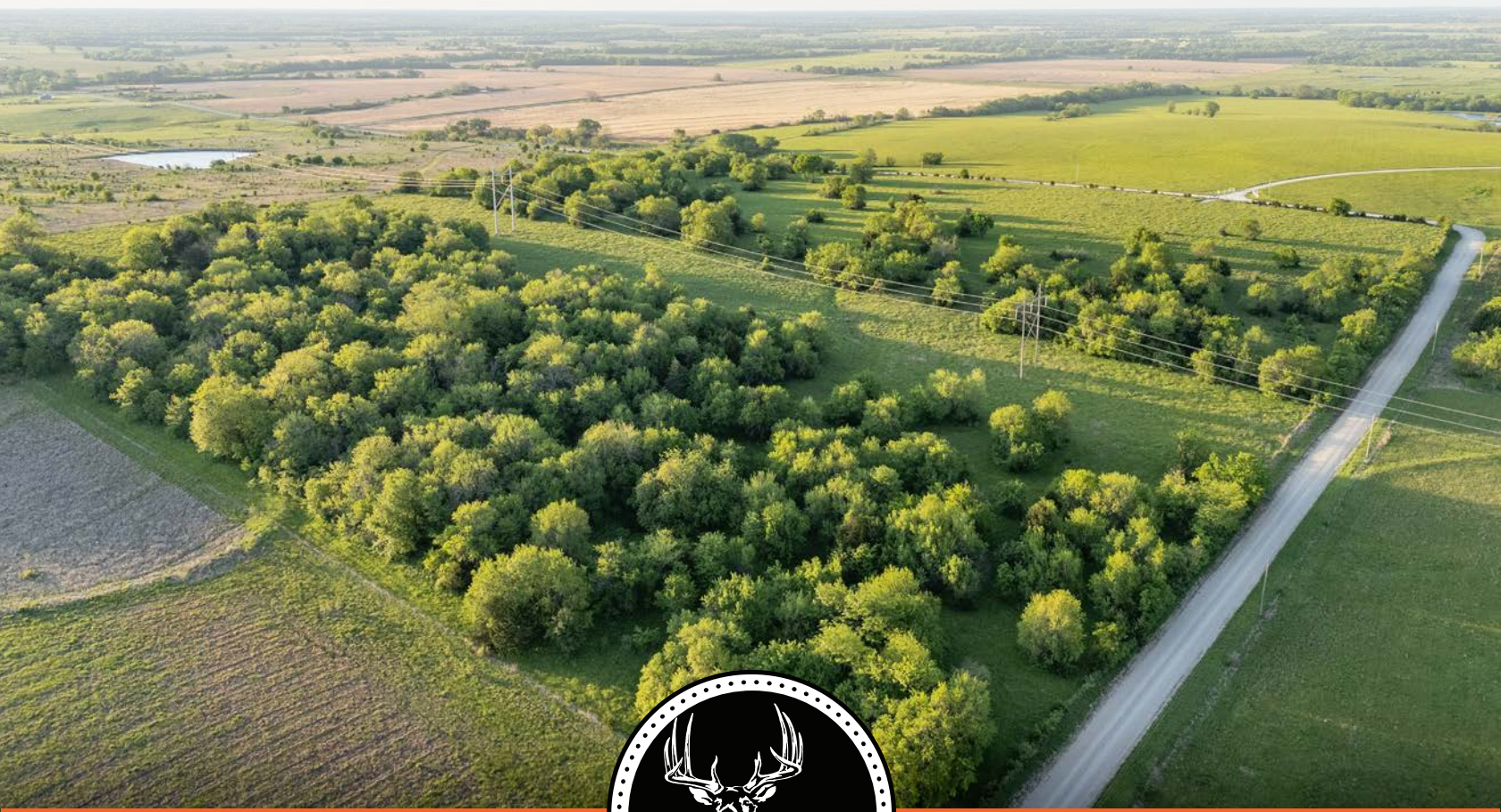


MIDWEST LAND GROUP PRESENTS

40 ACRES IN

LINN COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

40 ACRES JUST WEST OF PARKER, KANSAS

Located just west of Parker, this beautiful 40-acre property offers the perfect combination of recreation, farming, and future homesite potential. Situated on the corner of Ayers Road and W 2100 Road, the property has been exceptionally well-maintained and is easy to navigate throughout. Whether you are looking for a peaceful country build site, hunting retreat, or productive ground for cattle, this property offers endless possibilities.

