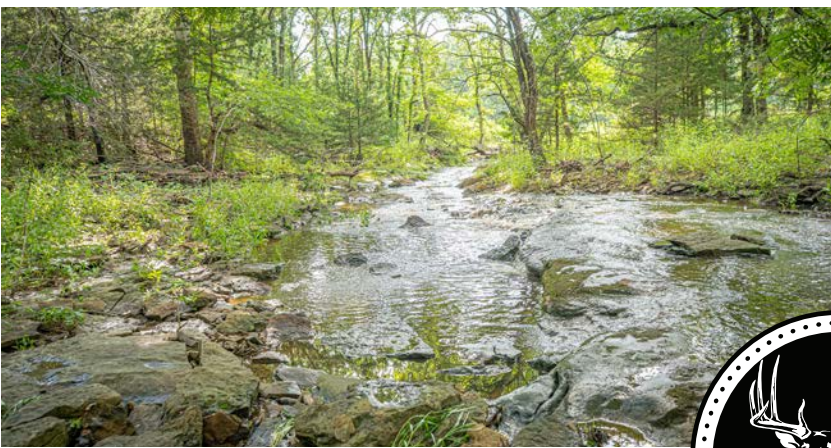


MIDWEST LAND GROUP PRESENTS

100 ACRES

# MONTGOMERY COUNTY, KS

COUNTY ROAD 2300, CANEY, KANSAS, 67333



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# BUY TODAY, HUNT OPENING MORNING: TURN-KEY KANSAS WHITETAIL FARM

Located between Coffeyville and Caney, Kansas, just 1 mile off Highway 166, this highly-managed hunting and recreational farm offers a rare turn-key opportunity in a proven area. Positioned in the center portion of a three-mile section with no crossroads, the property benefits from privacy, low pressure, and excellent natural movement through the surrounding landscape.

Managed under QDM principles for over three decades, this farm has been thoughtfully developed for wildlife habitat, access, and year-round holding power. In 2021, the property was recognized as a Montgomery County Wildlife Conservation Award winner, reflecting the care and long-term stewardship put into the land.

The layout is exceptional, measuring approximately 1/4 mile wide by 3/4 mile deep, with great access and a creek running through the entire property. The creek corridor

is lined with old-growth timber, including white oaks and red oaks, creating a strong natural travel route, mast production, and prime stand locations. Multiple springs along the creek provide dependable fresh water, while a spring-fed stocked pond offers fishing for catfish, bass, crappie, and sunfish.

Wildlife improvements are already in place, including three food plots, three producing wildlife orchards, and three all-weather blinds. The property is known to carry two deer herds, utilizing both the east and west sides based on the lay of the land. Adjacent large crop fields further strengthen the farm's ability to draw and hold deer throughout the season.

This is a true buy today, hunt opening morning type of property. With only some trail mowing and light cleanup, the farm is ready to go. The acreage also exceeds the



80 acre threshold often important to non-resident landowner tag considerations, adding another layer of appeal for out-of-state buyers looking for a Kansas hunting property.

For those looking to build, public utilities are available at the road, making the possibility of a future home, hunting cabin, or weekend retreat very realistic.

Stable, conservation-minded neighbors surround the area, helping preserve the quality and consistency of the local wildlife habitat. With proven management history, strong water features, mature timber, established food sources, building potential, and a highly strategic location, this farm is ready for the next owner to step in and continue a legacy of quality hunting and land stewardship.



## PROPERTY FEATURES

COUNTY: **MONTGOMERY** | STATE: **KANSAS** | ACRES: **100**

- Located between Coffeyville and Caney, KS
- Just 1 mile off Highway 166
- Center portion of a three-mile section with no crossroads
- Highly managed under QDM principles for over three decades
- 2021 Montgomery County Wildlife Conservation Award winner
- Turn-key hunting and recreational farm
- Exceeds the 80 acre non-resident landowner tag threshold
- Approximately 1/4 mile wide by 3/4 mile deep
- Over 1.5 miles of "edge" for cruising bucks
- Great access with a strong interior layout
- Creek runs through the entire property
- Old-growth timber along the creek, including white oaks and red oaks
- Multiple springs along the creek providing fresh water
- Spring-fed stocked pond with catfish, bass, crappie, and sunfish
- 3 established food plots
- 3 producing wildlife orchards
- 3 all-weather blinds
- Known to hold/use two deer herds on the east and west sides
- Adjacent to large crop fields, increasing wildlife draw
- Stable, conservation-minded neighboring landowners
- Public utilities available at the road
- Potential build site for a home, hunting cabin, or weekend retreat

# TURN-KEY HUNTING & RECREATIONAL FARM

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Wildlife improvements are already in place, including three food plots, three producing wildlife orchards, and three all-weather blinds. The property is known to carry two deer herds, utilizing both the east and west sides based on the lay of the land.



