

MIDWEST LAND GROUP PRESENTS

74 ACRES IN

LINN COUNTY KANSAS

400 ROAD, BLUE MOUND, KS 66010



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

74 +/- ACRES OF RECREATIONAL AND HUNTING EAST OF BLUE MOUND

If you've been searching for an exceptional hunting and recreational property, this 74 +/- acre tract just east of Blue Mound, Kansas deserves a look. Conveniently located on a blacktop road, this farm offers easy year-round access while providing the seclusion and habitat that wildlife thrive in.

Approximately 20 acres are enrolled in CRP, providing annual income and excellent bedding cover for deer and upland wildlife. The remainder of the property features thick native cover, wet-weather creeks, and a scenic pond, creating a diverse landscape that attracts and holds game year-round.

A standout feature of the farm is the large natural draw that runs through the center of the property, serving

as a major travel corridor for whitetails. Combined with the dense cover and varied terrain, this property offers outstanding opportunities for deer and turkey hunting.

Whether you're looking for a weekend hunting retreat, a recreational getaway, or an investment property with income potential, this farm checks all the boxes. Properties with this combination of habitat, water, CRP income, and blacktop access are increasingly hard to find.

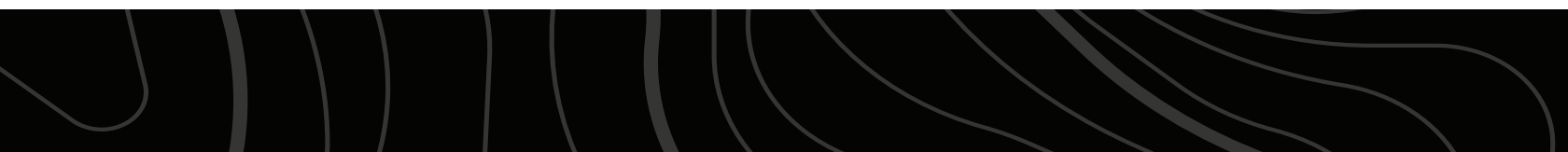
Don't miss your opportunity to own this beautiful recreational farm in the heart of eastern Kansas.



PROPERTY FEATURES

COUNTY: **LINN** | STATE: **KANSAS** | ACRES: **74**

- Excellent potential for hunting property
- Convenient blacktop road frontage with easy year-round access
- Approximately 20 +/- acres enrolled in CRP, providing annual income
- Pond offering a reliable water source for wildlife
- Multiple wet-weather creeks winding through the property
- Majority of the acreage consists of thick native cover
- Outstanding natural draw running through the center of the farm, creating a prime wildlife travel corridor
- Excellent habitat for whitetail deer, turkey, and other game
- Great opportunity for a weekend getaway, hunting retreat, or long-term land investment



