

MIDWEST LAND GROUP PRESENTS

175 ACRES IN

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# MARION COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# TOP TIER RECREATIONAL FARM ON THE COTTONWOOD RIVER

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Located just northwest of Florence in Marion County sits this incredible 175 +/- acre recreational farm that offers a perfect blend of Cottonwood River frontage, productive farmland, diverse wildlife habitat, and breathtaking Kansas scenery. Anchored by approximately .85 miles of highly sought-after Cottonwood River frontage along the property's northern boundary, this is the type of farm that rarely comes to market.

The Cottonwood River serves as a major travel corridor for the area's thriving whitetail deer population, creating outstanding hunting opportunities year after year. Recent trail camera photos have identified several shooter-quality bucks along with an impressive group of young up-and-coming deer.

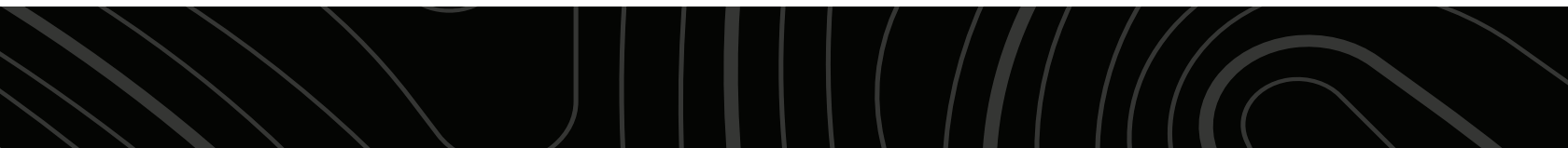
Towering hardwoods, including mature oak trees that provide an abundant acorn crop, create ideal habitat for deer and other wildlife. During the spring, the river corridor is home to roosting Rio Grande turkeys, while sections of riffled water offer excellent late-season waterfowl hunting when surrounding ponds

have frozen. The river also provides excellent fishing and a perfect place to relax on the sandbars during the summer months.

Approximately 31 +/- acres of highly productive tillable ground, with an impressive NCCPI rating of 83, sits just south of the river, offering both income potential through cash rent or crop share and a dependable food source that regularly attracts large numbers of deer and other wildlife.

Rolling hills of native grasses, brush, and scattered timber create outstanding bedding cover throughout the center of the farm. A small pond and windmill well provide additional water sources, while approximately 40 +/- acres of native grass on the east side and 24 +/- acres of terraced brome hay in the southwest corner offer flexibility for income generation, habitat improvements, or future management opportunities.

With nearly 80 feet of elevation change, the property offers incredible panoramic views and sits along the edge of the scenic Flint Hills region. At 175 +/- acres,



the farm qualifies for two Kansas Hunt-Own-Land deer permits annually. Mineral rights are believed to be intact and will transfer to the buyer.

Properties that combine Cottonwood River frontage, productive farmland, exceptional hunting, income potential, and outstanding recreational opportunities

are increasingly difficult to find. Whether you're searching for a premier hunting property, a weekend retreat, or a long-term land investment, this Marion County farm deserves a look.

For additional information or to schedule a private showing, contact listing agent Shaun Reid at (316) 210-6680.

## PROPERTY FEATURES

COUNTY: **MARION** | STATE: **KANSAS** | ACRES: **175**

- .85 mile Cottonwood River
- Whitetail deer, turkeys, quail, ducks
- Fishing and recreation
- Highly fertile river bottom farm ground
- Thick native grasses
- Pond and windmill well
- Excellent views
- 2.5 miles to Florence, KS
- 55 miles to Wichita, KS
- 150 miles to Kansas City, KS





# COTTONWOOD RIVER

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The property is anchored by .85 miles of the highly sought-after Cottonwood River winding throughout the north boundary. This river is a magnet and major travel corridor for the whitetail deer in the area.





# HIGHLY FERTILE FARMLAND

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# POND AND WINDMILL WELL

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# NATIVE GRASSES

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The center of the property is made up of rolling hills of thick native grasses and brush, creating excellent cover and bedding areas for the wildlife that call this farm home.