The property features a nice mix of open ground and timber, with the wooded areas consisting primarily of

hedge and cedar trees that provide excellent cover for wildlife and natural privacy. A small pond located on the southeast corner adds both charm and functionality for livestock and wildlife alike.

With excellent access, beautiful rolling countryside, and multiple potential uses, this tract is ready for whatever vision you have in mind - from building your dream home to running cattle or creating your own hunting getaway. Properties with this kind of versatility and upkeep are hard to find.

PROPERTY FEATURES

COUNTY: **LINN** | STATE: **KANSAS** | ACRES: **40**

- 40 +/- acres located just west of Parker, Kansas
- Corner of Ayers Road and W 2100 Road
- Well-maintained property with easy access throughout
- Excellent build site potential
- Great hunting and recreational opportunities
- Mix of open ground and timber
- Timber consists primarily of hedge and cedar trees
- Small pond located on the southeast corner
- Ideal setup for cattle
- Peaceful rural setting with multiple potential uses

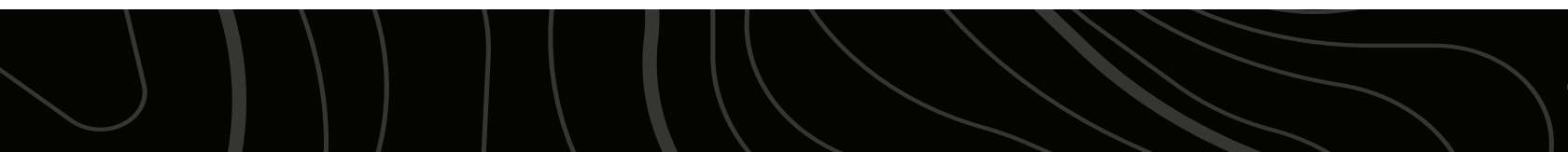


MIX OF OPEN GROUND AND TIMBER

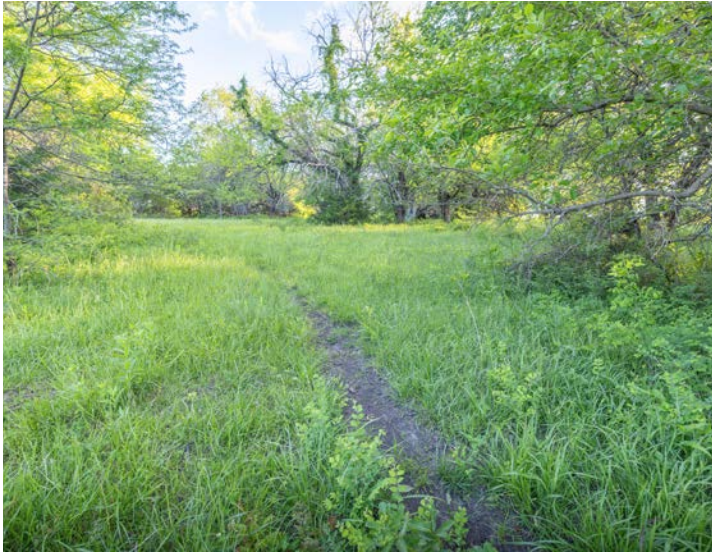
The property features a nice mix of open ground and timber, with the wooded areas consisting primarily of hedge and cedar trees that provide excellent cover for wildlife and natural privacy.