APPROXIMATELY 20 ACRES CRP

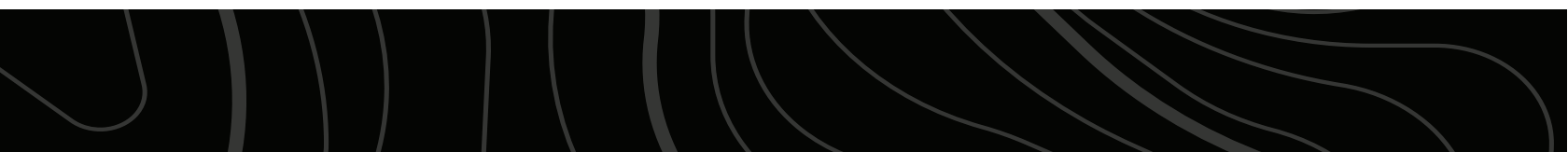
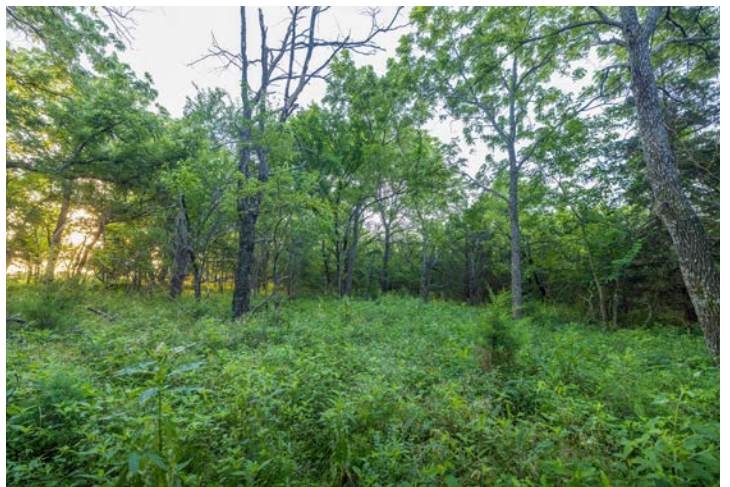
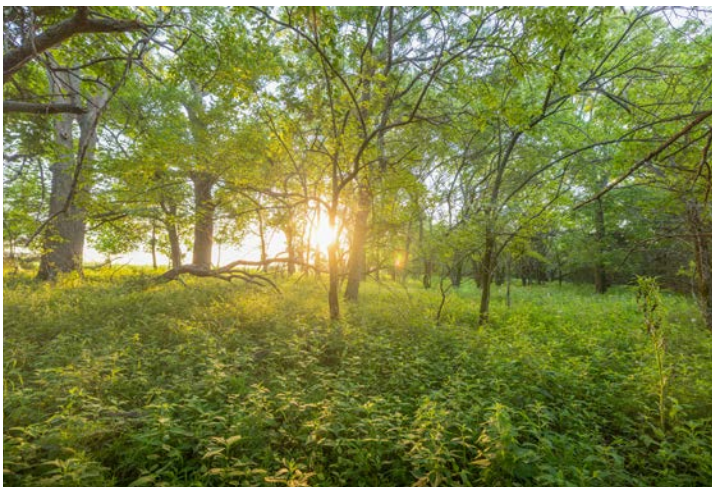
Approximately 20 acres are enrolled in CRP, providing annual income and excellent bedding cover for deer and upland wildlife.