# SPRING-FED STOCKED POND & CREEK

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## 3 ESTABLISHED FOOD PLOTS

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# GREAT ACCESS & STRONG INTERIOR LAYOUT

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The layout is exceptional, measuring approximately 1/4 mile wide by 3/4 mile deep, with great access and a creek running through the entire property.



# HARVEST PICTURES



# AERIAL MAP



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Boundary Center: 37° 3' 1.24, -95° 51' 46.01



Maps Provided By:



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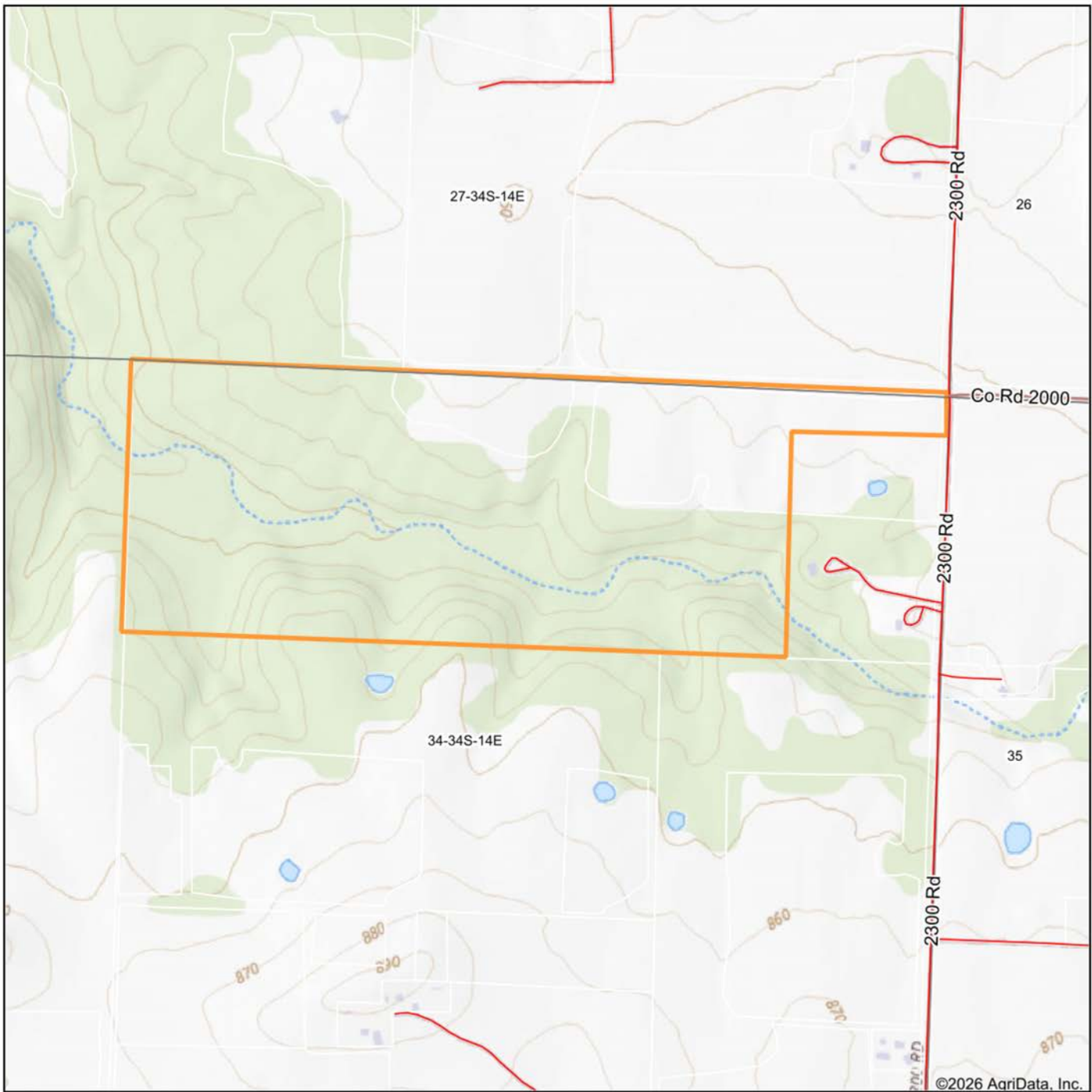
**34-34S-14E**  
**Montgomery County**  
**Kansas**



