

MIDWEST LAND GROUP PRESENTS

20 ACRES IN

BOURBON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

20 ACRES ADJOINING HIDDEN VALLEY LAKE

This beautiful 20-acre timber tract bordering Hidden Valley Lakes offers the perfect blend of seclusion, recreation, and potential build-site. Heavily wooded and loaded with wildlife, this property is an excellent hunting retreat with outstanding habitat and natural cover throughout.

A well-established road system winds through the property, providing easy access all the way down to the scenic creek bottom. Flowing through the center of the

tract is a stunning rock-bottom creek. The south end of the property offers a potential build site, making this an ideal location for a cabin, weekend getaway, or future home.

Whether you're looking for a private hunting property, recreational escape, or a quiet place to build near Sugar Valley Lakes, this tract offers a rare opportunity with tremendous potential.

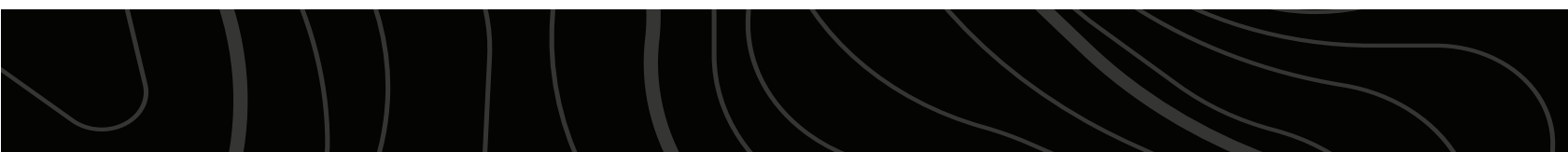
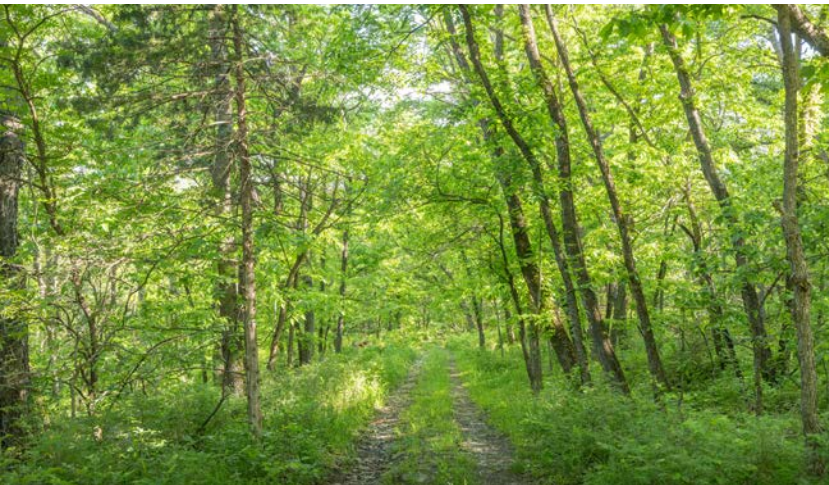
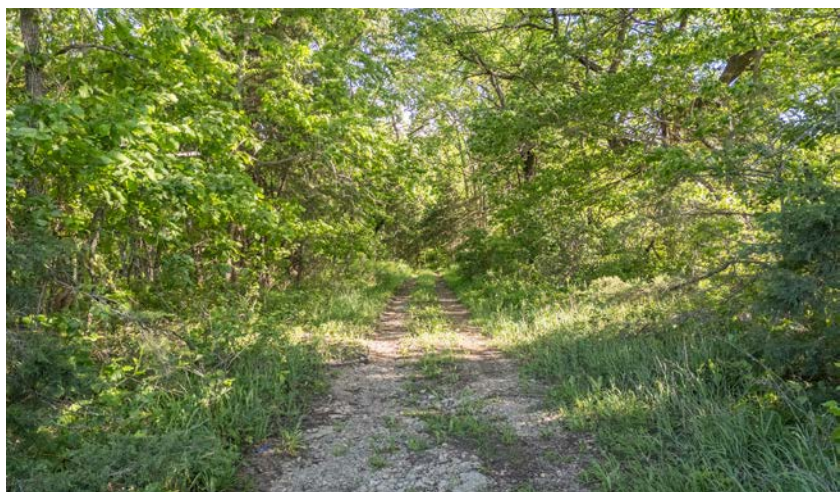
PROPERTY FEATURES

COUNTY: **BOURBON** | STATE: **KANSAS** | ACRES: **20**

- 20 +/- heavily wooded acres adjoining Hidden Valley Lakes
- Established road system throughout the property
- Easy access to the creek bottom
- Beautiful rock-bottom creek running through the center
- Strong wildlife habitat and natural cover
- Mature timber throughout the property
- Potential build site on the south end
- Ideal location for a cabin or weekend getaway