POND



THICK NATIVE COVER

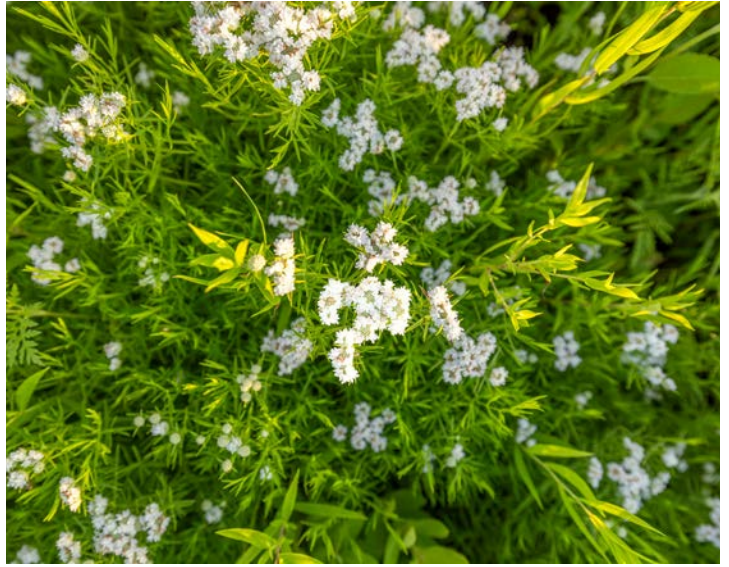


OUTSTANDING NATURAL DRAW

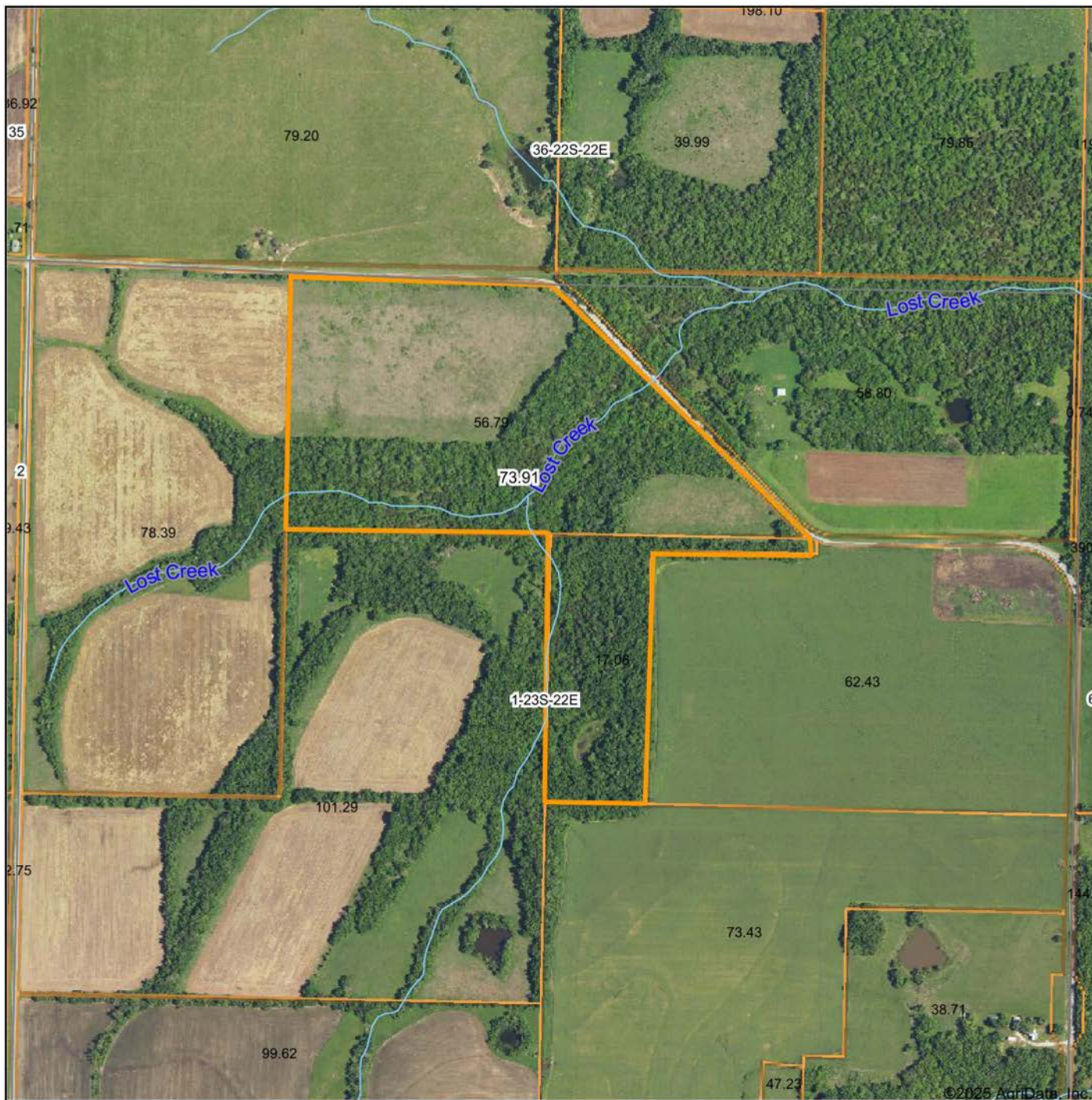
A standout feature of the farm is the large natural draw that runs through the center of the property, serving as a major travel corridor for whitetails. Combined with the dense cover and varied terrain, this property offers outstanding opportunities for deer and turkey hunting.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 4' 37.53, -94° 56' 32.84



Maps Provided By:



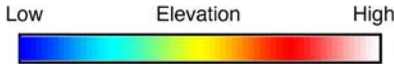
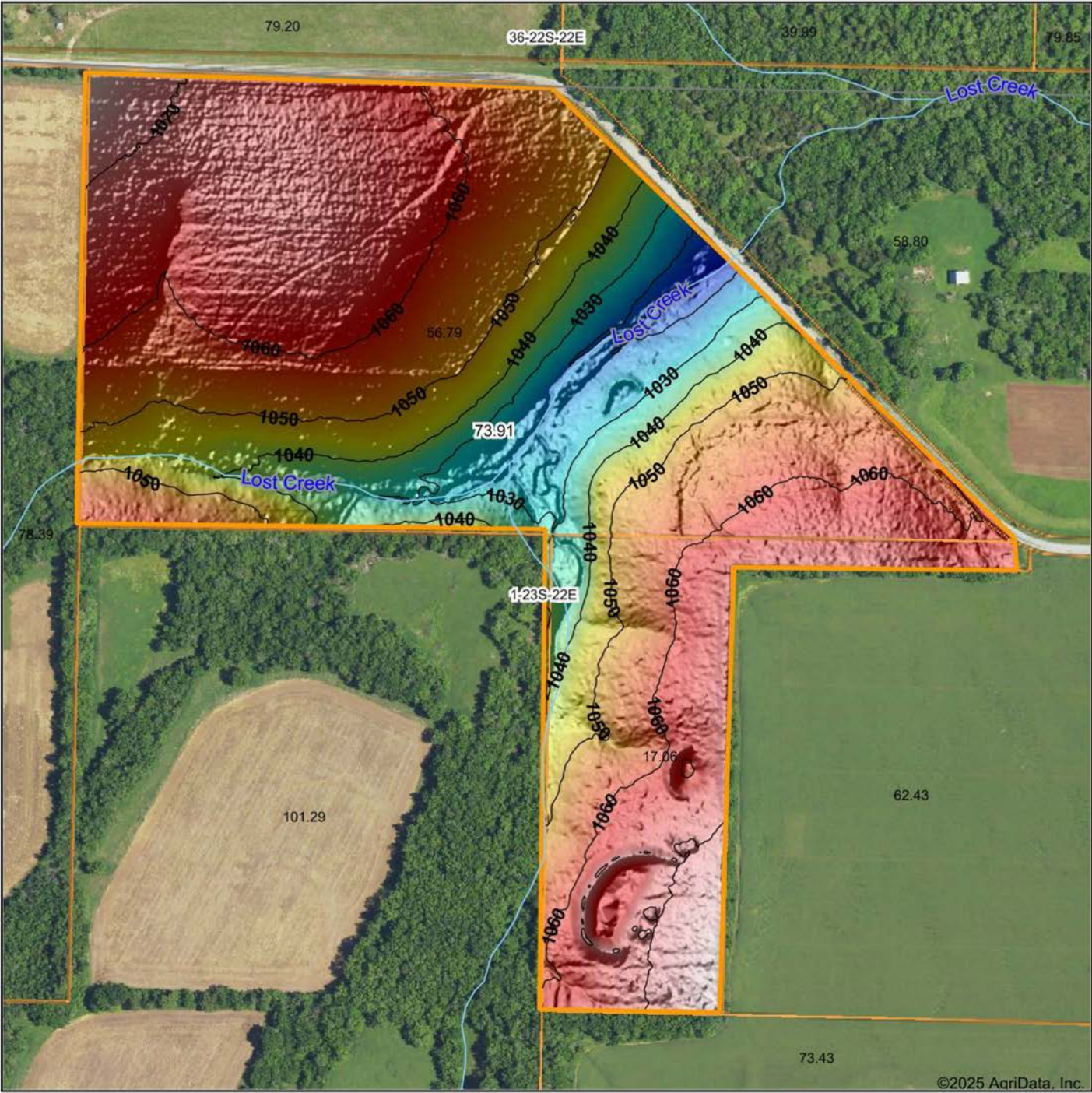
© AgriData, Inc. 2023 www.AgrIDataInc.com

1-23S-22E
Linn County
Kansas



11/7/2025

HILLSHADE MAP



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,012.5
 Max: 1,078.0
 Range: 65.5
 Average: 1,053.4
 Standard Deviation: 13.55 ft