# TRAIL CAM PICTURES

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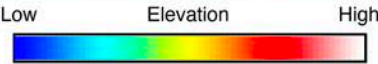
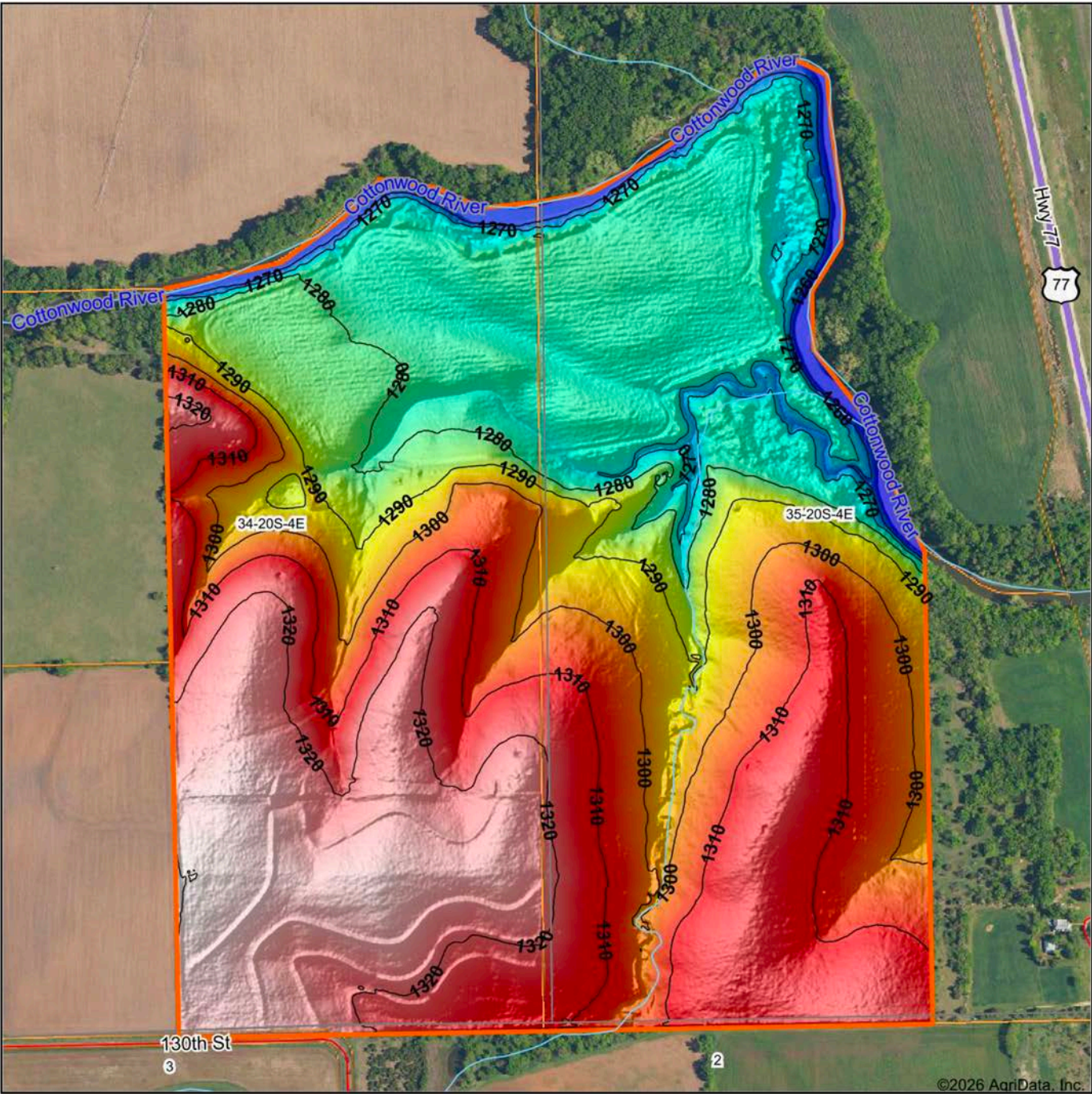


# AERIAL MAP





# HILLSHADE MAP

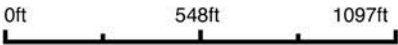


Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 1,252.1  
Max: 1,330.8  
Range: 78.7  
Average: 1,299.5  
Standard Deviation: 19.78 ft