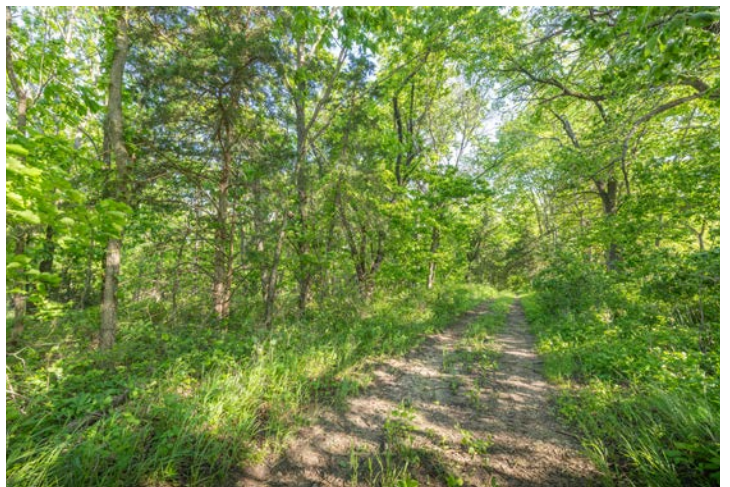
20 +/- HEAVILY WOODED ACRES



ADJOINING HIDDEN VALLEY LAKE



POTENTIAL BUILD SITE



AERIAL MAP



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Boundary Center: 38° 1' 28.39, -94° 57' 9.66

0ft 255ft 509ft



Maps Provided By:



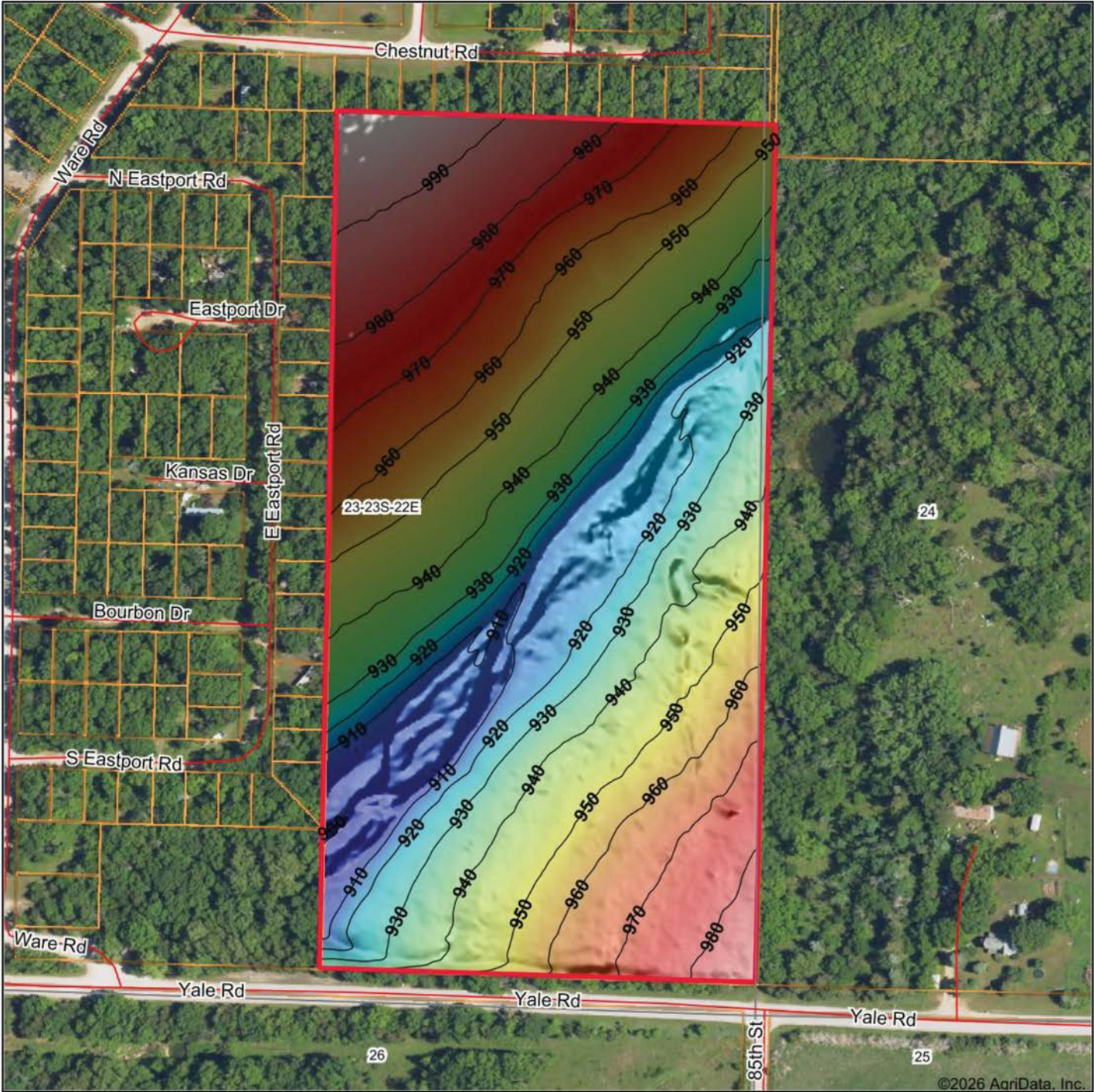
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23-23S-22E
Bourbon County
Kansas