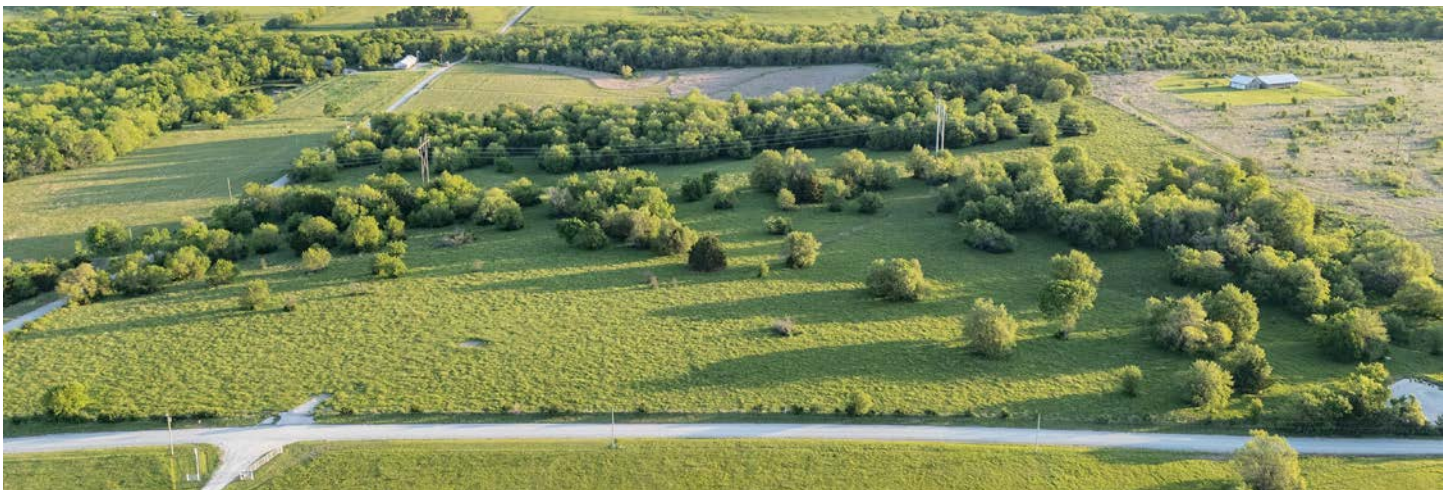
POND



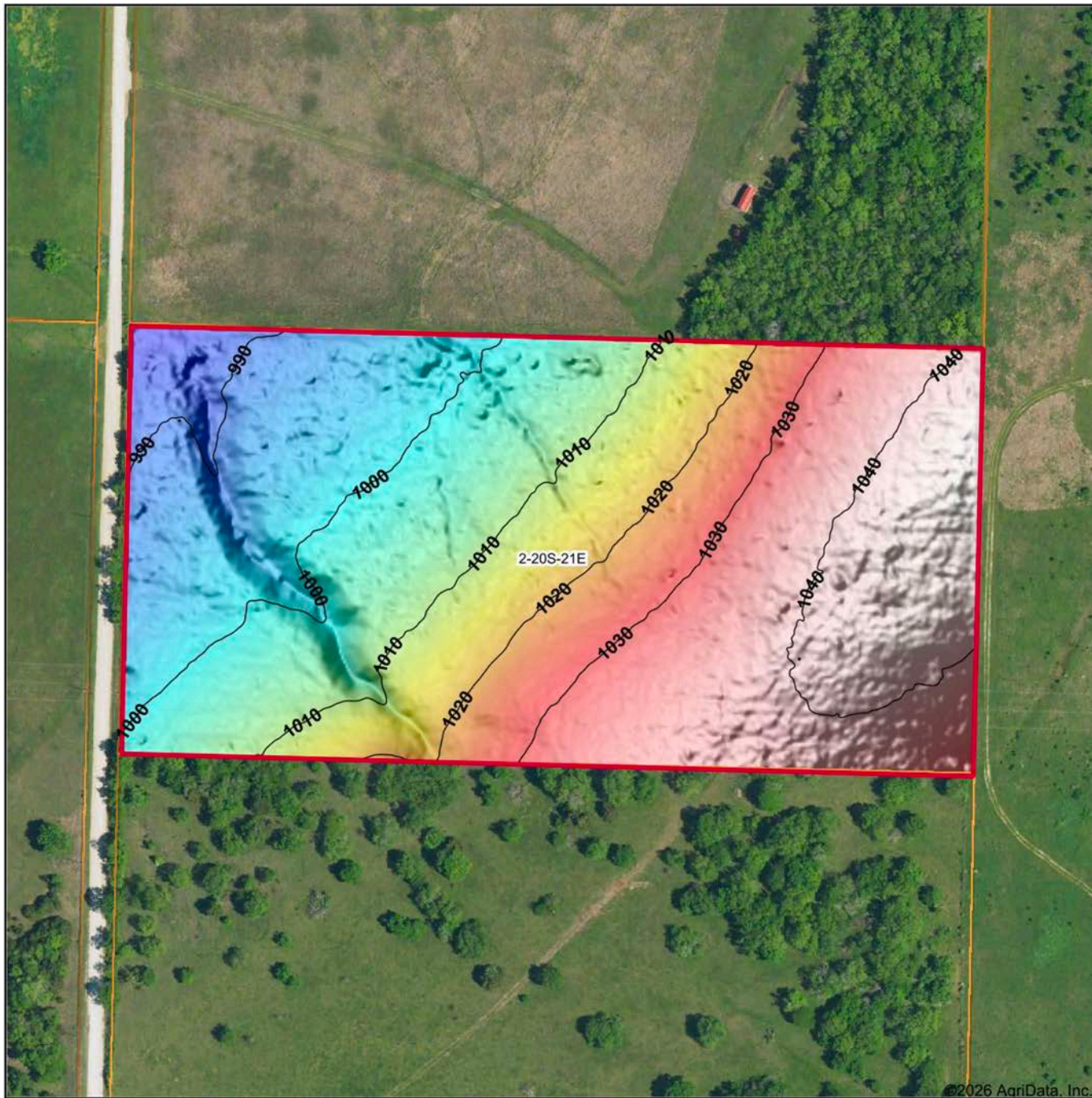
HUNTING OPPORTUNITIES



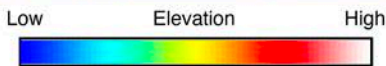
EXCELLENT BUILD SITE POTENTIAL



HILLSHADE MAP

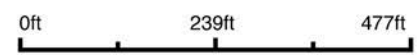


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Maps Provided By:
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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 985.6
