked pond adds both scenic appeal and a reliable year-round water source.

Surrounded by a strong mix of agriculture and CRP farms, this property is perfectly positioned to attract and hold wildlife. The solid block of timber offers outstanding cover and bedding areas, making it an ideal habitat for big Kansas whitetails. In addition, the farm is loaded with turkeys, providing exceptional multi-species hunting opportunities.

Whether you're looking to develop a premier hunting farm or invest in a versatile piece of land with unlimited upside, this property checks all the boxes.



PROPERTY FEATURES

COUNTY: **LINN** | STATE: **KANSAS** | ACRES: **80**

- 80 +/- acres of prime hunting ground with unlimited development potential
- Located on the Anderson & Linn County line, just west of Goodrich, Kansas
- Qualifies for a Kansas landowner tag
- 14 +/- acres of productive tillable ground on the south end
- Excellent access from both the west and south sides
- Ideal setup for strategic entry/exit based on wind direction
- Old homesite with power available—perfect for a cabin or lodge
- Wet-weather creek along the west side creates natural wildlife travel corridors
- Beautiful, stocked pond providing a year-round water source
- Surrounded by ag fields, tillable farms, and CRP for strong wildlife support
- Solid block of timber holding big Kansas whitetails and a strong turkey population



14 +/- ACRES OF PRODUCTIVE TILLABLE

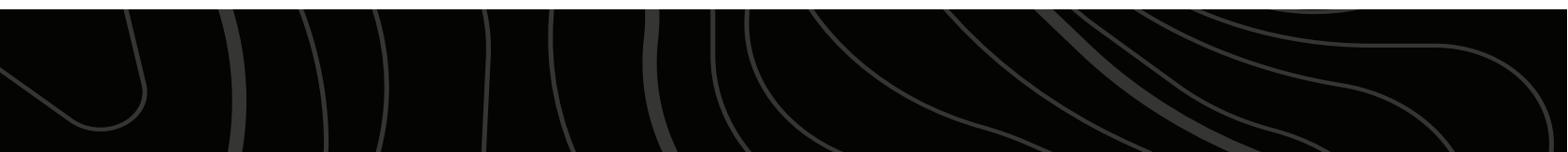
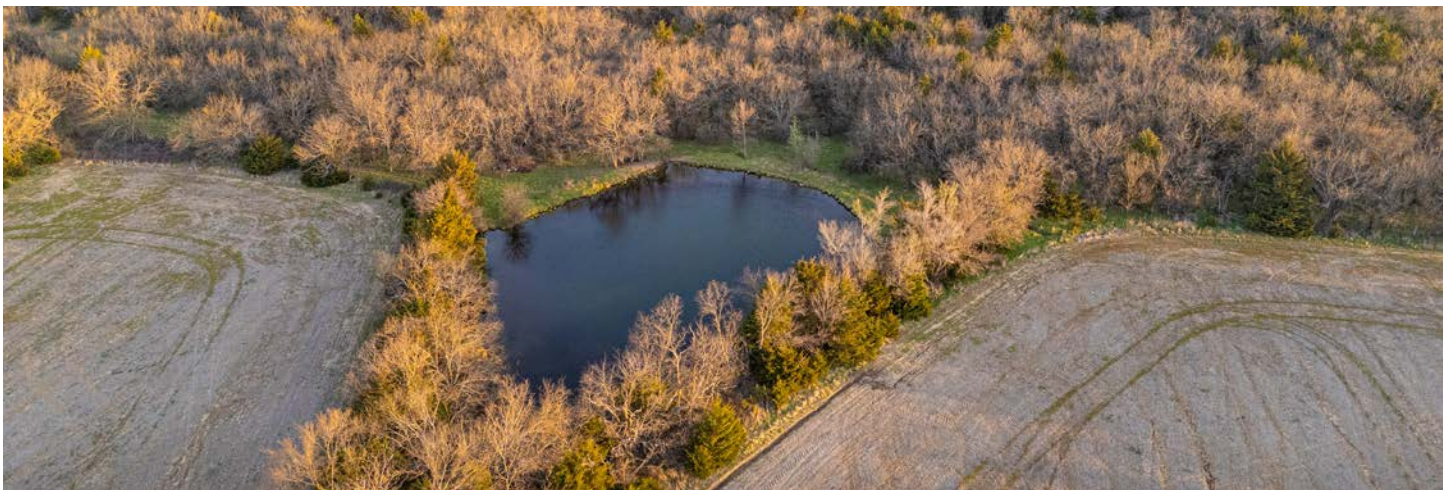
The property features approximately 14 +/- acres of productive tillable ground on the south end, ideal for establishing food plots or generating income.