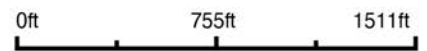
7/1/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

# TOPOGRAPHY MAP



Map Center: 37° 2' 59.43, -95° 51' 45.21



**34-34S-14E**  
**Montgomery County**  
**Kansas**



Maps Provided By:

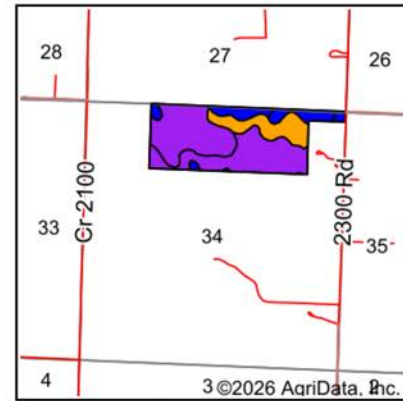
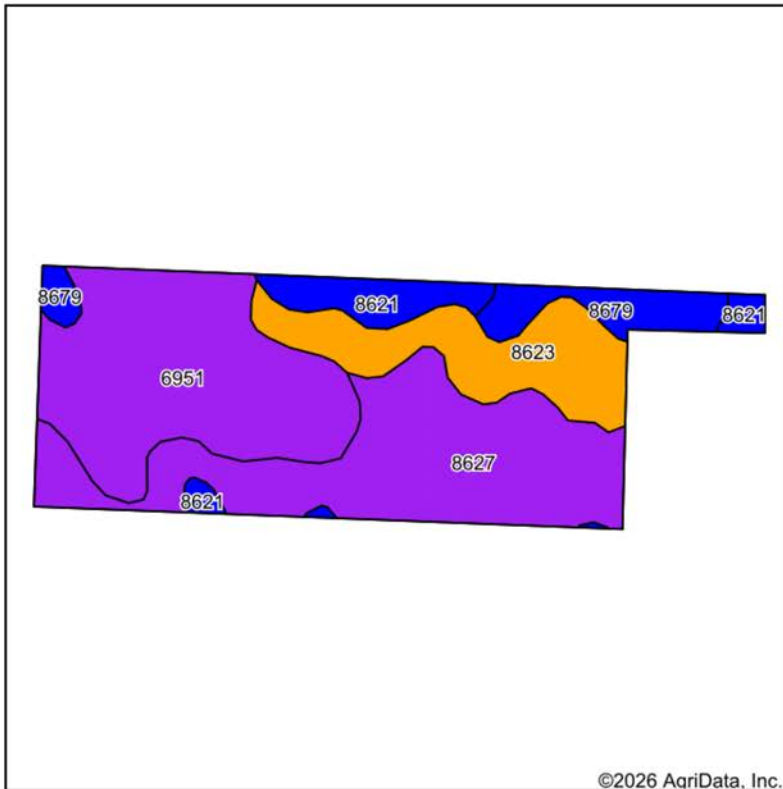


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Field borders provided by Farm Service Agency as of 5/21/2008

# SOILS MAP



State: **Kansas**  
 County: **Montgomery**  
 Location: **34-34S-14E**  
 Township: **Caney**  
 Acres: **102.04**  
 Date: **7/1/2026**



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



Soils data provided by USDA and NRCS.