 Max: 1,043.3
 Range: 57.7
 Average: 1,017.3
 Standard Deviation: 17.68 ft

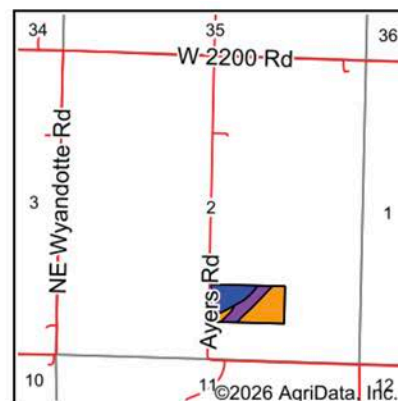
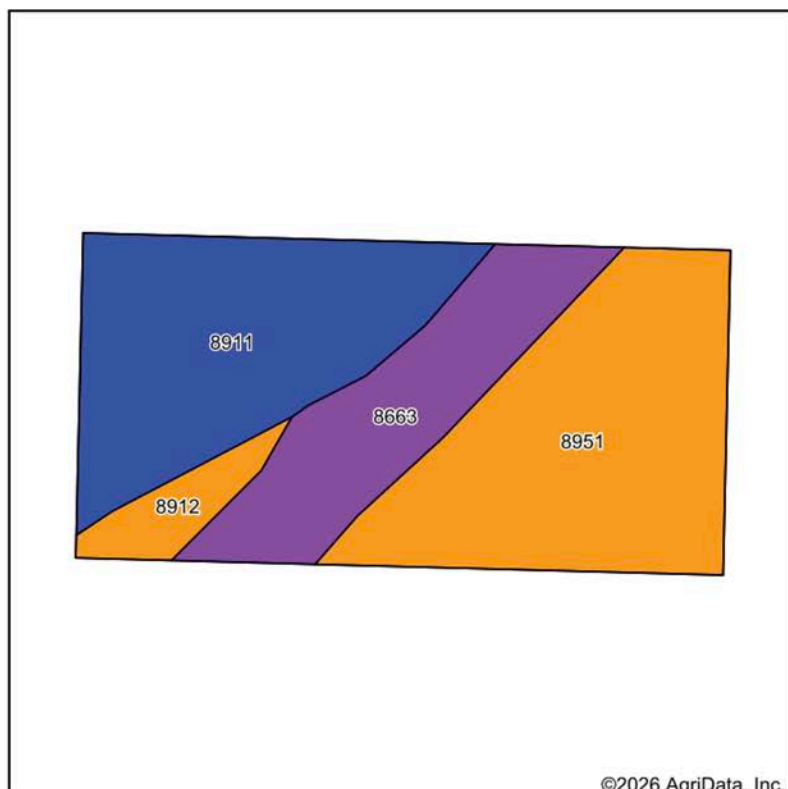


5/1/2026

2-20S-21E
Linn County
Kansas

Boundary Center: 38° 20' 3.17, -95° 3' 15.43

SOILS MAP



State: **Kansas**
 County: **Linn**
 Location: **2-20S-21E**
 Township: **Liberty**
 Acres: **19.54**
 Date: **5/1/2026**