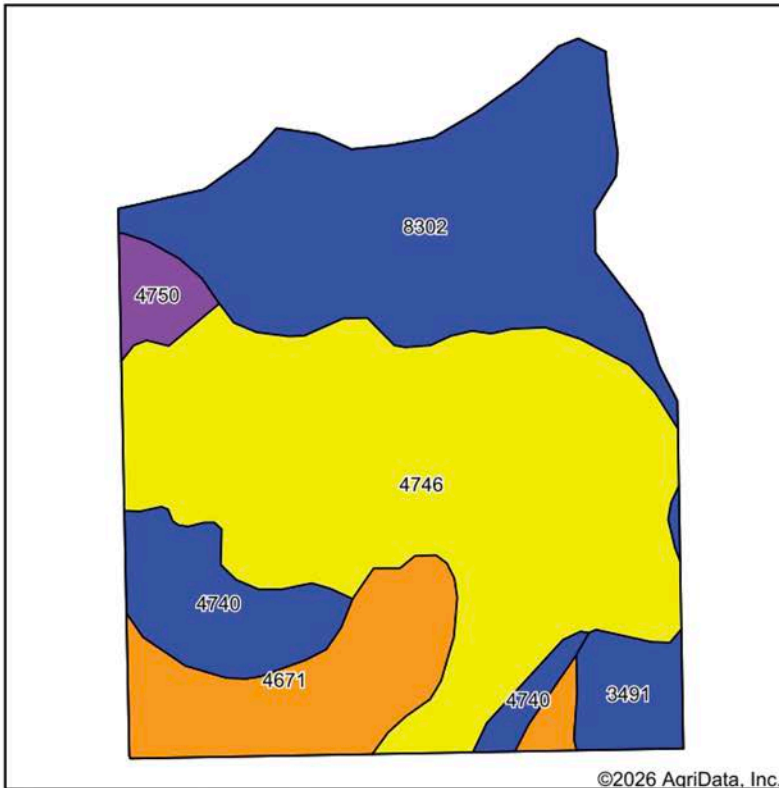
3/22/2026

**35-20S-4E**  
**Marion County**  
**Kansas**

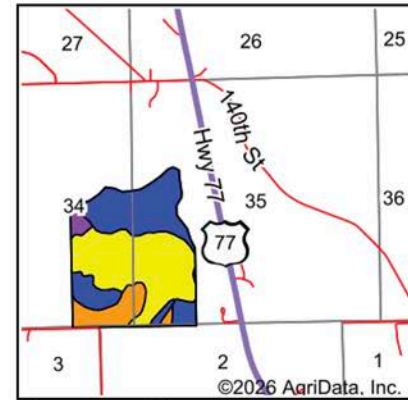
Boundary Center: 38° 15' 57.06, -96° 57' 59.92



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Marion**  
 Location: **35-20S-4E**  
 Township: **Fairplay**  
 Acres: **175.13**  
 Date: **3/22/2026**



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Area Symbol: KS115, Soil Area Version: 23

| Code             | Soil Description                                                 | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Irr Class *c | Range Production (lbs/acre/yr) | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans | *n NCCPI Cotton |
|------------------|------------------------------------------------------------------|-------|------------------|----------------------|------------------|--------------|--------------------------------|------------------|---------------|-----------------------|-------------------|-----------------|
| 4746             | Labette-Sogn silty clay loam, 0 to 8 percent slopes              | 79.20 | 45.4%            |                      | IVe              | IIle         | 3705                           | 37               | 32            | 37                    | 33                | 19              |
| 8302             | Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded | 49.62 | 28.3%            |                      | IIw              |              | 7995                           | 82               | 81            | 70                    | 82                | 44              |
| 4671             | Irwin silty clay loam, 1 to 3 percent slopes                     | 21.41 | 12.2%            |                      | IIIs             | IIIs         | 3585                           | 56               | 45            | 55                    | 55                | 40              |
| 4740             | Labette silty clay loam, 1 to 3 percent slopes                   | 14.26 | 8.1%             |                      | IIe              | IIe          | 4710                           | 47               | 40            | 47                    | 43                | 27              |
| 3491             | Wells loam, 1 to 3 percent slopes                                | 6.56  | 3.7%             |                      | IIe              | IIe          | 3995                           | 66               | 60            | 60                    | 66                | 33              |
| 4750             | Sogn silty clay loam, 0 to 10 percent slopes                     | 4.08  | 2.3%             |                      | Vis              |              | 2655                           | 22               | 20            | 22                    | 17                | 9               |
| Weighted Average |                                                                  |       |                  |                      | 3.12             | *-           | 4974.1                         | *n 53.6          | *n 48.9       | *n 49.9               | *n 51.3           | *n 29.6         |