Area Symbol: KS125, Soil Area Version: 23

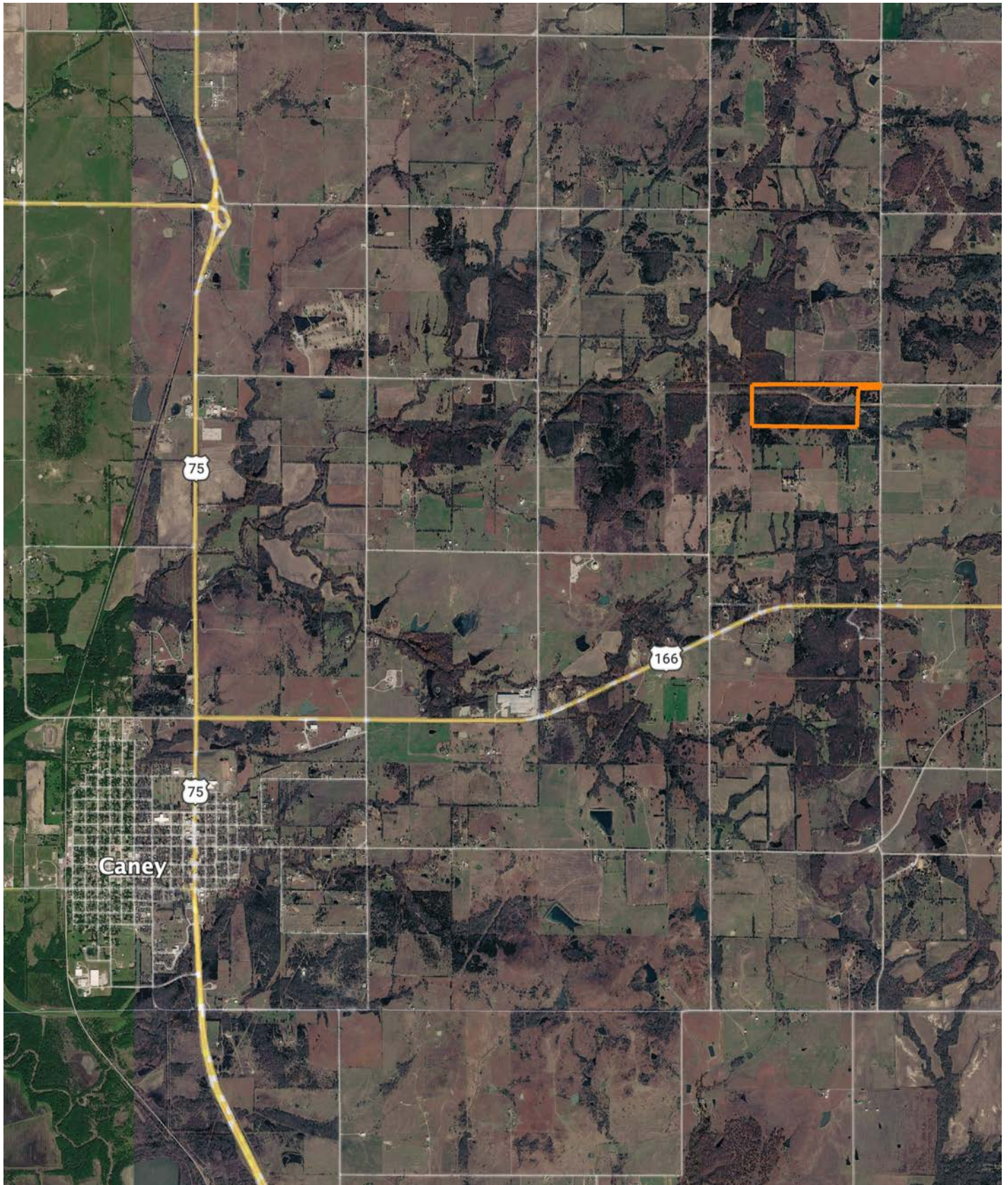
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
8627	Bates-Collinsville complex, 3 to 15 percent slopes	35.66	35.0%		2.6ft. (Paralithic bedrock)	Vle	4136	45	45	36
6951	Niotaze-Darnell complex, 6 to 35 percent slopes	34.59	33.9%		2ft. (Paralithic bedrock)	Vle	3412	26	26	21
8623	Bates loam, 3 to 7 percent slopes	16.87	16.5%		2.5ft. (Paralithic bedrock)	IIle	4910	63	63	49
8621	Bates loam, 1 to 3 percent slopes	7.54	7.4%		2.7ft. (Paralithic bedrock)	Ile	4735	65	65	52
8679	Dennis silt loam, 1 to 3 percent slopes	7.38	7.2%		> 6.5ft.	Ile	4838	79	78	64
<b>Weighted Average</b>						<b>4.92</b>	<b>4113.6</b>	<b>*n 45.5</b>	<b>*n 45.4</b>	<b>*n 36.3</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# OVERVIEW MAP



# AGENT CONTACT

A seventh generation native to the Southeast Kansas and Northeast Oklahoma region, Zed's roots are strong and deep. Growing up in KS/OK has led him to develop a love for hunting, the outdoors and all that it offers; it has also given Zed a perspective that cannot be taught in schools. Blessed with a wife and four wonderful children, Zed is keeping the tradition of raising his family here. Zed can relate to local landowners and understands the sentimental value land can hold. He can help make the decision to buy or sell land smooth and comfortable, plus find value in land others might not see. Zed doesn't see his job as work, but more as his true passion for God's creation and the opportunity to call it his "office."

Zed is extremely active in his community, supporting various activities throughout the area. Zed has over ten years of experience bringing buyers and sellers together with many as returning clientele. Have a talk with him, and put his experience and knowledge to use to help you buy or sell your farm, ranch, or hunting land.



**ZED GOODWIN,** LAND AGENT  
**620.870.1982**  
ZedGoodwin@MidwestLandGroup.com



## MidwestLandGroup.com

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