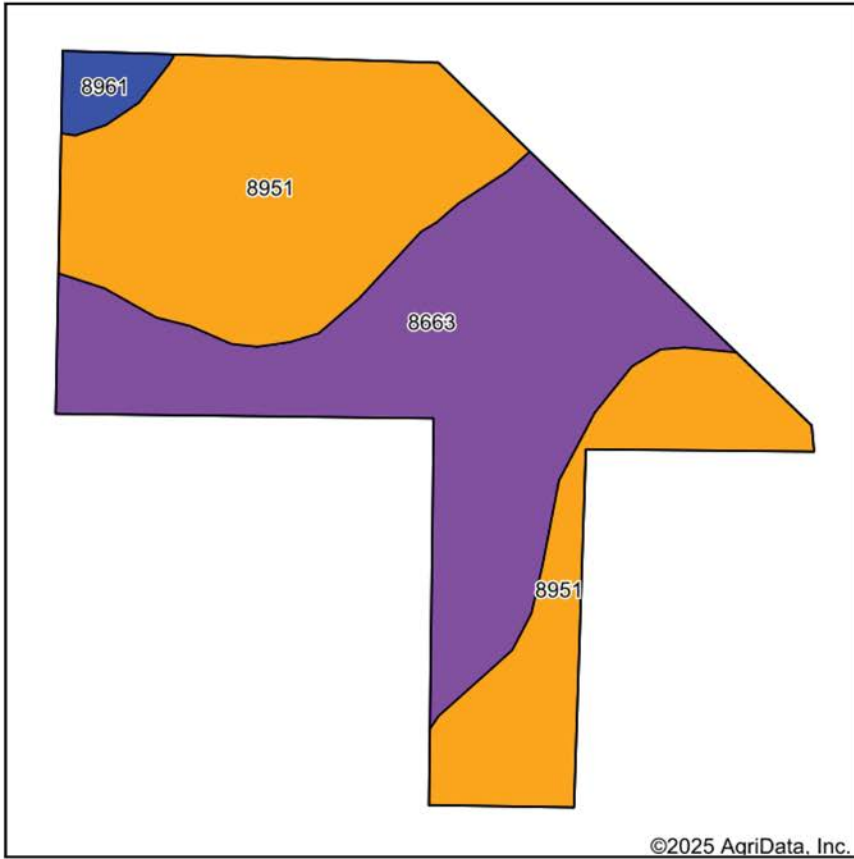


11/7/2025

1-23S-22E
Linn County
Kansas

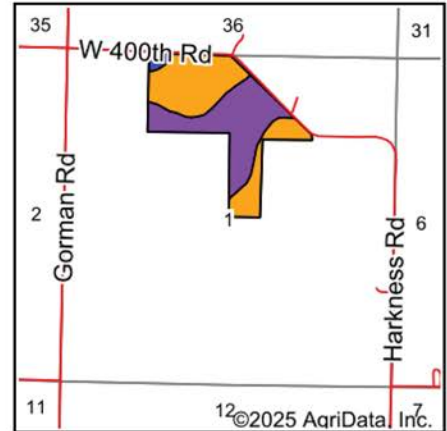
Boundary Center: 38° 4' 37.53, -94° 56' 32.84

SOILS MAP



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.



State: **Kansas**
 County: **Linn**
 Location: **1-23S-22E**
 Township: **Blue Mound**
 Acres: **73.91**
 Date: **11/7/2025**



Maps Provided By:



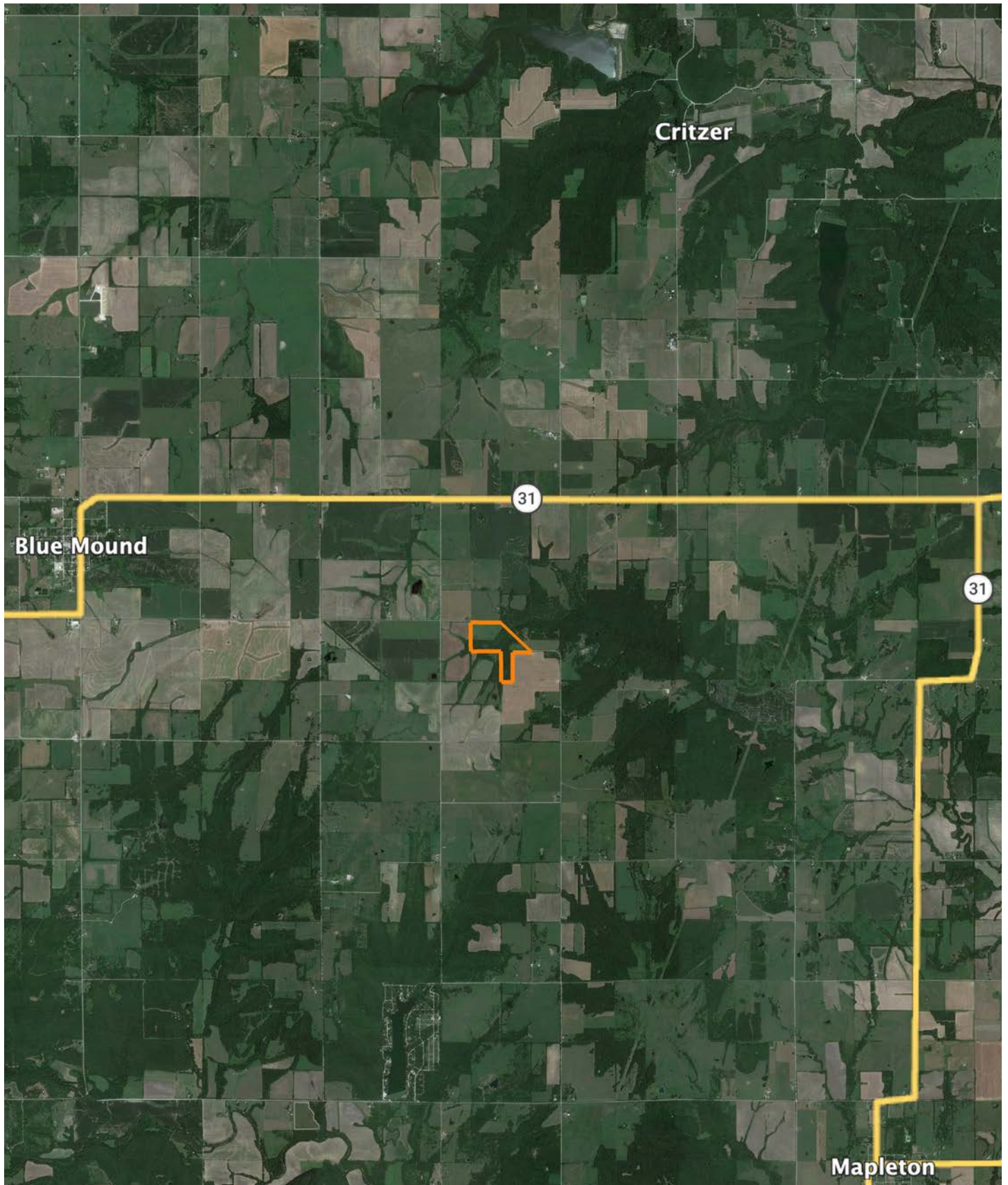
Area Symbol: KS107, Soil Area Version: 25

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 Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	38.86	52.6%		2.5ft. (Lithic bedrock)	Ille	4968	52	51	51	43	46
8663	Clareson-Rock outcrop complex, 3 to 15 percent slopes	33.25	45.0%		2ft. (Lithic bedrock)	Vle	3398	44	44	25	27	28
8961	Woodson silt loam, 0 to 1 percent slopes	1.80	2.4%		> 6.5ft.	Ils	4233	53	48	52	50	44
Weighted Average							4.33	*n 48.4	*n 47.8	*n 39.3	*n 36	*n 37.9

*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, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.