WET-WEATHER CREEK



BEAUTIFUL STOCKED POND

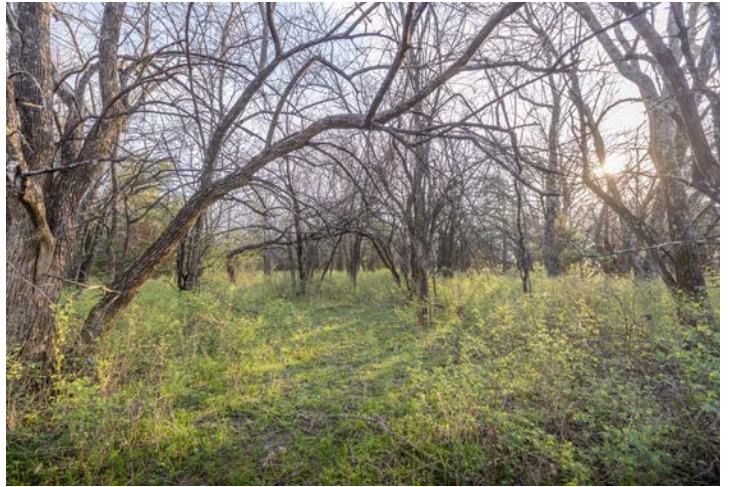


OLD HOMESITE WITH POWER AVAILABLE

An old homesite with power available provides an excellent opportunity for a future cabin or build site.



SOLID BLOCK OF TIMBER



HUNTING OPPORTUNITIES



AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 38° 16' 36.64, -95° 3' 46.77

0ft 509ft 1019ft



Maps Provided By:



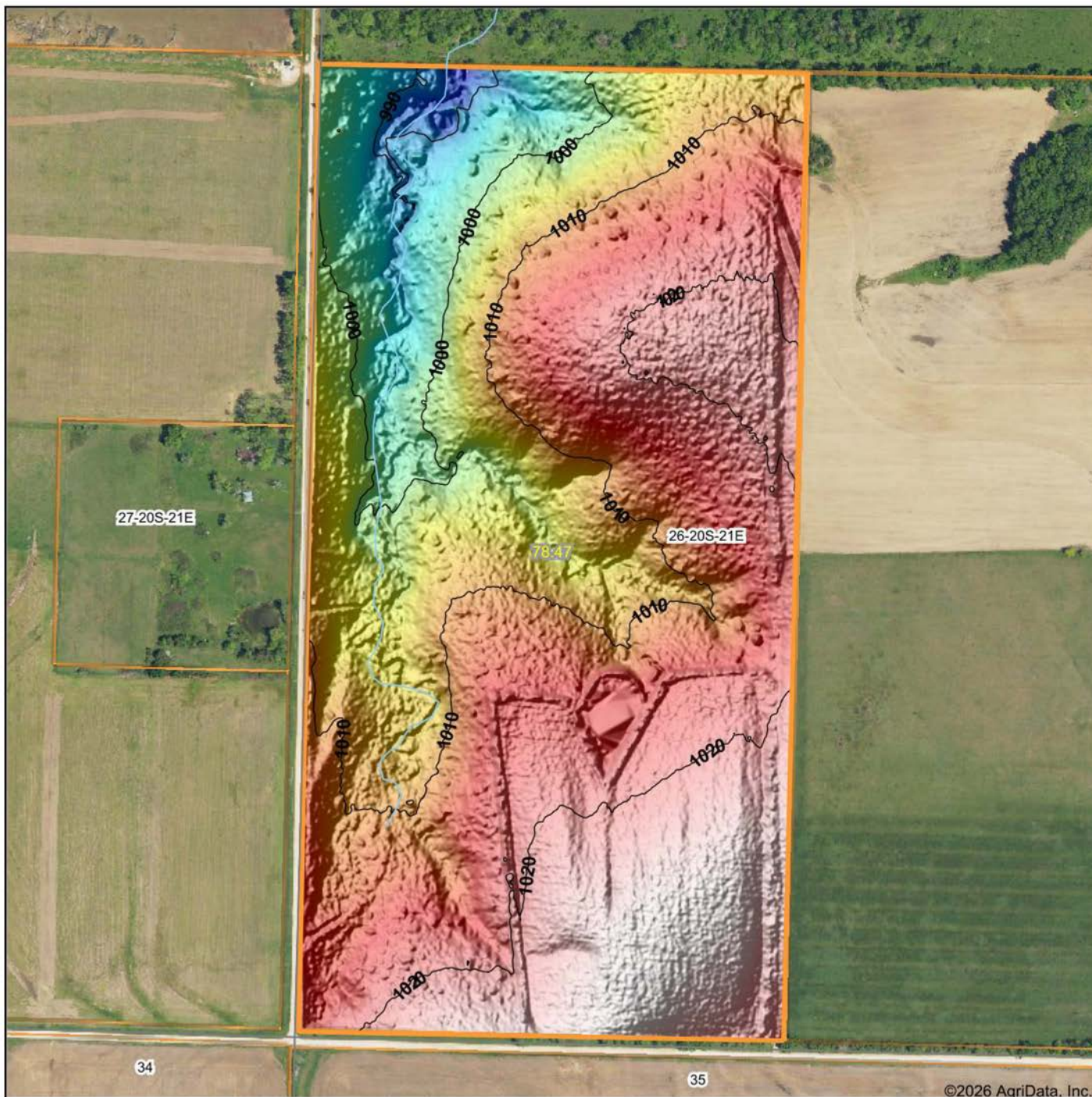
© AgriData, Inc. 2025 www.AgriDataInc.com

26-20S-21E
Linn County
Kansas



3/24/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 983.6
 Max: 1,026.1
 Range: 42.5
 Average: 1,011.8
 Standard Deviation: 9.12 ft

0ft 420ft 841ft

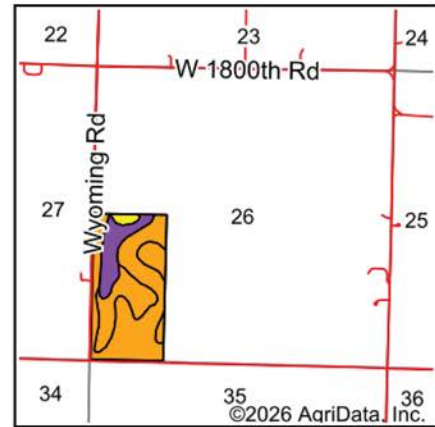
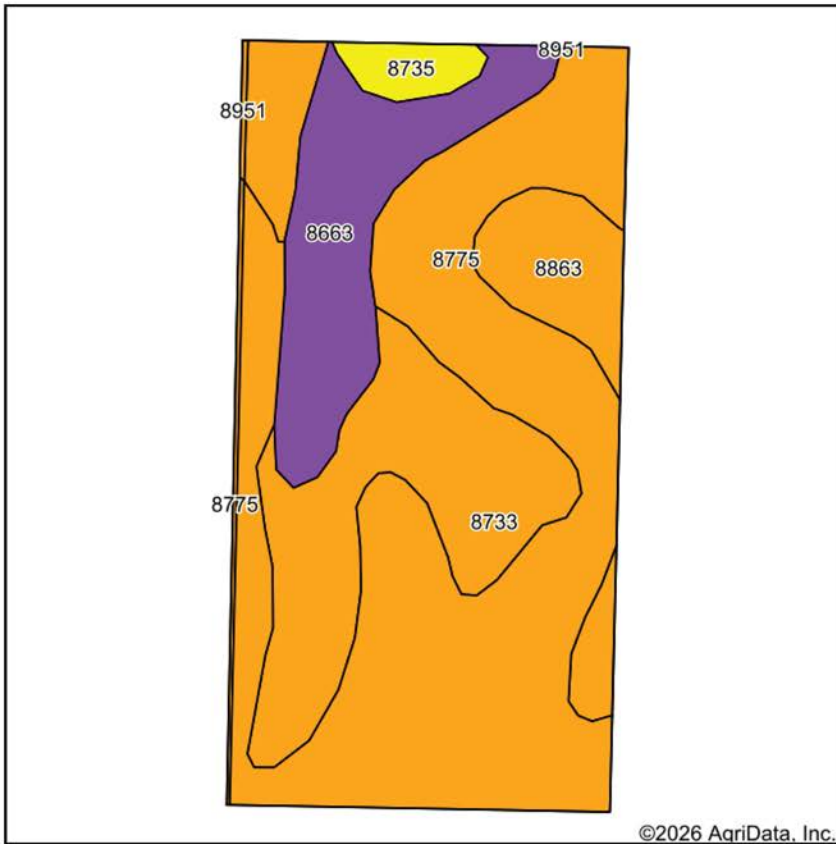