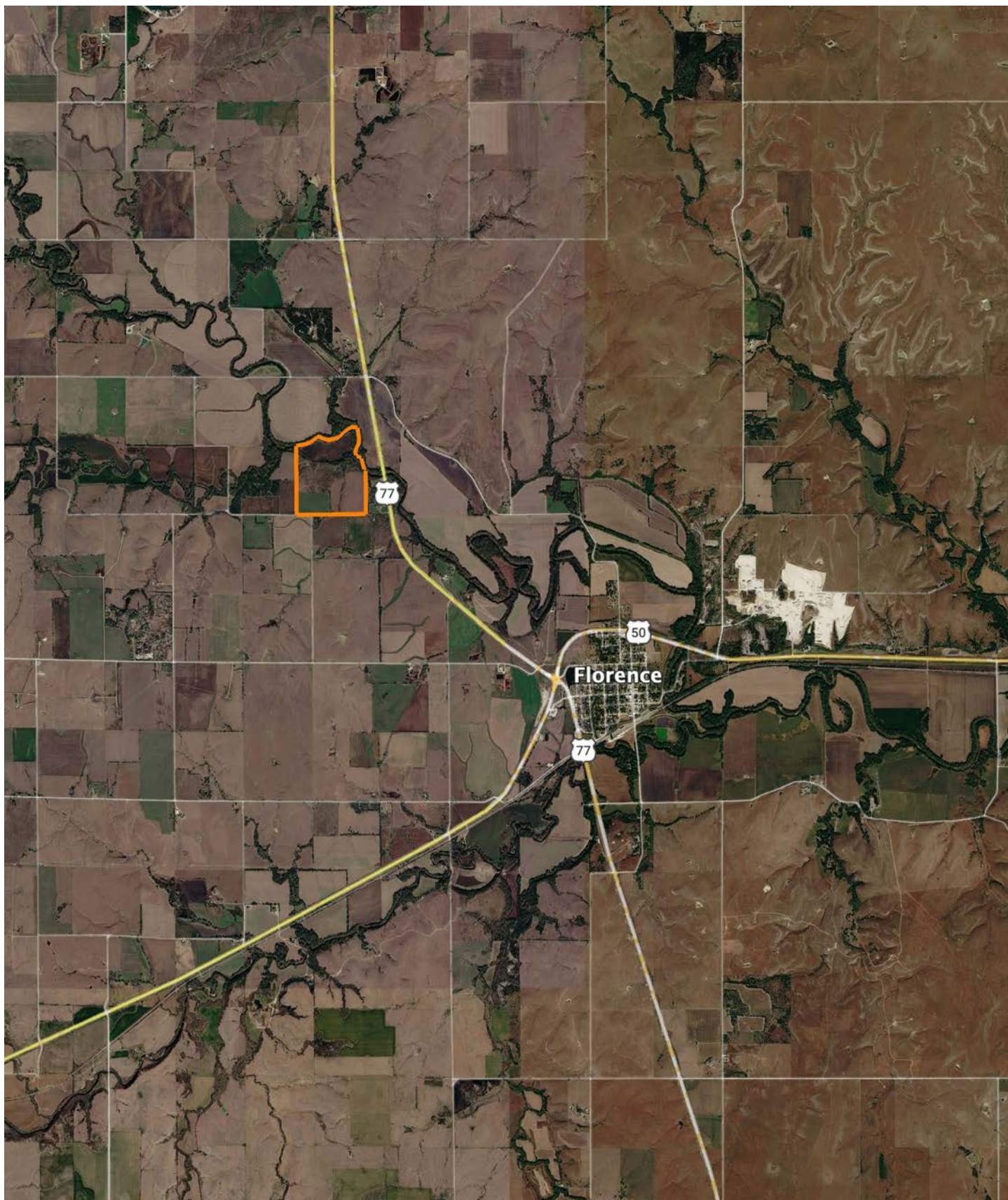
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



# OVERVIEW MAP





# AGENT CONTACT

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Growing up as an avid outdoorsman introduced agent Shaun Reid to a wide variety of habitats across multiple midwestern states, which has given him a wealth of knowledge to better serve his clients. Shaun's foundation of honesty, integrity, professionalism and a strong work ethic guide him in all his client interactions, helping ensure peace of mind throughout the buying and selling process.

Born in Wichita, KS, Shaun graduated from Maize High School, and went on to continue his studies and play baseball at Tabor College in Hillsboro, KS, where he earned a Bachelor's Degree in Business Administration, with a concentration in Marketing. For several years, he worked in operations and moved up to serve as plant manager in Oklahoma where he was able to develop business and relationship-building skills while maintaining a clear focus on customer satisfaction.

A member of Ducks Unlimited and NWTF, Shaun enjoys hunting, fishing, playing golf, and spending time with his family. Shaun currently lives in Wichita, KS, with his wife, Karissa, and daughter, Raegan. If you're in the market to buy or sell land and seek a hassle and stress-free experience, give Shaun a call.



**SHAUN REID,** LAND AGENT  
**316.210.6680**  
SReid@MidwestLandGroup.com



## MidwestLandGroup.com

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