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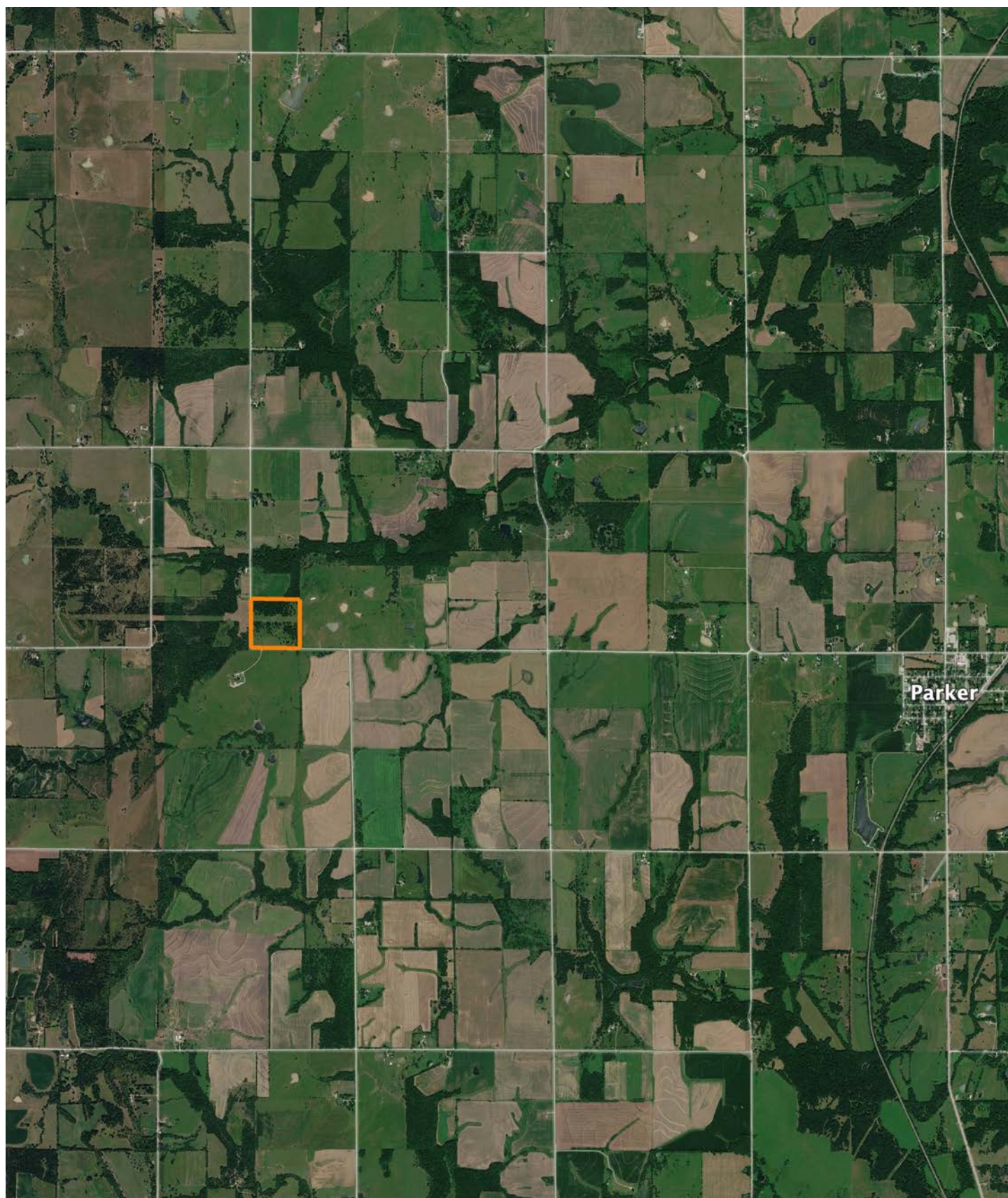
Area Symbol: KS107, Soil Area Version: 25

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
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	7.74	39.6%		2.5ft. (Lithic bedrock)	IIIe	4968	52	51	43
8911	Summit silty clay loam, 1 to 3 percent slopes	6.61	33.8%		> 6.5ft.	Ile	4828	61	61	60
8663	Clareson-Rock outcrop complex, 3 to 15 percent slopes	4.18	21.4%		2ft. (Lithic bedrock)	Vle	3398	44	44	27
8912	Summit silty clay loam, 3 to 7 percent slopes	1.01	5.2%		> 6.5ft.	IIIe	5153	68	68	58
Weighted Average						3.30	4594.3	*n 54.2	*n 53.8	*n 46.1

*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

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MidwestLandGroup.com

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