3/24/2026

26-20S-21E
Linn County
Kansas

Boundary Center: 38° 16' 36.64, -95° 3' 46.77

SOILS MAP



State: **Kansas**
 County: **Linn**
 Location: **26-20S-21E**
 Township: **Liberty**
 Acres: **78.47**
 Date: **3/24/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

©2026 AgriData, Inc.

Area Symbol: KS003, Soil Area Version: 25
 Area Symbol: KS107, Soil Area Version: 25

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
8775	Kenoma silt loam, 1 to 3 percent slopes	39.68	50.7%		5.7ft. (Lithic bedrock)	IIle	3888	59	56	59
8733	Eram silty clay loam, 1 to 3 percent slopes	15.25	19.4%		2.6ft. (Paralithic bedrock)	IIle	4100	54	54	39
8663	Clareson-Rock outcrop complex, 3 to 15 percent slopes	11.77	15.0%		2ft. (Lithic bedrock)	VIe	3398	44	44	27
8863	Parsons silt loam, 0 to 1 percent slopes	6.29	8.0%		1.1ft. (Abrupt textural change)	IIIw	3761	83	82	69
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	2.83	3.6%		2.5ft. (Lithic bedrock)	IIle	4968	52	51	43
8735	Eram silty clay loam, 3 to 7 percent slopes	1.82	2.3%		2.6ft. (Paralithic bedrock)	IVe	4116	58	58	41
8775	Kenoma silt loam, 1 to 3 percent slopes	0.64	0.8%		5.7ft. (Lithic bedrock)	IIle	3888	59	56	59
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	0.19	0.2%		2.5ft. (Lithic bedrock)	IIle	4968	52	51	43
Weighted Average						3.47	3892.4	*n 57.4	*n 55.7	*n 50.1

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Agent Clay Craft was born and raised in Madison, Mississippi, and grew up with a great passion for the outdoors. As a well-seasoned hunter, Clay managed to harvest his first deer at the age of 4. Shortly after, he started having success with bow hunting. Growing up in a family that was full of hunting and the outdoors, Clay always knew he wanted to make a career out of his passion.

Now, living in Overland Park, Kansas, Clay hunts on his family farms in Kansas and Missouri every year. He's been a part of several hunting TV shows and is currently filming with Heartland Bowhunter, an award-winning show on The Outdoor Channel, which he's done for over a decade. Clay stays true to his roots and loves bow hunting the giant whitetails that the Midwest has to offer. When he's not working, Clay enjoys spending time with his family, playing sports, and setting up his family farms for the next deer and turkey seasons.

Clay takes pride in how to improve and create better hunting farms. From increasing cover to strategic food plot placements, he has the knowledge to find and take farms to the next level. With the experience of hunting thousands of acres, Clay's love for land can't be missed. If you're in the market to buy or sell land in Eastern Kansas, let Clay put his knowledge and expertise to work for you.



CLAY CRAFT,
LAND AGENT
913.677.0299
CCraft@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.