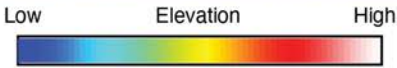


4/6/2026

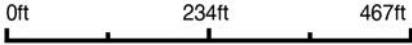
HILLSHADE MAP



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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 899.3
 Max: 999.7
 Range: 100.4
 Average: 947.3
 Standard Deviation: 23.95 ft



4/6/2026

23-23S-22E
Bourbon County
Kansas

Boundary Center: 38° 1' 28.39, -94° 57' 9.66

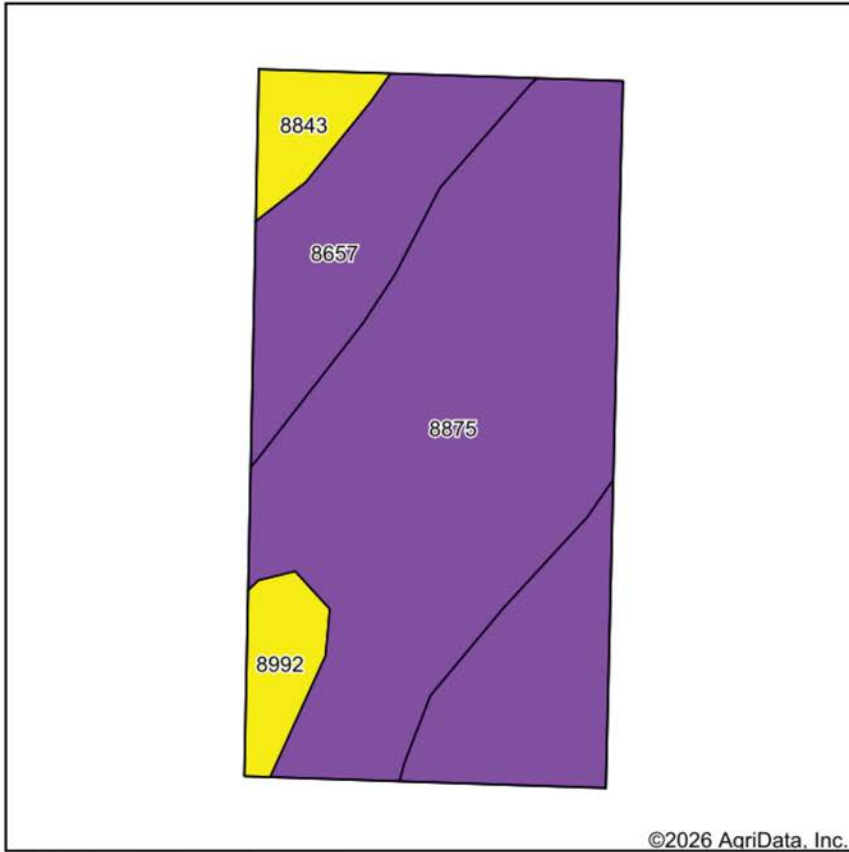


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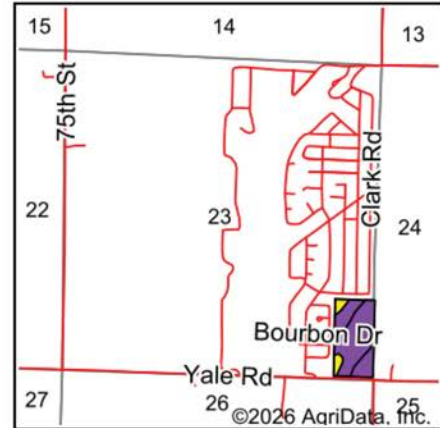


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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Bourbon**
 Location: **23-23S-22E**
 Township: **Franklin**
 Acres: **19.44**
 Date: **4/6/2026**



Maps Provided By:



Area Symbol: KS011, 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
8875	Ringo-Clareson complex, 8 to 15 percent slopes	11.65	59.9%		3.1ft. (Paralithic bedrock)	Vle	4038	36	36	30
8657	Clareson stony silty clay loam, 1 to 3 percent slopes	6.01	30.9%		2.5ft. (Lithic bedrock)	Vls	4015	54	54	35
8992	Zaar silty clay, 3 to 8 percent slopes	0.93	4.8%		> 6.5ft.	IVe	4136	49	43	45
8843	Nowata silt loam, 3 to 7 percent slopes	0.85	4.4%		2.2ft. (Lithic bedrock)	IVe	4398	45	45	31
Weighted Average						5.82	4051.3	*n 42.6	*n 42.3	*n 32.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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.



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